



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, July 18, 2018 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NOTE: Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

CALL TO ORDER

ROLL CALL

Chair Angelica Montes
Vice Chair Luz Gomez
Commissioner Eduardo Carvajal
Commissioner Irving Pacheco
Commissioner Vacant

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. **This is the only opportunity for public input except for scheduled public hearing items.***

CONSENT ITEMS

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time the Commission votes on the motion unless members of the Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

1. Approval of Planning Commission Meeting Minutes:

1-1. Regular Meeting of June 20, 2018

REGULAR AGENDA

PUBLIC HEARING

1. **CASE NO. 2017-10 CUP/DP – CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT**

A request for a Conditional Use Permit and a Development Permit to install an unmanned telecommunication facility on the roof top of an existing building located at 6054 Pacific Blvd, within the Commercial General (C-G) zone.

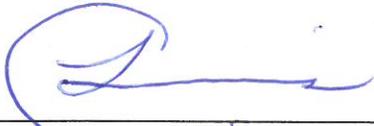
STAFF COMMENTS

PLANNING COMMISSION COMMENTS

ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, August 15, 2018 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 12th of June 2018.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, June 20, 2018 at 6:30 p.m.

Huntington Park City Hall
City Council Chambers
6550 Miles Avenue
Huntington Park, California 90255

Chair Angelica Montes called the meeting to order at 6:35 p.m. PRESENT: Commissioner(s): Irving Pacheco, (VACANT) and Vice Chair luz Gomez. ABSENT: Commissioner(s): Eduardo Carvajal.

STAFF PRESENT: Senior Planner Carlos Luis; Associate Planner Juan Arauz; and Recording Secretary/City Clerk Donna Schwartz.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Vice Chair Gomez.

PUBLIC COMMENT – None.

CONSENT ITEMS

Motion: Commissioner Pacheco moved to approve consent items, seconded by Commissioner Gomez. Motion passed 3-0-0, by the following vote:

ROLL CALL:

AYES: Commissioner(s): Pacheco, Vice Chair Gomez and chair Montes
NOES: Commissioner(s): None
ABSENT: Commissioner(s): Carvajal

1. Approved Planning Commission Meeting Minutes:

1-1. Regular Meeting of May 16, 2018.

PUBLIC HEARING

1. Continued from May 16, 2018, Planning Commission Meeting - CASE NO. 2018-05 DP – DEVELOPMENT PERMIT – A request for a Development Permit to legalize an existing mixed-martial arts studio located at 2934 Florence Avenue, in the Commercial General (CG) zone.

Senior Planner Carlos Luis announced the item and introduced Associate Planner Juan Arauz who presented the staff report.

Chair Montes opened the item up for public comment.

PUBLIC COMMENT

1. Jorge Durate, applicant, spoke in support of the request.

Chair Montes closed public comment.

Commissioner Gomez requested condition #7 be modified to read “There shall be no outdoor exercise activities, except for permitted use of the sidewalk for running.”

Motion: Commissioner Pacheco motioned to adopt PC Resolution No. 2018-05, Approving a Development permit in connection with real property located at 2934 Florence Avenue, Huntington Park, California with amended conditions to #7, seconded by Commissioner Gomez. Motion passed 3-0-0, by the following vote:

ROLL CALL:

AYES:	Commissioner(s):	Pacheco, Vice Chair Gomez and chair Montes
NOES:	Commissioner(s):	None
ABSENT:	Commissioner(s):	Carvajal

STAFF COMMENTS

Senior Planner Carlos Luis, announced that legal was unable to attend tonight's meeting, thanked the Commission for all their hard work, projects will be coming their way such as the City's General Plan update and announced that tonight was the last Planning Commission meeting for Associate Planner Juan Arauz and Thursday was his last day, acknowledged Mr. Arauz 11 ½ years of service with the city, commended his efforts and wished him well.

Associate Planner Juan Arauz, noted it was a pleasure working at the city, grew up here enjoyed working and will miss everyone.

PLANNING COMMISSION COMMENTS

Commissioner Pacheco, wished Juan well, acknowledged his commitment and service to the residents and the city and thanked him.

Commissioner Gomez, thanked staff for all their support and wished Juan well.

Chair Montes, wished Juan well for his patience and understanding and thanked staff for all their support.

ADJOURNMENT

At 7:17 p.m. Chair Montes adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, July 18, 2018 at 6:30 p.m.

Respectfully Submitted

Donna G. Schwartz, CMC
Recording Secretary/City Clerk

DRAFT



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: JULY 18, 2018

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: CARLOS LUIS, SENIOR PLANNER

FROM: SUSANA MARTINEZ, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2017-10 CUP/DP
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)

REQUEST: A request for a Conditional Use Permit and a Development Permit to install an unmanned telecommunication facility on the roof top of an existing building located at 6054 Pacific Boulevard, within the Commercial General (C-G) zone.

APPLICANT: Verizon Wireless
15505 Sand Canyon Avenue,
Irvine, CA 92618

PROPERTY OWNER: Venice Union Properties LP, C/O Rick Vizcaino
1451 Toberman Street,
Los Angeles, CA 90015

PROJECT LOCATION: 6054 Pacific Boulevard

**ASSESSOR'S
PARCEL NUMBER:** 6320-012-073

PRESENT USE: Commercial Building

PROPOSED IMPROVEMENT: No change to building size

SITE SIZE: 39,390 sq. ft.

GENERAL PLAN: General Commercial (C-G)

ZONE: Commercial General (C-G)

SURROUNDING

LAND USES: North: Commercial
West: Commercial
South: Commercial
East: Commercial

**MUNICIPAL CODE
APPLICABILITY OF
REQUIREMENTS FOR
CONDITIONAL
PERMIT:**

In accordance with Chapter 4, Article 2, Section 9-4.202; wireless communication facility is allowable in the General Commercial Zone subject to the approval of a Conditional Use Permit.

**REQUIRED FINDINGS
FOR A CONDITIONAL
USE PERMIT:**

Following a hearing, the Planning Commission shall record its decision in writing and shall recite the findings upon which the decision is based. The Commission may approve and/or modify a CUP application in whole or in part, with or without conditions, only if all of the following findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;

5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**MUNICIPAL CODE
REQUIREMENTS FOR A
DEVELOPMENT PERMIT:**

Pursuant to HMPC Section 9-2.1003, a Development Permit is required when a new structure or use listed as subject to a "Development Permit" (D) in the applicable zoning district;

**REQUIRED FINDINGS
FOR A DEVELOPMENT
PERMIT:**

Pursuant to HMPC Section 9-2.1007, a Development Permit may be approved only if all of the following findings are made:

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and

7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

**ENVIRONMENTAL
REVIEW:**

Categorically Exempt pursuant to Article 19, Section 15332, In-Fill Development Projects, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT
BACKGROUND:**

- ***Project Proposal***

Verizon Wireless is requesting to install a new unmanned communication wireless facility on the roof top of an existing commercial building located at 6054 Pacific Blvd within the Commercial General (C-G) zone. The lot measures 30,390 square feet. The applicant is proposing twelve (12) new antennas, screened by two (2) enclosures.

- ***Site Description***

The subject site, is located on the northwest corner of Pacific Boulevard and Randolph Street. The subject site measures approximately 39,390 square feet. The subject location is currently developed with an existing commercial building, located on the corner of Pacific Boulevard and Randolph Street. The current commercial building is occupied by a retail department store that has had an active business license since 2015. The property is bordered by commercial to the North, South, East, and West.

ANALYSIS:

- ***Project Proposal***

The telecommunication facility will be located on the roof top of the existing commercial building. Four (4) antennas will be located on the southwest corner of the building.. Eight (8) antennas will be located on the northeast Corner of the building. The proposed twelve (12) antennas will be 8' in height. The antennas will improve the wireless reception in the City, as indicated on the coverage maps submitted by the applicant. All of the antennas are

proposed to be screened by a new enclosure that will be architecturally compatible with the existing building.

- ***Condition Use Permit Findings***

In granting a Conditional Use Permit to allow a new telecommunications facility, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

- 1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code.**

Finding: The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The Commercial General zone of the Huntington Park Municipal Code, is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The addition of the telecommunication facility will provided additional telecommunication services to the residents of Huntington Park and will be compatible with the adjoining land uses. Additionally, the proposed project is in compliance with the requirements of the HPMC.

- 2. The proposed use is consistent with the General Plan.**

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 2.0; Policy 2.2 of the Land Use Element of the General Plan by requiring that commercial development provide adequate buffers at the designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility. The proposed screening will be architecturally compatible with the existing commercial

building and will be compatible with the surrounding area.

The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance by providing all new infrastructure to meet development standards in the designated zone. Applicant will provide additional maintenance to the subject property, to prevent the deterioration of the existing building.

3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.

Finding: An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). The project is Categoricaly exempt pursuant to Article 19, Section 15332, In-Fill Development Projects, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City.

Finding: The proposed project is located on a lot that measures approximately 39,390 square feet. The design, location, size, and operating characteristics of the proposed telecommunication facility is not expected to be detrimental to the public health, safety, and welfare of the City. The proposed project will be compatible to the surrounding area and existing commercial building. In addition, the proposed project is

in compliance with all Federal Communication Commission (FCC) requirements.

5. The subject site is physically suitable for the type and density/intensity of use being proposed;

Finding: The proposed project site measures approximately 39,390 square feet. The proposed project will be installed on the existing roof top of the commercial building. The twelve (12) antennas will be fully screened by new enclosure that will match the façade of the existing building. The proposed project also complies with all development standards.

6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health, safety and general welfare.

Finding: Vehicular and pedestrian access to the site will be provided through Pacific Boulevard and Randolph Street. The project will not significantly intensify public access, water, sanitation, and other public utilities. The proposed project will not affect these infrastructures or require any types of modifications. In addition, the proposed telecommunication facility will not impede the accessibility to public access, due to the fact that it will be located on the roof of the existing building.

• ***Development Permit Findings***

Pursuant to HMPC Section 9-2.1003, a Development Permit is required when a new structure or use listed as subject to a “Development Permit” (D) in the applicable zoning district;

In granting a Development Permit, the Planning Commission must make findings in connection with the Development Permit, as set forth in the Huntington Park Municipal Code. Pursuant to HMPC Section 9-2.1007, a Development Permit may be approved only if all of the following findings are made:

- 1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards.**

Finding: The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The Commercial General zone of the Huntington Park Municipal Code, is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The addition of the telecommunication facility will provided additional telecommunication services to the residents of Huntington Park and will be compatible with the adjoining land uses. Additionally, the proposed project is in compliance with the requirements of the HPMC.

- 2. The proposed development is consistent with the General Plan.**

Finding: The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 2.0; Policy 2.2 of the Land Use Element of the General Plan by requiring that commercial development provide adequate buffers at the designated boundaries with adjacent residential uses so as to prevent impacts on residences due to noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility. The proposed screening will be architecturally compatible with the existing commercial building and will be compatible with the surrounding area.

The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land Use Element of the General Plan by promoting vigorous enforcement of City codes, including building, zoning, and health and safety, to promote property maintenance by providing all new infrastructure to meet development standards in the designated zone. Applicant will provide additional maintenance to the subject property, to prevent the deterioration of the existing building.

- 3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property.**

Finding: The proposed project is located on a lot that measures approximately 39,390 square feet. The design, location, size, and operating characteristics of the proposed telecommunication facility is not expected to be detrimental to the public health, safety, and welfare of the City. The proposed project will be compatible to the surrounding area and existing commercial building. In addition, the proposed project is in compliance with all Federal Communication Commission (FCC) requirements.

- 4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.**

Finding: An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). The project is Categorically exempt pursuant to Article 19, Section 15332, In-Fill Development Projects, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

- 5. The subject site is physically suitable for the type and density/intensity of use being proposed.**

Finding: The proposed project site measures approximately 39,390 square feet. The proposed project will be installed on the existing roof top of the commercial building. The twelve (12) antennas will be fully screened by new enclosure that will match the façade of the existing building. The proposed project also complies with all development standards.

- 6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare.**

Finding: Vehicular and pedestrian access to the site will be provided through Pacific Boulevard and Randolph Street. The project will not significantly intensify public access, water, sanitation, and other public utilities. The proposed project will not affect these infrastructures or require any types of modifications. In addition, the proposed telecommunication facility will not impede the accessibility to public access, due to the fact that it will be located on the roof of the existing building.

7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public health, safety, or welfare of the City.

Finding: The proposed project has been reviewed by various departments (i.e. Building and Safety, Public Works, LA County Fire, Huntington Park Police Department, etc.) and conditions of approval have been included to ensure that project does not create any issues of concern that would be detrimental to the public health, safety, or welfare of the City.

RECOMMENDATION:

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve Case No. 2017-10 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

PLANNING

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional

investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the roof mounted wireless communication facility be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That all unmaintained landscaping material shall be replaced with new landscape materials. The applicant shall submit a landscape plan prepared by a licensed landscape architect. Landscape plan shall provide landscape screening around the proposed meter located within the landscape planter adjacent to the northeast corner of the building.
8. That there shall be a maximum of twelve (12) antennas installed at the subject site. If additional antennas are to be proposed, a modification to the Conditional Use Permit shall be required.
9. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
10. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor ceiling and shall be completely concealed from public view as required by the City prior to authorization to operate.
11. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.

12. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
13. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
14. That this entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
15. That the Applicant be required to apply for a new entitlement if any alteration, modification, or expansion would result in an increase to equipment and/or antennas.
16. That this entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
17. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
18. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
19. That the Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.
20. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
21. That the business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

22. Provide the following RISK CATEGORY CERTIFICATION on the cover sheet
“I certify that none of the antennas are dedicated to emergency response organizations (i.e. police, fire, ambulance) or are used to receive or transmit their organizations’ communications. The antennas are used for public wireless communications, therefore, in the event of failure of the tower there is not substantial hazard to human life. The telecommunication facility is not designated as an essential facility/structure, therefore, it has a design risk category II”

23. Provide roof framing plan and structural calculations to ascertain the existing roof framing is adequate to support the additional dead load and live load due to the telecommunication wireless facility.
24. The structural engineer-of-record shall stamp, sign and date on all sheets of plans.
25. Provide details and notes to show the standby generator is properly grounded and vented.
26. The roof access hatch shall be accessed by a permanent or foldaway inside stairway or ladder, terminating in an enclosure, scuttle, or trap door. Such scuttles or trap doors shall be not less than 22 inches by 24 inches in size, shall open easily and safely under all conditions, and shall be constructed so as to permit access from the roof side unless deliberately locked on the inside. Not less than 6 feet of clearance shall be between the access opening and the edge of the roof, or else rigidly fixed rails or guards not less than 42 inches in height shall be provided on the exposed side. When parapets are utilized in lieu of guards or rails, they shall be not less than 42 inches in height. (CMC 304.3.1.1)
27. Permanent ladders required by CMC 304.3.1.1 shall be constructed in accordance with the following: (CMC 304.3.1.2)
 - a. Side railing shall extend not less than 30 inches above the roof
 - b. Width shall be not less than 14 inches
 - c. Rungs spacing shall not exceed 12 inches on center and each rung shall be capable of supporting a 300 pound load
 - d. Toe space shall be not less than 6 inches
28. Provide design plan, elevations, details and notes to comply with California Mechanical Code Sections 304.3.1.1 and 304.3.1.2.

PUBLIC WORKS

29. All requirements, as deemed necessary by the Department of Public Works during the Plan Check process, shall be complied with.

LOS ANGELES COUNTY FIRE DEPARTMENT

30. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.

EXHIBITS:

- A: PC Resolution No. 2017-10 CUP/DP Application
- B: Vicinity Map
- C: Assessor's Parcel Map
- D: Site Plan
- E: Elevation
- F: Roof Plan

PC RESOLUTION NO. 2017-10 CUP/DP

EXHIBIT A

CASE NO. 2017-10 CUP/DP

1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
2 HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS
3 FOLLOWS:

4 **SECTION 1:** Based on the evidence within staff report and the Environmental
5 Assessment Questionnaire, the Planning Commission adopts the findings in said
6 Questionnaire and determines that the project, as proposed, will have no significant
7 adverse effect on the environment and adopts an Environmental Categorical Exemption
8 (CEQA Guidelines, Section 15332(32), In-Fill Development).

9 **SECTION 2:** The Planning Commission hereby makes the following findings in
10 connection with the proposed Conditional Use Permit:

11 1. The proposed use is conditionally permitted within, and would not impair the
12 integrity and character of, the subject zoning district and complies with all of the
13 applicable provisions of this Code in that ***the proposed unmanned***
14 ***telecommunication facility is conditionally permitted within the subject***
15 ***zoning district. The Commercial General zone of the Huntington Park***
16 ***Municipal Code, is intended to provide for general retail, professional office,***
17 ***and service-oriented business activities serving a community-wide need***
18 ***under design standards that ensure compatibility and harmony with***
19 ***adjoining land uses. The addition of the telecommunication facility will***
20 ***provided additional telecommunication services to the residents of***
21 ***Huntington Park and will be compatible with the adjoining land uses.***
22 ***Additionally, the proposed project is in compliance with the requirements of***
23 ***the HPMC.***

24 2. The proposed use is consistent with the General Plan in that ***the proposed project***
25 ***is consistent with the General Plan, specifically, the proposed use is***
26 ***consistent with Goal 2.0; Policy 2.2 of the Land Use Element of the General***
27 ***Plan by requiring that commercial development provide adequate buffers at***
28 ***the designated boundaries with adjacent residential uses so as to prevent***

1 **impacts on residences due to noise, traffic, parking, light and glare, and**
2 **differences in scale; to ensure privacy; and to provide visual compatibility.**
3 **The proposed screening will be architecturally compatible with the existing**
4 **commercial building and will be compatible with the surrounding area.**

5
6 **The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land**
7 **Use Element of the General Plan by promoting vigorous enforcement of City**
8 **codes, including building, zoning, and health and safety, to promote property**
9 **maintenance by providing all new infrastructure to meet development**
10 **standards in the designated zone. Applicant will provide additional**
11 **maintenance to the subject property, to prevent the deterioration of the**
12 **existing building.**

13 3. The approval of the Conditional Use Permit for the proposed use is in compliance
14 with the requirements of the California Environmental Quality Act (CEQA) and the
15 City's Guidelines in that **an environmental assessment has been conducted for**
16 **this project in compliance with the California Environmental Quality Act**
17 **(CEQA). The project is Categorically exempt pursuant to Article 19, Section**
18 **15332, In-Fill Development Projects, Class 32 of the California Environmental**
19 **Quality Act (CEQA) Guidelines.**

20 4. The design, location, size and operating characteristics of the proposed use are
21 compatible with the existing and planned future land uses within the general area in
22 which the proposed use is to be located and will not create significant noise, traffic
23 or other conditions or situations that may be objectionable or detrimental to other
24 permitted uses operating nearby or adverse to the public interest, health, safety,
25 convenience or welfare of the City in that **the proposed project is located on a lot**
26 **that measures approximately 39,390 square feet. The design, location, size,**
27 **and operating characteristics of the proposed telecommunication facility is**
28 **not expected to be detrimental to the public health, safety, and welfare of the**

1 **City. The proposed project will be compatible to the surrounding area and**
2 **existing commercial building. In addition, the proposed project is in**
3 **compliance with all Federal Communication Commission (FCC) requirements.**

4 5. The subject site is physically suitable for the type and density/intensity of use being
5 proposed in that **the proposed project site measures approximately 39,390**
6 **square feet. The proposed project will be installed on the existing roof top of**
7 **the commercial building. The twelve (12) antennas will be fully screened by**
8 **new enclosure that will match the façade of the existing building. The**
9 **proposed project also complies with all development standards.**

10 6. There are adequate provisions for public access, water, sanitation and public
11 utilities and services to ensure that the proposed use would not be detrimental to
12 public health, safety and general welfare in that **Vehicular and pedestrian access**
13 **to the site will be provided through Pacific Boulevard and Randolph Street.**
14 **The project will not significantly intensify public access, water, sanitation,**
15 **and other public utilities. The proposed project will not affect these**
16 **infrastructures or require any types of modifications. In addition, the**
17 **proposed telecommunication facility will not impede the accessibility to**
18 **public access, due to the fact that it will be located on the roof of the existing**
19 **building.**

20 **SECTION 3:** The Planning Commission hereby makes the following findings in
21 connection with the proposed Development Permit:

22 1. The proposed development is one permitted within the subject zoning district and
23 complies with all of the applicable provisions of this Code, including prescribed
24 development/site standards in that **the proposed unmanned telecommunication**
25 **facility is conditionally permitted within the subject zoning district. The**
26 **Commercial General zone of the Huntington Park Municipal Code, is**
27 **intended to provide for general retail, professional office, and service-**
28 **oriented business activities serving a community-wide need under design**

1 **standards that ensure compatibility and harmony with adjoining land uses.**
2 **The addition of the telecommunication facility will provided additional**
3 **telecommunication services to the residents of Huntington Park and will be**
4 **compatible with the adjoining land uses. Additionally, the proposed project**
5 **is in compliance with the requirements of the HPMC.**

- 6 2. The proposed development is consistent with the General Plan in that **the**
7 **proposed project is consistent with the General Plan, specifically, the**
8 **proposed use is consistent with Goal 2.0; Policy 2.2 of the Land Use Element**
9 **of the General Plan by requiring that commercial development provide**
10 **adequate buffers at the designated boundaries with adjacent residential uses**
11 **so as to prevent impacts on residences due to noise, traffic, parking, light**
12 **and glare, and differences in scale; to ensure privacy; and to provide visual**
13 **compatibility. The proposed screening will be architecturally compatible with**
14 **the existing commercial building and will be compatible with the surrounding**
15 **area.**

16 **The proposed project is also consistent with Goal 3.0; Policy 3.2 of the Land**
17 **Use Element of the General Plan by promoting vigorous enforcement of City**
18 **codes, including building, zoning, and health and safety, to promote property**
19 **maintenance by providing all new infrastructure to meet development**
20 **standards in the designated zone. Applicant will provide additional**
21 **maintenance to the subject property, to prevent the deterioration of the**
22 **existing building.**

- 23 3. The proposed development would be harmonious and compatible with existing and
24 planned future developments within the zoning district and general area, as well as
25 with the land uses presently on the subject property in that **the proposed project**
26 **is located on a lot that measures approximately 39,390 square feet. The**
27 **design, location, size, and operating characteristics of the proposed**
28 **telecommunication facility is not expected to be detrimental to the public**

1 **health, safety, and welfare of the City. The proposed project will be**
2 **compatible to the surrounding area and existing commercial building. In**
3 **addition, the proposed project is in compliance with all Federal**
4 **Communication Commission (FCC) requirements.**

5 4. The approval of the Development Permit for the proposed project is in compliance
6 with the requirements of the California Environmental Quality Act (CEQA) and the
7 City's Guidelines in that **an environmental assessment has been conducted for**
8 **this project in compliance with the California Environmental Quality Act**
9 **(CEQA). The project is Categorically exempt pursuant to Article 19, Section**
10 **15332, In-Fill Development Projects, Class 32 of the California Environmental**
11 **Quality Act (CEQA) Guidelines.**

12 5. The subject site is physically suitable for the type and density/intensity of use being
13 proposed in that **the proposed project site measures approximately 39,390**
14 **square feet. The proposed project will be installed on the existing roof top of**
15 **the commercial building. The twelve (12) antennas will be fully screened by**
16 **new enclosure that will match the façade of the existing building. The**
17 **proposed project also complies with all development standards.**

18 6. There are adequate provisions for public access, water, sanitation and public
19 utilities and services to ensure that the proposed development would not be
20 detrimental to public health, safety and general welfare in that **vehicular and**
21 **pedestrian access to the site will be provided through Pacific Boulevard and**
22 **Randolph Street. The project will not significantly intensify public access,**
23 **water, sanitation, and other public utilities. The proposed project will not**
24 **affect these infrastructures or require any types of modifications. In addition,**
25 **the proposed telecommunication facility will not impede the accessibility to**
26 **public access, due to the fact that it will be located on the roof of the existing**
27 **building.**

1 7. The design, location, size and operating characteristics of the proposed
2 development would not be detrimental to the public health, safety, or welfare of the
3 City in that ***the proposed project has been reviewed by various departments***
4 ***(i.e. Building and Safety, Public Works, LA County Fire, Huntington Park***
5 ***Police Department, etc.) and conditions of approval have been included to***
6 ***ensure that project does not create any issues of concern that would be***
7 ***detrimental to the public health, safety, or welfare of the City.***

8 **SECTION 4:** The Planning Commission hereby approves Resolution No. 2017-10
9 CUP/DP, subject to the execution and fulfillment of the following conditions:

10 **PLANNING**

- 11 1. That the property owner and Applicant shall indemnify, protect, hold harmless and
12 defend the City and any agency or instrumentality thereof, its officers, employees and
13 agents from all claims, actions, or proceedings against the City to attack, set aside,
14 void, annul, or seek damages arising out of an approval of the City, or any agency or
15 commission thereof, concerning this project. City shall promptly notify both the
16 property owner and Applicant of any claim, action, or proceeding to which this
17 condition is applicable. The City shall cooperate in the defense of the action, while
18 reserving its right to act as it deems to be in the best interest of the City and the
19 public. The property owner and Applicant shall defend, indemnify and hold harmless
20 the City for all costs and fees incurred in additional investigation or study, or for
21 supplementing or revising any document, including, without limitation, environmental
22 documents. If the City's legal counsel is required to enforce any condition of approval,
23 the Applicant shall pay for all costs of enforcement, including legal fees.
- 24 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department
25 corrections and conditions, the property shall be developed substantially in
26 accordance with the applications, environmental assessment, and plans submitted.
- 27 3. That the proposed use shall comply with all applicable City, County, State and
28 Federal codes, laws, rules, and regulations, including Health, Building and Safety,
Fire, Sign, Zoning, and Business License.
1. That the use be conducted, and the property be maintained, in a clean, neat, quiet,
and orderly manner at all times and comply with the property maintenance standards
as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park
Municipal Code.
1. That the roof mounted wireless communication facility be operated in compliance with
the City of Huntington Park Noise Ordinance.

- 1 6. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code
2 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 3 7. That all unmaintained landscaping material shall be replaced with new landscape
4 materials. The applicant shall submit a landscape plan prepared by a licensed
5 landscape architect. Landscape plan shall provide landscape screening around the
6 proposed meter located within the landscape planter adjacent to the northeast corner
7 of the building.
- 8 8. That there shall be a maximum of twelve (12) antennas installed at the subject site. If
9 additional antennas are to be proposed, a modification to the Conditional Use Permit
10 shall be required.
- 11 9. That the operator shall obtain/amend its City of Huntington Park Business License
12 prior to commencing business operations.
- 13 10. That all proposed on-site utilities, including electrical and equipment wiring, shall be
14 installed underground and/or routed along the ground floor ceiling and shall be
15 completely concealed from public view as required by the City prior to authorization to
16 operate.
- 17 11. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the
18 Huntington Park Municipal Code relating to Storm Water Management. The
19 Applicants shall also comply with all requirements of the National Pollutant Discharge
20 Elimination System (NPDES), Model Programs, developed by the County of Los
21 Angeles Regional Water Quality Board. This includes compliance with the City's Low
22 Impact Development (LID) requirements.
- 23 12. That this entitlement shall be subject to review for compliance with conditions of the
24 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 25 13. That the violation of any of the conditions of this entitlement may result in a citation(s)
26 and/or the revocation of the entitlement.
- 27 14. That this entitlement may be subject to additional conditions after its original
28 issuance. Such conditions shall be imposed by the City Planning Commission as
deemed appropriate to address problems of land use compatibility, operations,
aesthetics, security, noise, safety, crime control, or to promote the general welfare of
the City.
15. That the Applicant be required to apply for a new entitlement if any alteration,
modification, or expansion would result in an increase to equipment and/or antennas.
16. That this entitlement shall expire in the event it is not exercised within one (1) year
from the date of approval, unless an extension has been granted by the Planning
Commission.

1 17. That if the use ceases to operate for a period of six (6) months the entitlement shall
2 be null and void.

3 18. That should the operation of this establishment be granted, deemed, conveyed,
4 transferred, or should a change in management or proprietorship occur at any time,
5 this Conditional Use Permit shall be reviewed.

6 19. That the Applicant shall comply with all applicable property development standards
7 including, but not limited to, outdoor storage, fumes and vapors, property
8 maintenance, and noise.

9 20. The Director of Community Development is authorized to make minor modifications
10 to the approved preliminary plans or any of the conditions if such modifications shall
11 achieve substantially the same results, as would strict compliance with said plans and
12 conditions.

13 21. That the business owner (Applicant) and property owner agree in writing to the above
14 conditions.

15 **BUILDING AND SAFETY**

16 22. Provide the following RISK CATEGORY CERTIFICATION on the cover sheet
17 "I certify that none of the antennas are dedicated to emergency response
18 organizations (i.e. police, fire, ambulance) or are used to receive or transmit their
19 organizations' communications. The antennas are used for public wireless
20 communications, therefore, in the event of failure of the tower there is not substantial
21 hazard to human life. The telecommunication facility is not designated as an essential
22 facility/structure, therefore, it has a design risk category II"

23 23. Provide roof framing plan and structural calculations to ascertain the existing roof
24 framing is adequate to support the additional dead load and live load due to the
25 telecommunication wireless facility.

26 24. The structural engineer-of-record shall stamp, sign and date on all sheets of plans.

27 25. Provide details and notes to show the standby generator is properly grounded and
28 vented.

29 26. The roof access hatch shall be accessed by a permanent or foldaway inside stairway
30 or ladder, terminating in an enclosure, scuttle, or trap door. Such scuttles or trap
31 doors shall be not less than 22 inches by 24 inches in size, shall open easily and
32 safely under all conditions, and shall be constructed so as to permit access from the
33 roof side unless deliberately locked on the inside. Not less than 6 feet of clearance
34 shall be between the access opening and the edge of the roof, or else rigidly fixed
35 rails or guards not less than 42 inches in height shall be provided on the exposed
36 side. When parapets are utilized in lieu of guards or rails, they shall be not less than
37 42 inches in height. (CMC 304.3.1.1)

- 1 27. Permanent ladders required by CMC 304.3.1.1 shall be constructed in accordance
2 with the following: (CMC 304.3.1.2)
3 a. Side railing shall extend not less than 30 inches above the roof
4 b. Width shall be not less than 14 inches
5 c. Rungs spacing shall not exceed 12 inches on center and each rung shall be
6 capable of supporting a 300 pound load
7 d. Toe space shall be not less than 6 inches
- 8 28. Provide design plan, elevations, details and notes to comply with California
9 Mechanical Code Sections 304.3.1.1 and 304.3.1.2.

7 **PUBLIC WORKS**

- 8 29. All requirements, as deemed necessary by the Department of Public Works during
9 the Plan Check process, shall be complied with.

10 **LOS ANGELES COUNTY FIRE DEPARTMENT**

- 11 30. All requirements, as deemed necessary by the Los Angeles County Fire Department
12 during the Plan Check Process, shall be complied with.

13 **SECTION 5:** This resolution shall not become effective until 15 days after the date
14 of decision rendered by the Planning Commission, unless within that period of time it is
15 appealed to the City Council. The decision of the Planning Commission shall be stayed
16 until final determination of the appeal has been effected by the City Council.

17 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption
18 of this resolution and a copy thereof shall be filed with the City Clerk.

1 **PASSED, APPROVED, AND ADOPTED** this 18th day of July, 2018 by the following

2 vote:

3 AYES:

4 NOES:

5 ABSENT:

6 ABSTAIN:

7 HUNTINGTON PARK PLANNING COMMISSION

8

9

10 _____

11 Angelica Montes, Chairperson

12 ATTEST:

13

14

15 _____

16 Carlos Luis, Secretary

17

18

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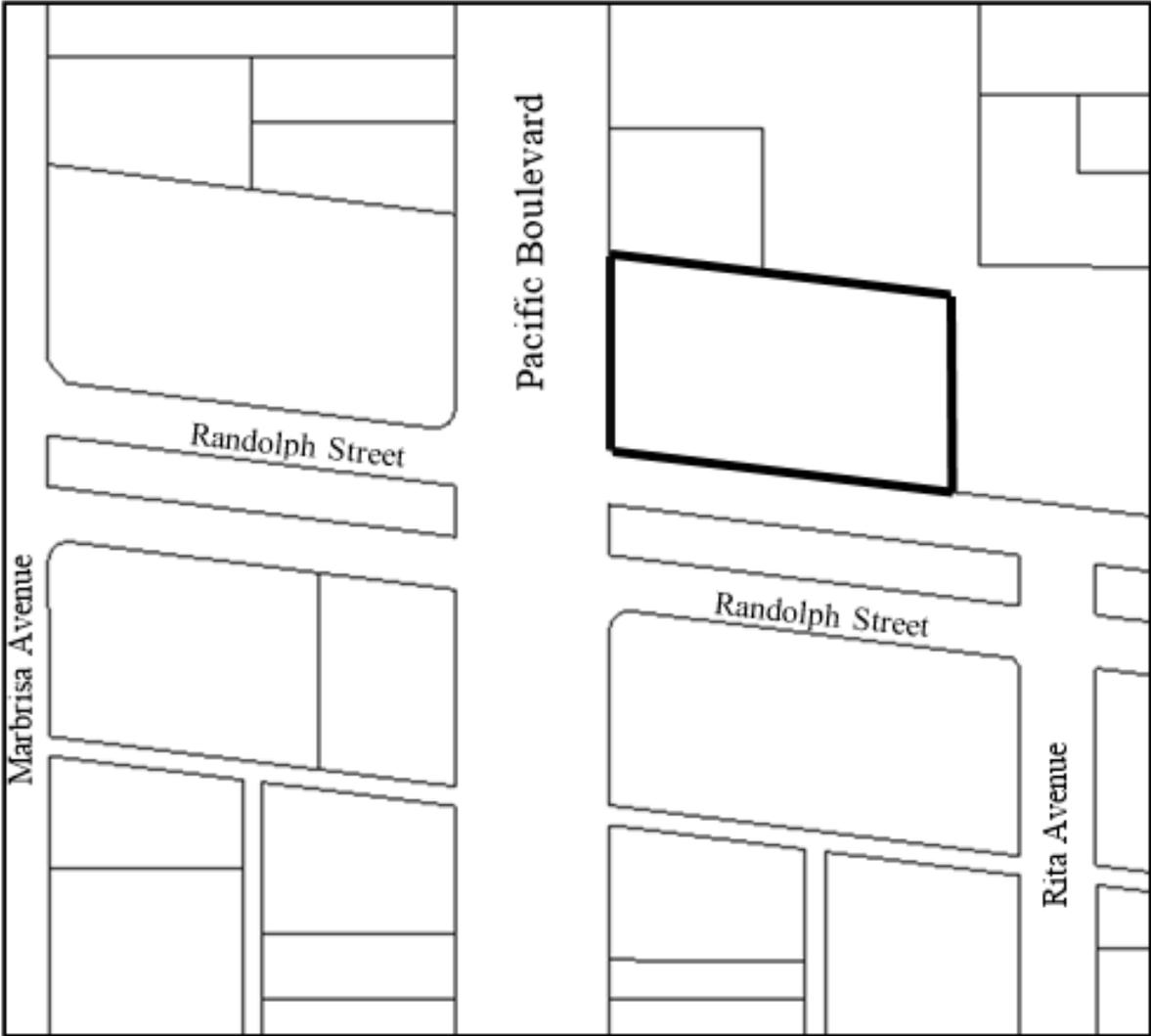
27

28

VICINITY MAP

EXHIBIT B

CASE NO. 2017-10 CUP/DP



ASSESSOR'S PARCEL MAP

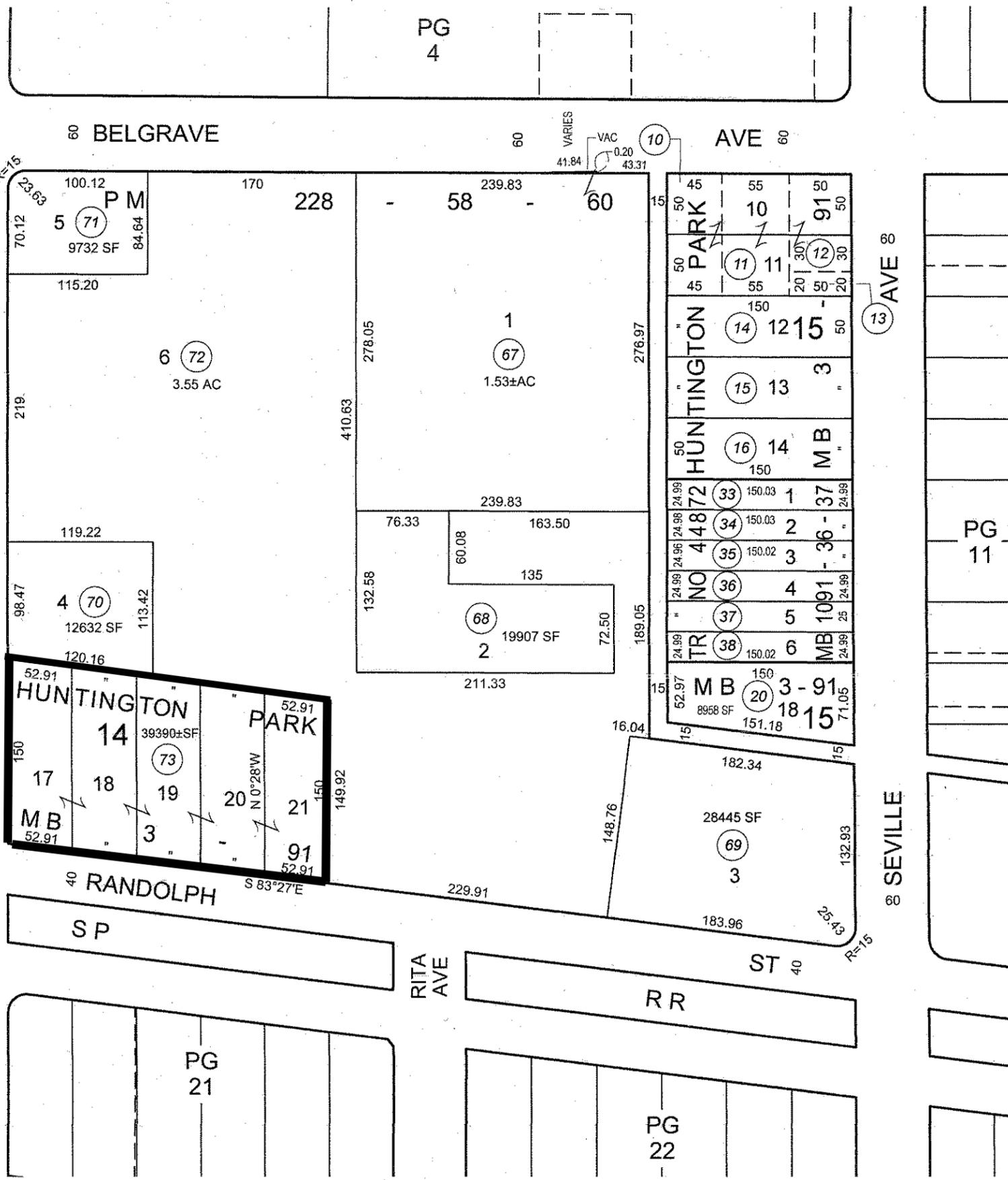
EXHIBIT C

CASE NO. 2017-10 CUP/DP

2005



MAPPING AND GIS SERVICES SCALE 1" = 100'



PG 14

BLVD PACIFIC 120

120 PACIFIC

8 BELGRAVE AVE 80

PG 4

HUNTINGTON PARK

11	11	30	12	30
14	12	15	50	50
15	13	3		
16	14	M B		
33	150.03	1	37	24.99
34	150.03	2		
35	150.02	3	36	
36		4		
37		5	1091	25 24.99
38	150.02	6	M B	24.99
20	150	3 - 91	18	15
8968 SF	151.18			71.05

AVE 80

SEVILLE 60

PG 11

40 RANDOLPH ST 40

RITA AVE

RR

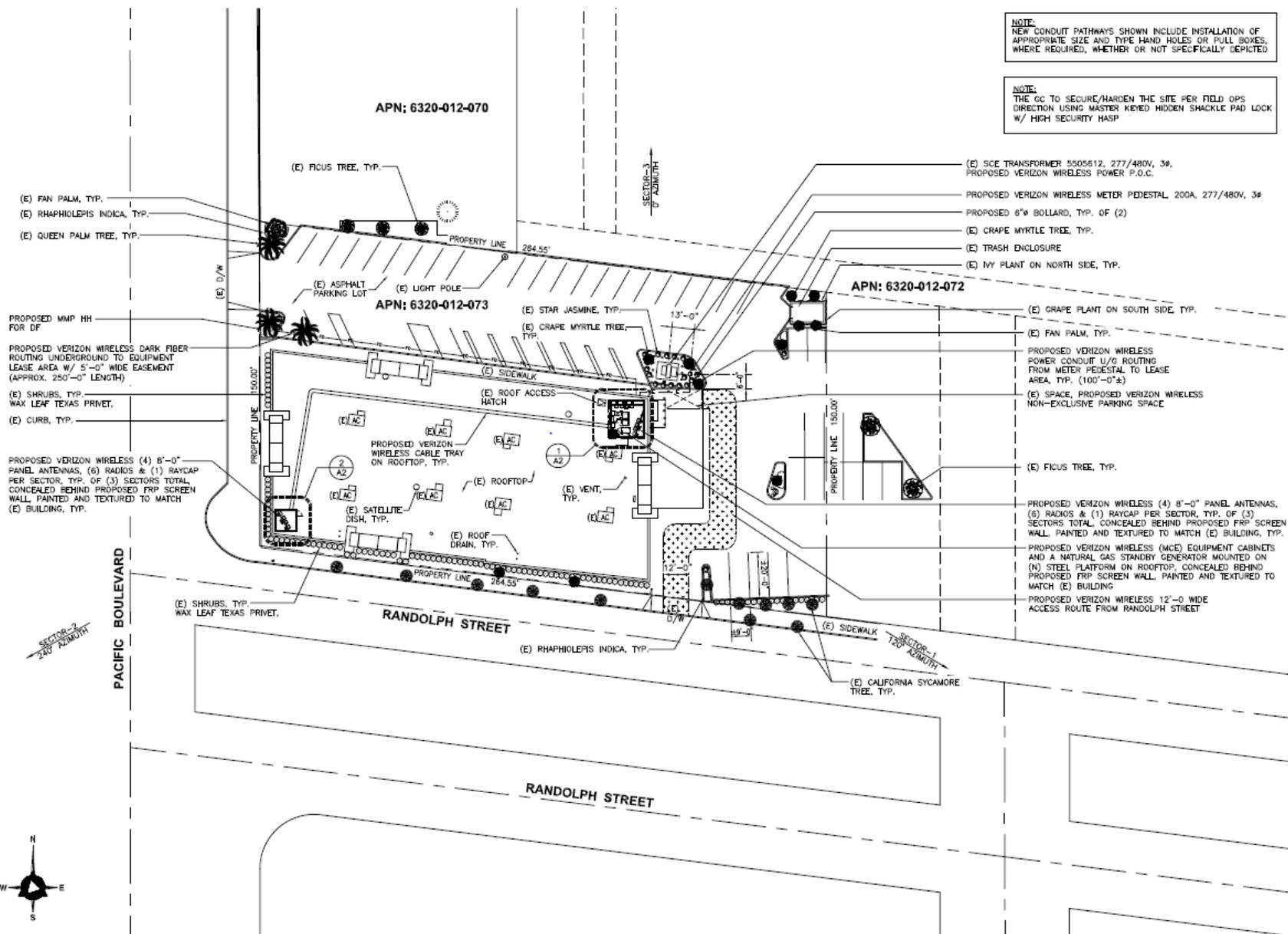
PG 21

PG 22

SITE PLAN

EXHIBIT D

CASE NO. 2017-10 CUP/DP



NOTE:
 NEW CONDUIT PATHWAYS SHOWN INCLUDE INSTALLATION OF APPROPRIATE SIZE AND TYPE HAND HOLES OR PULL BOXES, WHERE REQUIRED, WHETHER OR NOT SPECIFICALLY DEPICTED

NOTE:
 THE GC TO SECURE/HARDEN THE SITE PER FIELD OPS DIRECTION USING MASTER KEYS HIDDEN SHACKLE PAD LOCK W/ HIGH SECURITY HASP

APN: 6320-012-070

APN: 6320-012-073

APN: 6320-012-072

- (E) FAN PALM, TYP.
- (E) RHAPHIOLEPIS INDICA, TYP.
- (E) QUEEN PALM TREE, TYP.

PROPOSED MMP HH FOR DF
 PROPOSED VERIZON WIRELESS DARK FIBER ROUTING UNDERGROUND TO EQUIPMENT LEASE AREA W/ 5'-0" WIDE EASEMENT (APPROX. 250'-0" LENGTH)

- (E) SHRUBS, TYP. WAX LEAF TEXAS PRIVET.
- (E) CURB, TYP.

PROPOSED VERIZON WIRELESS (4) 8'-0" PANEL ANTENNAS, (6) RADIOS & (1) RAYCAP PER SECTOR, TYP. OF (3) SECTORS TOTAL CONCEALED BEHIND PROPOSED FRP SCREEN WALL, PAINTED AND TEXTURED TO MATCH (E) BUILDING, TYP.

- (E) SHRUBS, TYP. WAX LEAF TEXAS PRIVET.

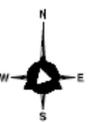
- (E) RHAPHIOLEPIS INDICA, TYP.

- (E) SCE TRANSFORMER 5505612, 277/480V, 3#, PROPOSED VERIZON WIRELESS POWER P.O.C.
- PROPOSED VERIZON WIRELESS METER PEDESTAL 200A, 277/480V, 3#
- PROPOSED 6" BOLLARD, TYP. OF (2)
- (E) GRAPE MYRTLE TREE, TYP.
- (E) TRASH ENCLOSURE
- (E) IVY PLANT ON NORTH SIDE, TYP.

- (E) GRAPE PLANT ON SOUTH SIDE, TYP.
- (E) FAN PALM, TYP.
- PROPOSED VERIZON WIRELESS POWER CONDUIT U/G ROUTING FROM METER PEDESTAL TO LEASE AREA, TYP. (100'-0"±)
- (E) SPACE, PROPOSED VERIZON WIRELESS NON-EXCLUSIVE PARKING SPACE

- (E) FICUS TREE, TYP.
- PROPOSED VERIZON WIRELESS (4) 8'-0" PANEL ANTENNAS, (6) RADIOS & (1) RAYCAP PER SECTOR, TYP. OF (3) SECTORS TOTAL CONCEALED BEHIND PROPOSED FRP SCREEN WALL, PAINTED AND TEXTURED TO MATCH (E) BUILDING, TYP.
- PROPOSED VERIZON WIRELESS (MGE) EQUIPMENT CABINETS AND A NATURAL GAS STANDBY GENERATOR MOUNTED ON (N) STEEL PLATFORM ON ROOFTOP, CONCEALED BEHIND PROPOSED FRP SCREEN WALL, PAINTED AND TEXTURED TO MATCH (E) BUILDING
- PROPOSED VERIZON WIRELESS 12'-0" WIDE ACCESS ROUTE FROM RANDOLPH STREET

- (E) CALIFORNIA SYCAMORE TREE, TYP.



PACIFIC BOULEVARD

RANDOLPH STREET

RANDOLPH STREET

SECTOR-2
120' NORTH

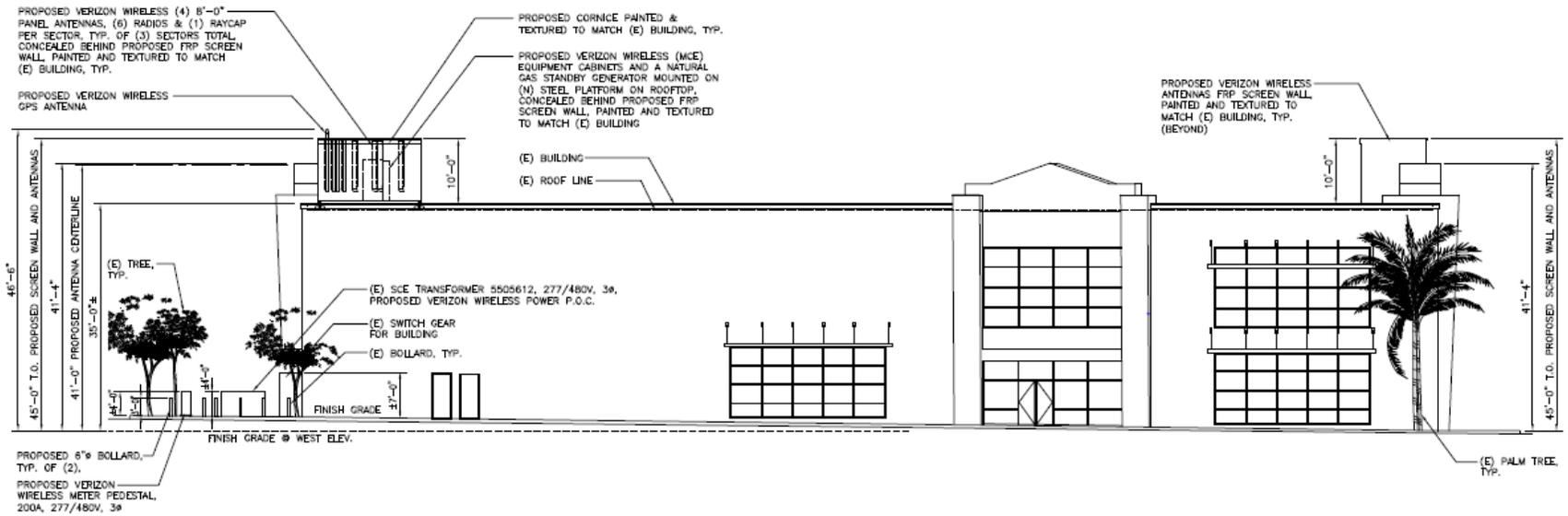
SECTOR-3
120' NORTH

SECTOR-1
120' NORTH

ELEVATION PLAN

EXHIBIT E

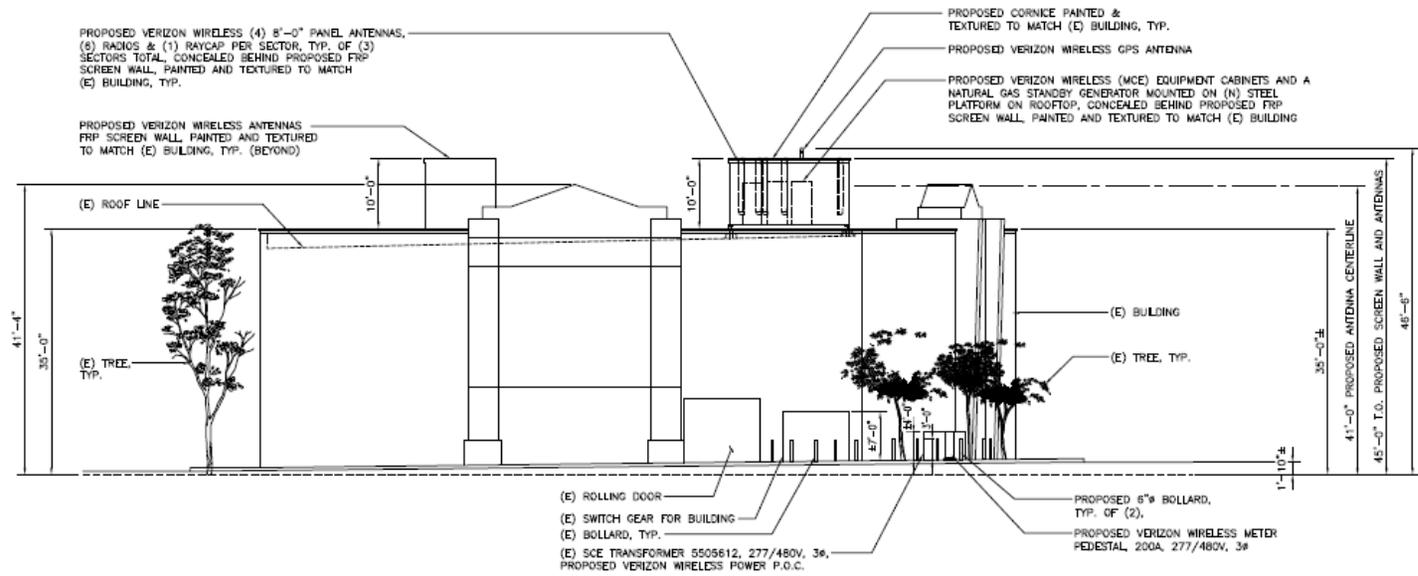
CASE NO. 2017-10 CUP/DP



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1



ROOF PLAN

EXHIBIT F

CASE NO. 2017-10 CUP/DP

