



AGENDA

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, October 16, 2019 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 Jonathan Sanabria
Vice Chair Irving Pacheco
Commissioner Angelica Montes
Commissioner Eduardo Carvajal
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 August 21, 2019

REGULAR AGENDA

PUBLIC HEARING

1. **CASE NO. 2019-01 CUP/DP – CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT– A REQUEST FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT TO INSTALL AN UNMANNED WIRELESS COMMUNICATION FACILITY ON THE ROOFTOP OF AN EXISTING BUILDING LOCATED AT 6055 PACIFIC BOULEVARD, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Approval of PC Resolution No. 2019-01, approving a Conditional Use Permit and a Development Permit in connection with property located at 6055 Pacific Boulevard, 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, November 20, 2019 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 10th of October 2019.



Carlos Luis



MINUTES

CITY OF HUNTINGTON PARK PLANNING COMMISSION

Regular Meeting
Wednesday, August 21, 2019 at 6:30 p.m.

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

Chair Sanabria called the meeting to order at 6:33 p.m. PRESENT: Commissioner(s): Chair Jonathan Sanabria, Eduardo Carvajal, Angelica Montes, and Vice Chair Irving Pacheco (VACANT) 1. ABSENT: Commissioner(s): None.

STAFF PRESENT: Senior Planner Carlos Luis; Deputy City Attorney Vanessa Ibarra; Assistant Planner Susana Martinez.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by Chair Sanabria.

PUBLIC COMMENT – None.

CONSENT ITEMS –

1. Approval of Planning Commission Meeting Minutes:
 - 1-1. Regular Meeting of June 19, 2019
 - 1-2. Special Meeting of July 9, 2019

Motion: Vice Chair Pacheco motioned to approve the Consent Items including Regular Meeting of June 19, 2019 and Special Meeting of July 9, 2019, seconded by Commissioner Montes. Motion passed 4-0-0, by the following Vote:

ROLL CALL:

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

PUBLIC HEARING

1. **CASE NO. 2019-06 CUP/MCUP – CONDITIONAL USE PERMIT/MINOR CONDITIONAL USE PERMIT** – A request for a Conditional Use Permit to legalize an expansion of a laundromat business and a Minor Conditional Use Permit to allow vending machines within the expansion area on property located at 3528 Slauson Avenue within the Commercial General (C-G) zone.

Senior Planner, Carlos Luis introduced the item and introduced Assistant Planner, Susana Martinez, who presented a staff report presentation.

Chair Sanabria opened public comment.

PUBLIC COMMENT

1. Applicants, Daniel Ko and Janie Ko, spoke in support of the project.

Chair Sanabria closed public comment.

Motion: Commissioner Carvajal motioned to approve Case No. 2019-06 CUP/MCUP – Conditional Use Permit/Minor Conditional Use Permit - A request for a Conditional Use Permit to legalize an expansion of a laundromat business and a Minor Conditional Use Permit to allow vending machines within the expansion area on property located at 3528 Slauson Avenue within the Commercial General (C-G) zone, seconded by Vice Chair Pacheco. Motion passed 4-0-0, by the following Vote:

ROLL CALL:

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

STAFF COMMENTS

Senior Planner, Carlos Luis, thanked everyone for their hard work

Deputy City Attorney, Vanessa Ibarra, wished everyone a nice evening and stated it was nice seeing everyone.

PLANNING COMMISSION COMMENTS

Vice Chair Pacheco thanked staff for their hard work.

Commissioner Montes thanked staff for their hard work.

Commissioner Carvajal thanked staff for their hard work.

Chair Sanabria thanked staff for their hard work and for the community for showing up.

ADJOURNMENT

At 6:56 pm Chair Sanabria adjourned the City of Huntington Park Planning Commission to a Regular Meeting on Wednesday, August 21, 2019 at 6:30 p.m.

Respectfully Submitted,

Carlos Luis
Secretary



CITY OF HUNTINGTON PARK

PLANNING DIVISION AGENDA REPORT

DATE: OCTOBER 16, 2019

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

ATTN: CARLOS LUIS, SENIOR PLANNER

FROM: SUSANA MARTINEZ, ASSISTANT PLANNER

SUBJECT: PLANNING COMMISSION CASE NO. 2019-01 CUP/DP
(CONDITIONAL USE PERMIT/DEVELOPMENT PERMIT)

REQUEST: A REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT TO INSTALL AN UNMANNED WIRELESS COMMUNICATION FACILITY ON THE ROOFTOP OF AN EXISTING BUILDING LOCATED AT 6055 PACIFIC BOULEVARD, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

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

PROPERTY OWNER: Daisy Lady Victoria, LLC
12121 Wilshire Boulevard, Suite 1400
Los Angeles, CA 90015

PROJECT LOCATION: 6055 Pacific Boulevard

**ASSESSOR'S
PARCEL NUMBER:** 6320-014-047

PRESENT USE: Two-Story Commercial Building

PROPOSED IMPROVEMENT: No change to building size

SITE SIZE: 52,124 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 wireless communication facility on the roof top of an existing commercial building located at 6055 Pacific Boulevard within the Commercial General (C-G) zone. The lot measures approximately 52,124 square feet. The applicant is proposing to install thirteen (13) new antennas, accessory equipment (cabinet equipment, electric panel, etc.), and a gas generator on the roof top of the existing commercial building. The antennas and equipment are proposed to be screened by enclosures that will be architecturally compatible with the design of the existing commercial building.

- ***Site Description***

The subject site, is located on the northwest corner of Pacific Boulevard and Randolph Street. The subject site measures approximately 52,124 square feet. The subject site is developed with an existing two-story multi-tenant commercial building. The current commercial building is occupied by a vocational school, insurance office, and optometrist office. The site is also developed with an existing parking lot that is utilized by patrons of the site. The property is bordered by commercial to the North, South, East, and West.

The subject site is comprised of five (5) lots as shown on the Los Angeles Assessor's Map. Each lot is identified by separate assessor's parcel numbers.

ANALYSIS:

- ***Project Proposal***

The wireless communication facility will be located throughout the roof of the existing commercial building. Four (4) antennas will be located on the southeast corner of the building. Another four (4) antennas will be located along the northerly portion of the second tier of the roof. Lastly, five (5) antennas will be located along the westerly portion of the second tier roof. Twelve (12) antennas will measure eight (8) feet high and one (1) microwave antennas will measure four (4) feet in height. The antennas will improve the wireless reception in the City, as indicated on the coverage maps submitted by the applicant.

Also proposed on the roof is accessory cabinet equipment, consisting of a battery and power supply. A natural gas generator adjacent to the cabinet equipment is also proposed. According to the applicant, the natural gas generator is utilized only in cases of emergencies. The generator is maintained approximately four (4) times a year. Outside of the maintenance schedule, the generator is not utilized.

All of the antennas and accessory equipment are proposed to be screened by a new enclosure that will be architecturally compatible with the existing building. The proposed antenna enclosures on the second tier roof will sit at fourteen (14) feet two (2) inches of height from the roof line. The existing second tier roof has a parapet that measures four (4) feet two (2) inches. Therefore the enclosures will be visible ten (10) feet above the parapet. The enclosures for the accessory equipment and generator will sit at ten (10) feet above the roof line. With an existing two (2) foot eight (8) inch parapet, the enclosure will be visible seven (7) feet four (4) inches above the parapet. All enclosures will be constructed to incorporate matching stucco material and cornice trim.

- ***Other Department/Division Reviews***

The proposed project has been reviewed by various departments and agencies (e.g. Building and Safety, Public Works, Los Angeles County Fire Department, Huntington Park Police Department, etc.) and conditions of approval have been included in the staff report and resolution.

The Department of Public Works has reviewed the project. As noted, the lot is comprised of five (5) lots. As a result, Public Works Engineering is recommending a conditions of approval requiring a lot line adjustment in order to consolidate the lot into one.

- ***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 wireless communication facility is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.202. The Commercial General zone 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 wireless communication facility will provide 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.

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 52,124 square feet. The design, location, size, and operating characteristics of the proposed wireless communication facility is not expected to be detrimental to the public health, safety, and welfare of the City due to the fact that the proposed project is in compliance with all Federal Communication Commission (FCC) requirements. The proposed project will be compatible to the surrounding area and existing commercial building. In addition, a condition of approval has been included that the proposed enclosures shall be architecturally compatible with the existing commercial building in order to minimize visual impacts.

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

Finding: The subject site measures approximately 52,124 square feet. The proposed project will be installed on the existing roof top of the commercial building. The thirteen (13) antennas, accessory equipment, and gas generator will be fully screened by new enclosures that will match the façade of the existing building. The proposed project also complies with all development standards of the Huntington Park Municipal Code.

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 due to the fact that the proposed project will not generate additional demand on these infrastructures or require any types of modifications. In addition, the proposed wireless communication facility will not impeded the accessibility to public access, due to the fact that all antennas and accessory equipment 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 wireless communication facility is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.202. The Commercial General zone 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 wireless communication facility will provide 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.

- 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 52,124 square feet. The design, location, size, and operating characteristics of

the proposed wireless communication facility is not expected to be detrimental to the public health, safety, and welfare of the City due to the fact that the proposed project is in compliance with all Federal Communication Commission (FCC) requirements. The proposed project will be compatible to the surrounding area and existing commercial building. In addition, a condition of approval has been included that the proposed enclosures shall be architecturally compatible with the existing commercial building in order to minimize visual impacts.

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 Categorical 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 subject site measures approximately 52,124 square feet. The proposed project will be installed on the existing roof top of the commercial building. The thirteen (13) antennas, accessory equipment, and gas generator will be fully screened by new enclosures that will match the façade of the existing building. The proposed project also complies with all development standards of the Huntington Park Municipal Code.

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 due to the fact that the proposed project will not generate additional demand on these infrastructures or require any types of modifications. In addition, the proposed wireless communication facility will not impeded the accessibility to public access, due to the fact that all antennas and accessory equipment 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. 2019-01 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

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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. The Applicant shall be required to apply for a new entitlement if any alteration, modification, or expansion would result in an increase to equipment and/or antennas.
8. The operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
9. 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.
10. All maintenance performed on the gas generator shall take place during typical business days and hours.
11. The Applicant shall 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.

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13. The violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
14. 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. There shall be a maximum of thirteen (13) antennas installed at the subject site. If additional antennas are to be proposed, a modification to the Conditional Use Permit shall be required.
16. 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. 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. 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. The business owner (Applicant) and property owner agree in writing to the above conditions.

BUILDING AND SAFETY

22. Verizon shall submit a Certification Letter (to the City) that is wet stamped and signed by a California registered civil engineer or structural engineer or architect. The Certification Letter shall confirm the existing and proposed wireless equipment are not dedicated to emergency response organizations (i.e. police, fire hospitals, emergency operations centers for government's, etc.) or are used to received or transmit their organizations' communications. Therefore, the application of Risk Category II for the construction documents (plans and calculations) are appropriate.
23. Plans shall include a statement of certification and risk category for the facility and for all proposed equipment.

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- 24. Plans shall be submitted to the Building and Safety Division for review. Applicant shall pay for all fee associated with the issuance of building, electrical, and plumbing permits.
- 25. Plans shall be wet stamped by a California registered civil engineer or structural registered electrical engineer.
- 26. Prior to any development on site, applicant shall obtain Building and Safety approval and issuance of all required permits.

PUBLIC WORKS

- 27. A lot line adjustment/merger is required to consolidate all lots into one, unless documentation can be submitted of a lot line adjustment of the subject site and as determined by the City Engineer to be adequate.

LOS ANGELES COUNTY FIRE DEPARTMENT

- 28. 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. 2019-01 CUP/DP Application
- B: Vicinity Map
- C: Assessor's Parcel Map
- D: Site Plan
- E: Elevation
- F: Roof Plan

PC RESOLUTION NO. 2019-01 CUP/DP

EXHIBIT A

CASE NO. 2019-01 CUP/DP

1 **PC RESOLUTION NO. 2019-01**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**
3 **PARK, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A CONDITIONAL**
4 **USE PERMIT AND A DEVELOPMENT PERMIT TO INSTALL AN UNMANNED**
5 **WIRELESS COMMUNICATION FACILITY ON THE ROOF TOP OF AN EXISTING**
6 **BUILDING LOCATED AT 6055 PACIFIC BOULEVARD, WITHIN THE COMMERCIAL**
7 **GENERAL (C-G) ZONE.**

8 **WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington
9 Park, California on Wednesday, October 16, 2019 at 6:30 p.m. pursuant to the notice
10 published and posted as required by law in accordance with the provisions of the
11 Huntington Park Municipal Code, upon an application from Verizon Wireless, requesting
12 approval of a Conditional Use Permit and a Development Permit to install an unmanned
13 wireless communication facility on the roof top of an existing building located at 6055
14 Pacific Boulevard, within the commercial general (CG) zone, described as:

15 Assessor's Parcel No. 6320-014-047, City of Huntington Park, County of Los
16 Angeles; and

17 **WHEREAS**, the Planning Division has reviewed the request and has found that all of
18 the findings for approval of a Conditional Use Permit can be made as required by the
19 Municipal Code; and

20 **WHEREAS**, the Planning Commission has considered the environmental impact
21 information relative to the proposed request; and

22 **WHEREAS**, all persons appearing for or against the approval of the Conditional Use
23 Permit were given the opportunity to be heard in connection with said matter; and

24 **WHEREAS**, all written comments received prior to the hearing, and responses to
25 such comments, were reviewed by the Planning Commission; and

26 **WHEREAS**, the Planning Commission is required to announce its findings and
27 recommendations.

28 //

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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 wireless communication***
14 ***facility is conditionally permitted within the subject zoning district, pursuant***
15 ***to the Huntington Park Municipal Code, Section 9-4.202. The Commercial***
16 ***General zone 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 wireless communication facility will***
20 ***provide 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 3. The approval of the Conditional Use Permit for the proposed use 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 4. The design, location, size and operating characteristics of the proposed use are
13 compatible with the existing and planned future land uses within the general area in
14 which the proposed use is to be located and will not create significant noise, traffic
15 or other conditions or situations that may be objectionable or detrimental to other
16 permitted uses operating nearby or adverse to the public interest, health, safety,
17 convenience or welfare of the City in that **the proposed project is located on a lot**
18 **that measures approximately 52,124 square feet. The design, location, size,**
19 **and operating characteristics of the proposed wireless communication**
20 **facility is not expected to be detrimental to the public health, safety, and**
21 **welfare of the City due to the fact that the proposed project is in compliance**
22 **with all Federal Communication Commission (FCC) requirements. The**
23 **proposed project will be compatible to the surrounding area and existing**
24 **commercial building. In addition, a condition of approval has been included**
25 **that the proposed enclosures shall be architecturally compatible with the**
26 **existing commercial building in order to minimize visual impacts.**

27 5. The subject site is physically suitable for the type and density/intensity of use being
28 proposed in that **the subject site measures approximately 52,124 square feet.**

1 ***The proposed project will be installed on the existing roof top of the***
2 ***commercial building. The thirteen (13) antennas, accessory equipment, and***
3 ***gas generator will be fully screened by new enclosures that will match the***
4 ***façade of the existing building. The proposed project also complies with all***
5 ***development standards of the Huntington Park Municipal Code.***

- 6 6. There are adequate provisions for public access, water, sanitation and public
7 utilities and services to ensure that the proposed use would not be detrimental to
8 public health, safety and general welfare in that ***vehicular and pedestrian access***
9 ***to the site will be provided through Pacific Boulevard and Randolph Street.***
10 ***The project will not significantly intensify public access, water, sanitation,***
11 ***and other public utilities due to the fact that the proposed project will not***
12 ***generate additional demand on these infrastructures or require any types of***
13 ***modifications. In addition, the proposed wireless communication facility will***
14 ***not impeded the accessibility to public access, due to the fact that all***
15 ***antennas and accessory equipment will be located on the roof of the existing***
16 ***building.***

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

- 19 1. The proposed development is one permitted within the subject zoning district and
20 complies with all of the applicable provisions of this Code, including prescribed
21 development/site standards in that ***the proposed wireless communication***
22 ***facility is conditionally permitted within the subject zoning district, pursuant***
23 ***to the Huntington Park Municipal Code, Section 9-4.202. The Commercial***
24 ***General zone is intended to provide for general retail, professional office,***
25 ***and service-oriented business activities serving a community-wide need***
26 ***under design standards that ensure compatibility and harmony with***
27 ***adjoining land uses. The addition of the wireless communication facility will***
28 ***provide additional telecommunication services to the residents of***

1 **Huntington Park and will be compatible with the adjoining land uses.**
2 **Additionally, the proposed project is in compliance with the requirements of**
3 **the HPMC.**

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

14 3. The proposed development would be harmonious and compatible with existing and
15 planned future developments within the zoning district and general area, as well as
16 with the land uses presently on the subject property in that **the proposed project**
17 **is located on a lot that measures approximately 52,124 square feet. The**
18 **design, location, size, and operating characteristics of the proposed wireless**
19 **communication facility is not expected to be detrimental to the public health,**
20 **safety, and welfare of the City due to the fact that the proposed project is in**
21 **compliance with all Federal Communication Commission (FCC)**
22 **requirements. The proposed project will be compatible to the surrounding**
23 **area and existing commercial building. In addition, a condition of approval**
24 **has been included that the proposed enclosures shall be architecturally**
25 **compatible with the existing commercial building in order to minimize visual**
26 **impacts.**

27 4. The approval of the Development Permit for the proposed project is in compliance
28 with the requirements of the California Environmental Quality Act (CEQA) and the

1 City's Guidelines in that ***an environmental assessment has been conducted for***
2 ***this project in compliance with the California Environmental Quality Act***
3 ***(CEQA). The project is Categorically exempt pursuant to Article 19, Section***
4 ***15332, In-Fill Development Projects, Class 32 of the California Environmental***
5 ***Quality Act (CEQA) Guidelines.***

6 5. The subject site is physically suitable for the type and density/intensity of use being
7 proposed in that ***the subject site measures approximately 52,124 square feet.***
8 ***The proposed project will be installed on the existing roof top of the***
9 ***commercial building. The thirteen (13) antennas, accessory equipment, and***
10 ***gas generator will be fully screened by new enclosures that will match the***
11 ***façade of the existing building. The proposed project also complies with all***
12 ***development standards of the Huntington Park Municipal Code.***

13 6. There are adequate provisions for public access, water, sanitation and public
14 utilities and services to ensure that the proposed development would not be
15 detrimental to public health, safety and general welfare in that ***vehicular and***
16 ***pedestrian access to the site will be provided through Pacific Boulevard and***
17 ***Randolph Street. The project will not significantly intensify public access,***
18 ***water, sanitation, and other public utilities due to the fact that the proposed***
19 ***project will not generate additional demand on these infrastructures or***
20 ***require any types of modifications. In addition, the proposed wireless***
21 ***communication facility will not impeded the accessibility to public access,***
22 ***due to the fact that all antennas and accessory equipment will be located on***
23 ***the roof of the existing building.***

24 7. The design, location, size and operating characteristics of the proposed
25 development would not be detrimental to the public health, safety, or welfare of the
26 City in that ***the proposed project has been reviewed by various departments***
27 ***(i.e. Building and Safety, Public Works, LA County Fire, Huntington Park***
28 ***Police Department, etc.) and conditions of approval have been included to***

1 ***ensure that project does not create any issues of concern that would be***
2 ***detrimental to the public health, safety, or welfare of the City.***

3 **SECTION 4:** The Planning Commission hereby approves Resolution No. 2019-01
4 CUP/DP, subject to the execution and fulfillment of the following conditions:

5 **PLANNING**

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

- 1 9. That all proposed on-site utilities, including electrical and equipment wiring, shall be
2 installed underground and/or routed along the ground floor ceiling and shall be
3 completely concealed from public view as required by the City prior to authorization to
4 operate.
- 5 10. All maintenance performed on the gas generator shall take place during typical
6 business days and hours.
- 7 11. The Applicant shall comply with all of the provisions of Title 7, Chapter 9 of the
8 Huntington Park Municipal Code relating to Storm Water Management. The
9 Applicants shall also comply with all requirements of the National Pollutant Discharge
10 Elimination System (NPDES), Model Programs, developed by the County of Los
11 Angeles Regional Water Quality Board. This includes compliance with the City's Low
12 Impact Development (LID) requirements.
- 13 12. That this entitlement shall be subject to review for compliance with conditions of the
14 issuance at such intervals as the City Planning Commission shall deem appropriate.
- 15 13. The violation of any of the conditions of this entitlement may result in a citation(s)
16 and/or the revocation of the entitlement.
- 17 14. This entitlement may be subject to additional conditions after its original issuance.
18 Such conditions shall be imposed by the City Planning Commission as deemed
19 appropriate to address problems of land use compatibility, operations, aesthetics,
20 security, noise, safety, crime control, or to promote the general welfare of the City.
- 21 15. There shall be a maximum of thirteen (13) antennas installed at the subject site. If
22 additional antennas are to be proposed, a modification to the Conditional Use Permit
23 shall be required.
- 24 16. This entitlement shall expire in the event it is not exercised within one (1) year from
25 the date of approval, unless an extension has been granted by the Planning
26 Commission.
- 27 17. If the use ceases to operate for a period of six (6) months the entitlement shall be null
28 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. 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

1 achieve substantially the same results, as would strict compliance with said plans and
2 conditions.

3 21. The business owner (Applicant) and property owner agree in writing to the above
4 conditions.

5 **BUILDING AND SAFETY**

6 22. Verizon shall submit a Certification Letter (to the City) that is wet stamped and signed
7 by a California registered civil engineer or structural engineer or architect. The
8 Certification Letter shall confirm the existing and proposed wireless equipment are
9 not dedicated to emergency response organizations (i.e. police, fire hospitals,
10 emergency operations centers for government's, etc.) or are used to received or
11 transmit their organizations' communications. Therefore, the application of Risk
12 Category II for the construction documents (plans and calculations) are appropriate.

13 23. Plans shall include a statement of certification and risk category for the facility and for
14 all proposed equipment.

15 24. Plans shall be submitted to the Building and Safety Division for review. Applicant
16 shall pay for all fee associated with the issuance of building, electrical, and plumbing
17 permits.

18 25. Plans shall be wet stamped by a California registered civil engineer or structural
19 registered electrical engineer.

20 26. Prior to any development on site, applicant shall obtain Building and Safety approval
21 and issuance of all required permits.

22 **PUBLIC WORKS**

23 27. A lot line adjustment/merger is required to consolidate all lots into one, unless
24 documentation can be submitted of a lot line adjustment of the subject site and as
25 determined by the City Engineer to be adequate.

26 **LOS ANGELES COUNTY FIRE DEPARTMENT**

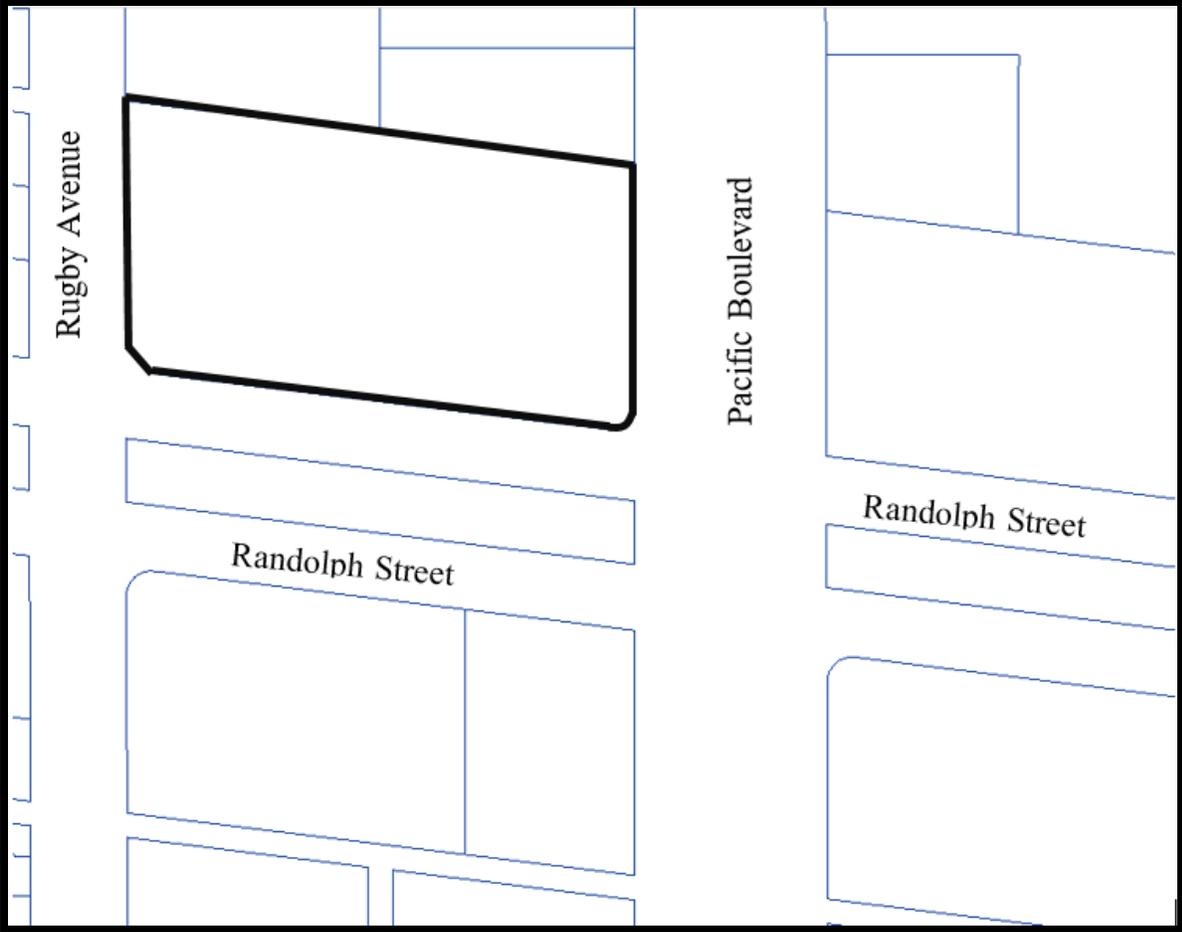
27 28. All requirements, as deemed necessary by the Los Angeles County Fire Department
28 during the Plan Check Process, shall be complied with.

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

VICINITY MAP

EXHIBIT B

CASE NO. 2019-01 CUP/DP



ASSESSOR'S PARCEL MAP

EXHIBIT C

CASE NO. 2019-01 CUP/DP

1994

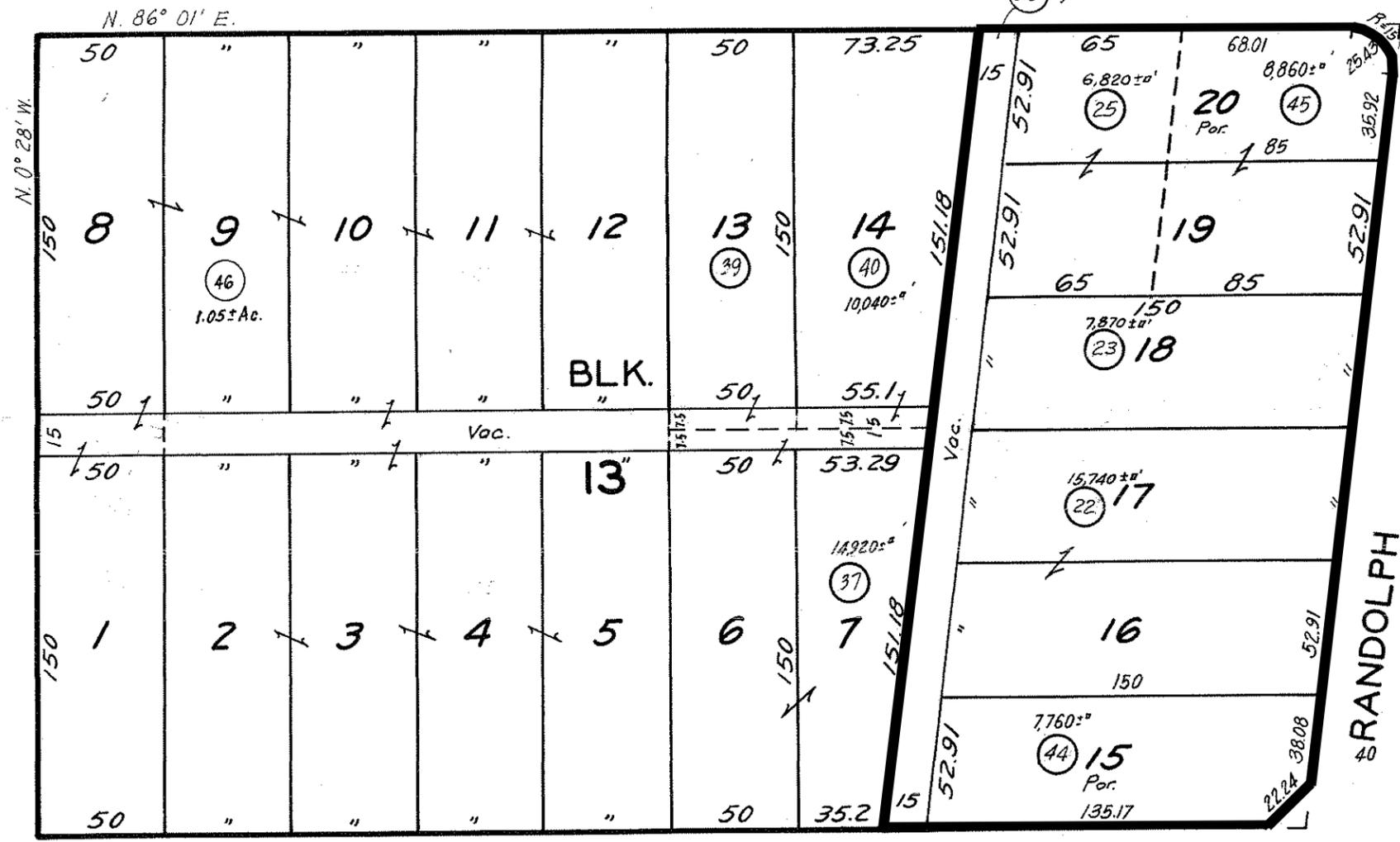
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PACIFIC

BLVD.

120

120



AVE. 60

BELGRAVE 60

RUGBY 60

AVE. 60

ST. 40
R.R. 40

RANDOLPH 40

S. 40 P.



HUNTINGTON PARK

M. B. 3-91

CODE 594

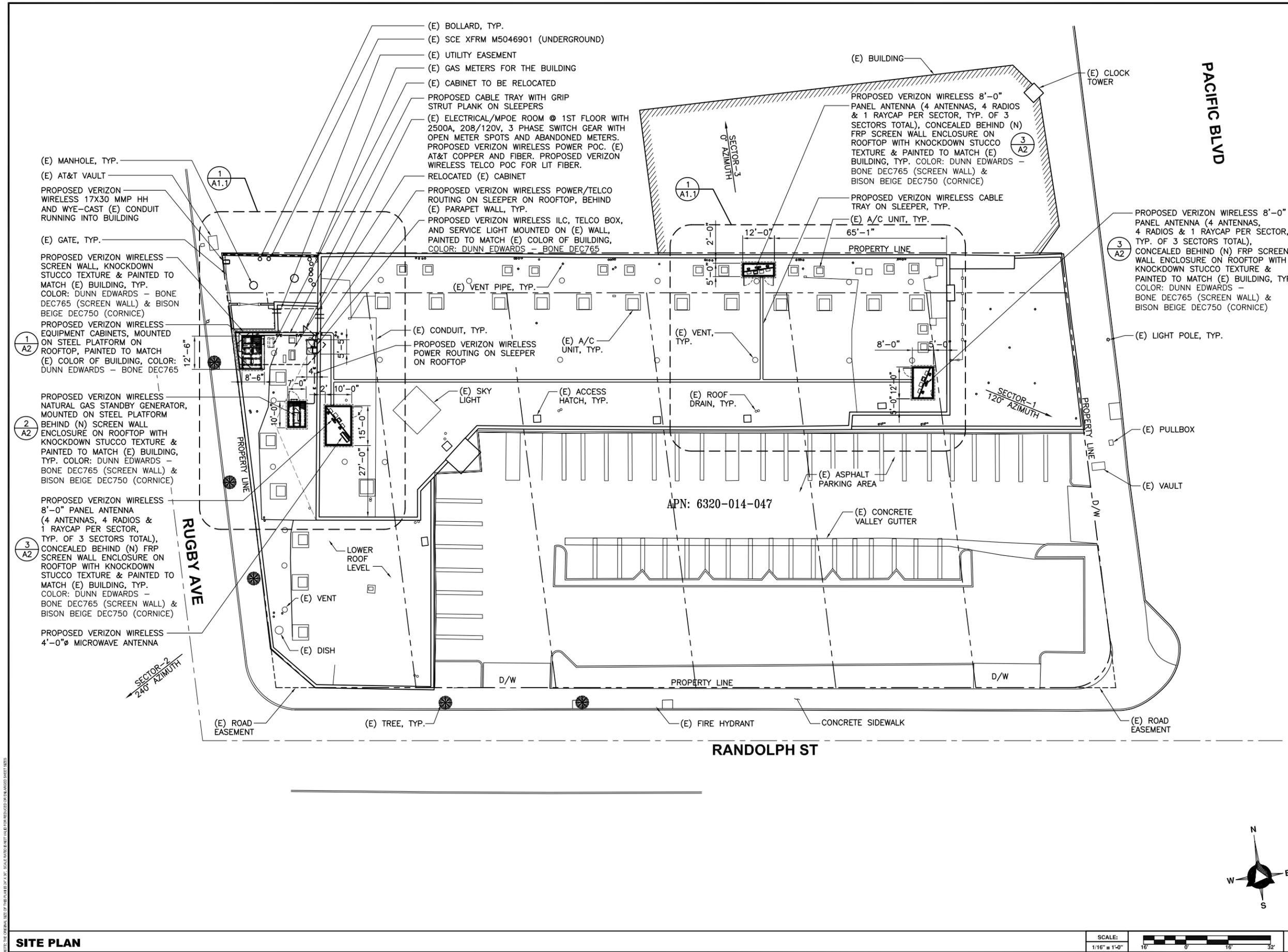
FOR PREV. ASSM'T. SEE:
6320 - 14

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

SITE PLAN

EXHIBIT D

CASE NO. 2019-01 CUP/DP



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	03/05/19	90% ZD	JD
2	03/19/19	100% ZD	JD
3	06/19/19	100% ZD	TT

DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS

2362 MCGAW AVE, IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # 116VW092B

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

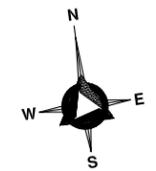
RANDOLPH
6055 PACIFIC BLVD
HUNTINGTON PARK, CA 90255

SHEET TITLE:
SITE PLAN

A-1

SITE PLAN

SCALE:
1/16" = 1'-0"

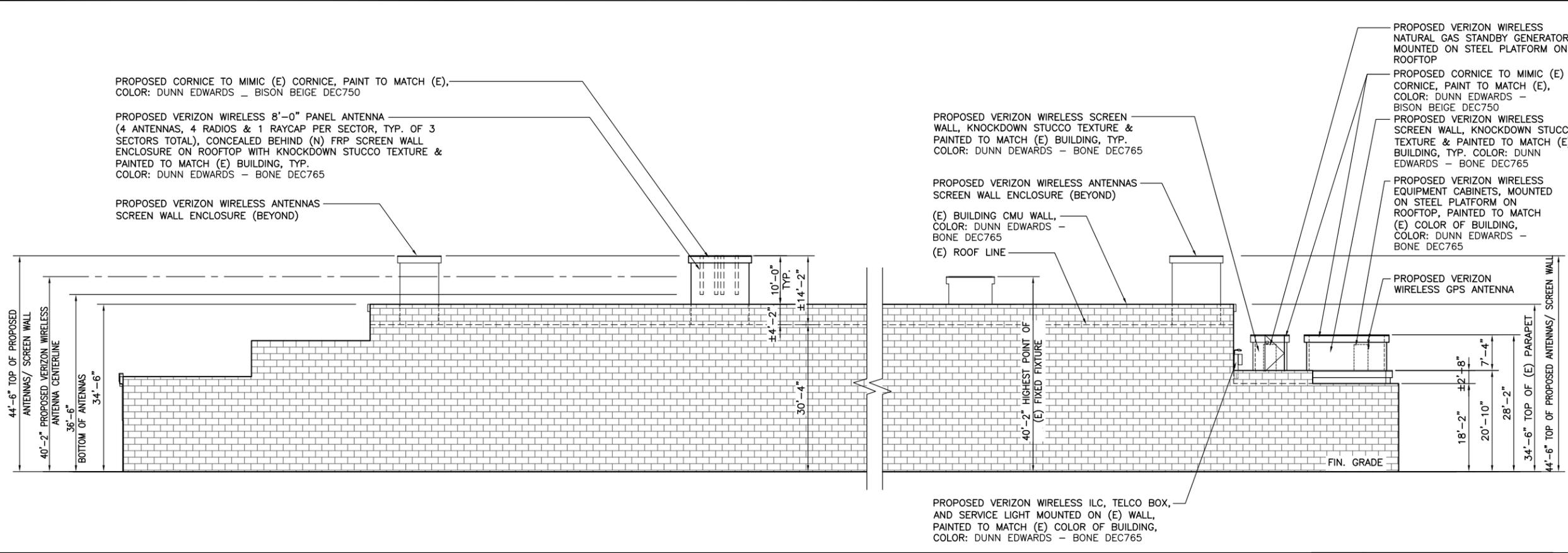


NOTE: THE ORIGINAL SET OF THIS DRAWING IS IN THE HANDS OF THE CLIENT. ANY REVISIONS TO THIS DRAWING MUST BE MADE BY THE ORIGINAL DESIGNER.

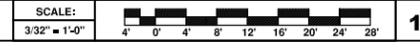
ELEVATION PLAN

EXHIBIT E

CASE NO. 2019-01 CUP/DP



NORTH ELEVATION



ISSUE STATUS

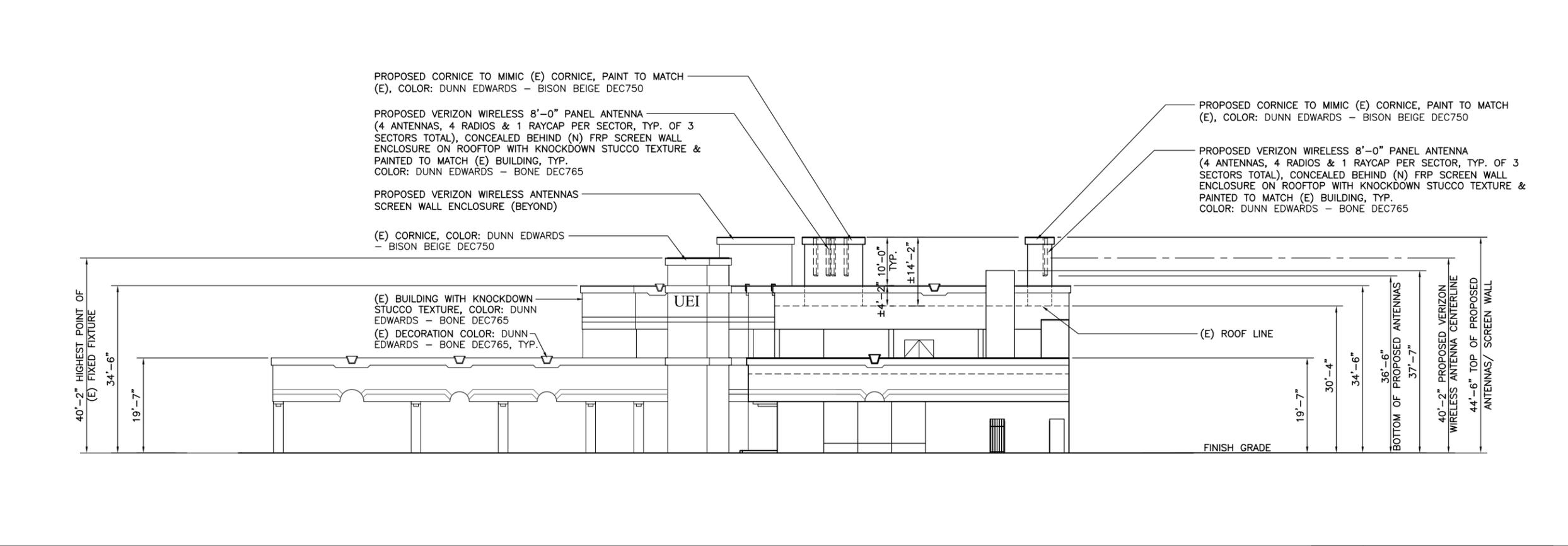
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2	03/19/19	100% ZD	JD
3	06/19/19	100% ZD	TT

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IRVINE, CA 92618



EAST ELEVATION

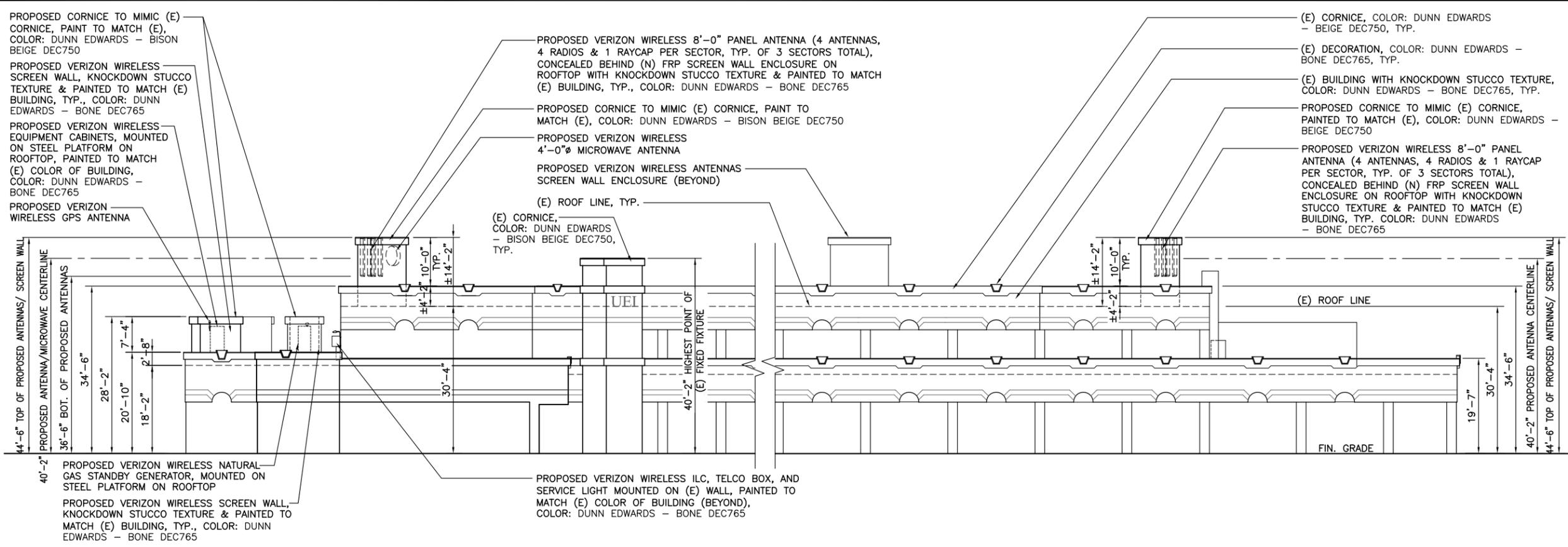


RANDOLPH
6055 PACIFIC BLVD
HUNTINGTON PARK, CA 90255

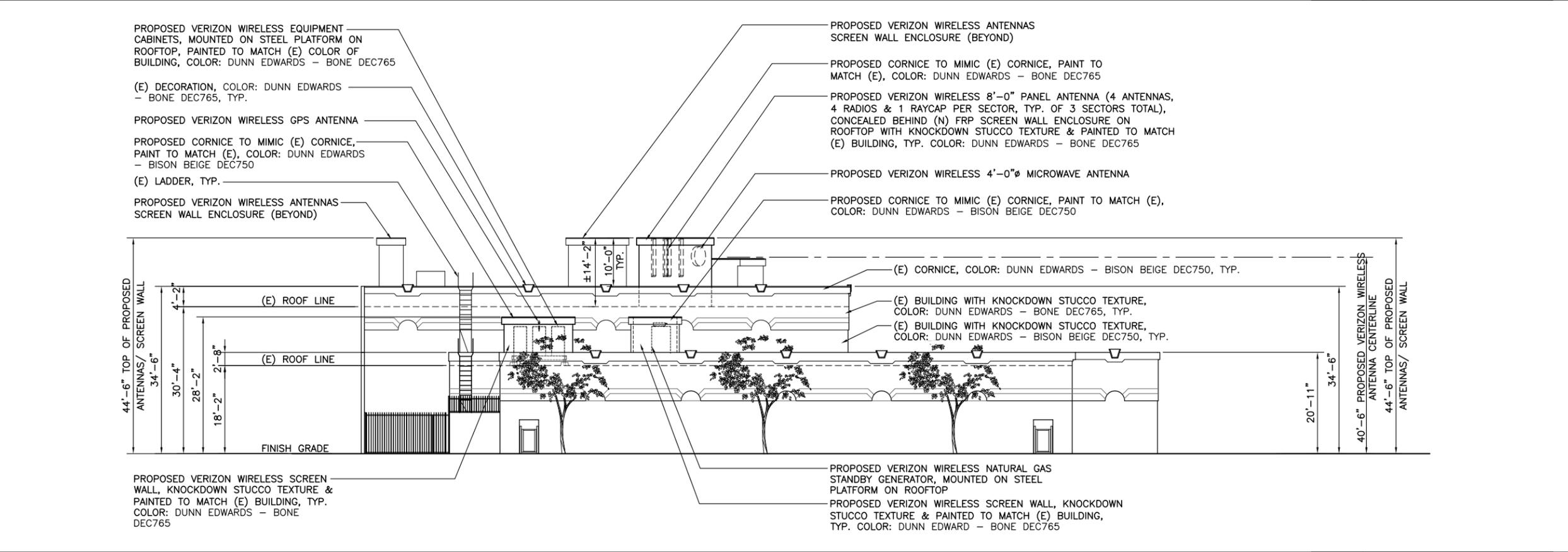
SHEET TITLE:
NORTH & EAST ELEVATIONS

A-3

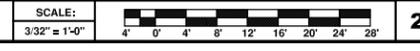
NOTE: THE ORIGINAL SET OF THE DRAWINGS IS IN THE HANDS OF THE ARCHITECT. SCALE: 3/32" = 1'-0" FOR REDUCED OR ENLARGED SHEET SIZES.



SOUTH ELEVATION



WEST ELEVATION



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
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2	03/19/19	100% ZD	JD
3	06/19/19	100% ZD	TT

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS

2362 MCGAW AVE. IRVINE, CA 92614
TEL: 949-622-0333 FAX: 949-622-0331
DGE JOB # 116VW092B

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IRVINE, CA 92618

RANDOLPH
6055 PACIFIC BLVD
HUNTINGTON PARK, CA 90255

SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-4

ROOF PLAN

EXHIBIT F

CASE NO. 2019-01 CUP/DP

