



# AGENDA

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, April 15, 2020 at 6:30 p.m.**

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

### **SPECIAL NOTICE REGARDING COVID-19**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of COVID-19 and subsequently on March 12, 2020, issued Executive Order N-25-20, which allows Planning Commission Members to attend Planning Commission meetings telephonically. Please be advised that some, or all, of the City of Huntington Park Planning Commission Members and staff may attend this meeting telephonically.

Given the health risks associated with COVID-19, the City is encouraging members of the public to submit their comments and questions in writing, for Planning Commission considerations, by sending them to the Secretary of the Planning Commission at [planning@hpcal.gov](mailto:planning@hpcal.gov). All comments and questions will be read during the meeting.

If you wish to attend the Planning Commission meeting in person, the City's Conference Room on the 2<sup>nd</sup> floor of City Hall will be open and available for the public to observe and offer public comment telephonically. We ask that members of the public in attendance use social distancing practices. Please contact the Secretary of the Planning Commission at (562) 584-6210, for any questions.

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.

**REGULAR AGENDA**

1. **CASE NO. 2018-04 CUP/DP – CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT – A REQUEST FOR A TIME EXTENSION FOR A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT (PC CASE NO. 2018-04) TO ALLOWFOR THE INSTALLATION OF A NEW WIRELESS COMMUNICATION FACILITY WITHIN THE OPEN SPACE (OS) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Take public comment; and
2. Consider the following options:
  - 2-1 Approve a one year time extension to expired Planning Commission entitlement Case No. 2018-04 CUP/DP.
  - 2-2 Deny the proposed extension to expired Planning Commission entitlement Case No. 2018-04 CUP/DP.

**PUBLIC HEARING**

**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, May 20, 2020 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](http://www.hpca.gov) on the 9<sup>th</sup> day of April of 2020.



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Carlos Luis



# CITY OF HUNTINGTON PARK

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## PLANNING COMMISSION AGENDA REPORT

**DATE:** APRIL 15, 2020

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTENTION:** SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** CARLOS LUIS, PLANNING MANAGER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2018-04 ZOA/CUP/DP  
(ZONING ORDINANCE AMENDMENT/CONDITIONAL USE  
PERMIT/DEVELOPMENT PERMIT)**

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**REQUEST:** A REQUEST FOR A TIME EXTENSION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DEVELOPMENT PERMIT (CASE NO. 2018-04) TO ALLOW FOR THE INSTALLATION OF A NEW WIRELESS COMMUNICATION FACILITY WITHIN THE OPEN SPACE (OS) ZONE.

**ASSOCIATED APPLICATION:** Zone Ordinance Amendment (Case No. 2018-04)

**APPLICANT:** Tim Byus, Agent for T-Mobile  
1295 Federal Avenue #19  
Los Angeles, CA 90025

**PROPERTY OWNER:** City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**PROJECT LOCATIONS:** 3401 E. Florence Avenue- CUP/DP

**BACKGROUND:**

- ***Planning Commission***

On August 22, 2018, the Planning Commission recommended approval of Resolution No. 2018-04, recommending approval to the City Council of Zone

## PLANNING COMMISSION AGENDA REPORT

Time Extension: CUP/DP Case No. 2018-04

April 15, 2020

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Ordinance Amendment (ZOA), Conditional Use Permit (CUP), and Development Permit (DP) wireless communication facilities to be conditionally permitted in the Open Space (OS) zone as well as a CUP and DP allowing for the installation of new wireless communication facility located at Salt Lake Park.

- ***City Council***

On December 18, 2018, the City Council approved the ZOA, CUP, and DP for the proposed project, subject to conditions. The proposed project required City Council approval for the ZOA, which became effective 30 days after the second reading. The ZOA does not have an expiration date once it becomes effective. The CUP and DP were considered approved on December 18, 2018.

Since receiving approval, the Applicant conducted soils testing, prepared construction documents (i.e. plans, structural calculations, soils reports, etc.), and has submitted construction plans to Building and Safety plan check. In addition, the applicant has finalized a lease agreement with the City of Huntington Park.

Pursuant to Huntington Park Municipal Code (HPMC) 9-2.1109 and 9-2.1010, a CUP and a DP shall be exercised within one year from the date of approval or the permit shall become void. The CUP and DP approval lapsed on December 18, 2019.

- ***Extension Request***

On March 11, 2020, the Planning Division received a written request from the Applicant, Tim Byus, requesting a one year time extension of CUP/DP Case No. 2018-04. According to the written request, preparation of construction documents took longer than anticipated due to unexpected requirements to perform tasks such as soils testing.

In addition, T-Mobile enacted a moratorium on new site development due to a business merger with Sprint. This specific project was obtained an exemption from the T-Mobile moratorium and has moved quickly since receiving the exemption.

## PLANNING COMMISSION AGENDA REPORT

Time Extension: CUP/DP Case No. 2018-04

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The project plans are currently under review by the City's Building and Safety. According to Building and Safety, plans are nearing review completion. Once plans are approved, the proposed project will be able to obtain building permits.

It is worth noting that during these times of uncertainty, selecting a contractor, ordering construction materials, and other unexpected State or local orders may cause delays in completion of the project. As a result, it is recommended that the Planning Commission consider the one year time extension request.

### DISCUSSION:

Per the HPMC Section 9-2.1110 (Time Extension), the Planning Commission may grant a time extension not to exceed one year increments. A time extension request shall be filed no later than ninety (90) days after expiration and for good cause. Prior to granting an extension, the Planning Commission shall ensure that the CUP complies with all current Code provisions. If granted, the CUP shall be extended from the date of expiration.

### RECOMMENDATION:

That the Planning Commission hear all public comment and **approve a one year time extension for CUP/DP Case No. 2018-04.**

### EXHIBITS:

- A: PC Resolution No. 2018-04A
- B: August 22, 2018 Special Planning Commission Staff Report
- C: December 18, 2018 City Council Staff Report
- D: Time Extension Request

**PC RESOLUTION NO. 2018-04A**

**EXHIBIT A**

**CASE NO.** 2018-04A CUP/DP

1 **PC RESOLUTION NO. 2018-04A**

2 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON**  
3 **PARK APPROVING A ONE YEAR TIME EXTENSION TO PREVIOUSLY APPROVED**  
4 **CONDITIONAL USE PERMIT (CUP) AND A DEVELOPMENT PERMIT (DP) CASE NO.**  
5 **2018-04 ALLOWING FOR THE INSTALLATION OF A NEW WIRELESS**  
6 **COMMUNICATION FACILITY FOR PROPERTY LOCATED AT 3401 E. FLORENCE**  
7 **AVENUE WITHIN THE OPEN SPACE (OS)**

8 **WHEREAS**, the Planning Commission of the City of Huntington Park, after notice duly  
9 given as required by law, held a public meeting on Wednesday, April 15, 2020 at 6:30 p.m.,  
10 in the City Hall, 6550 Miles Avenue, Huntington Park, California, upon an application from  
11 Tim Byus agent for T-Mobile, requesting approval of a one year time extension for  
12 Conditional Use Permit and Development Permit Case No. 2018-04 allowing the installation  
13 of a new wireless communication facility within the Commercial General (CG) Zone at the  
14 property described below::

15 Assessor's Parcel No. 6324-034-901; and

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

19 **WHEREAS**, the Planning Commission approved a one year time extension for Case  
20 No. 2018-04 CUP/DP, extending the expiration date to December 18, 2020; and

21 **WHEREAS**, upon completion of the Environmental Assessment Initial Study, the City  
22 of Huntington Park has determined that the proposed project will not have a significant  
23 effect on the environment and has prepared a Negative Declaration for the project. The  
24 Negative Declaration (ND) was prepared in accordance with the California Environmental  
25 Quality Act (CEQA) Article 1. Sec. 15000 et. Seq.; and

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

**WHEREAS**, all written comments received prior to the hearing, and responses to such

1 comments, were reviewed by the Planning Commission; and

2 **WHEREAS**, the Planning Commission is required to announce its findings and  
3 recommendations.

4 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**  
5 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**  
6 **FOLLOWS:**

7 **SECTION 1:** The Planning Commission hereby finds that all of the following  
8 required findings can be made for a Conditional Use Permit in connection with Case No.  
9 2018-04 CUP:

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

13 **Finding:** The proposed wireless communication facility will be a conditionally  
14 permitted use within the Open Space Zoning district, contingent on approval of a Zone  
15 Ordinance Amendment. The Open Space zone is intended to provide for public and  
16 private recreational land use activities necessary to meet both active and passive  
17 recreational needs of City residents. The addition of the wireless communication facility  
18 will provided additional wireless services to the residents of Huntington Park and will  
19 be compatible with the adjoining land uses. Additionally, the proposed project complies  
20 with the requirements of the HPMC.

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

22 **Finding:** The proposed wireless communication facility is consistent with Goal 2.0 of  
23 the General Plan by accommodating new development that is compatible with and  
24 complements existing land uses. The proposed stealth design of the wireless  
25 communication facility will be compatible with other existing light standards in the area.  
26 In addition, the wireless communication facility will serve as a light source for the  
27 existing soccer field. As a result, the proposed project will complement existing land  
28 uses located at Salt Lake Park.

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

4           **Finding:** Upon completion of the Environmental Assessment Initial Study, the City of  
5           Huntington Park has determined that the proposed project will not have a significant  
6           effect on the environment and has prepared a Negative Declaration for the project. The  
7           Negative Declaration (ND) was prepared in accordance with the California  
8           Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

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

15           **Finding:** The proposed project is located on a lot that measures approximately 18.18  
16           acres. The design, location, size, and operating characteristics of the proposed  
17           wireless communication facility is not expected to be detrimental to the public health,  
18           safety, and welfare of the City. The proposed project will be compatible to the  
19           surrounding area and existing recreational uses. In addition, the proposed project is in  
20           compliance with all Federal Communication Commission (FCC) requirements.

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

23           The proposed project site measures approximately 18.18 acres. The proposed project  
24           will be installed on adjacent to an existing soccer field. The proposed project will be  
25           designed as a light standard that will function as a light source for the soccer field. The  
26           proposed project also complies with all development standards.

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

4       Vehicular and pedestrian access to the site will be provided through Florence Avenue,  
5       Bissell Street, Saturn Avenue, and Newell Street. The project will not significantly  
6       intensify public access, water, sanitation, and other public utilities. The proposed  
7       project will not affect these infrastructures or require any types of modifications. In  
8       addition, the proposed wireless communication facility will not impede the accessibility  
9       to public access, due to the fact that it will be located in the same location as the  
10      existing light standard is located.

11                **SECTION 2:** The Planning Commission hereby makes the following findings in  
12      connection with the proposed Development Permit:

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

16      **Finding:** The proposed wireless communication facility will be a conditionally  
17      permitted use within the Open Space Zoning district, contingent on approval of a Zone  
18      Ordinance Amendment. The Open Space zone is intended to provide for public and  
19      private recreational land use activities necessary to meet both active and passive  
20      recreational needs of City residents. The addition of the wireless communication facility  
21      will provided additional wireless services to the residents of Huntington Park and will  
22      be compatible with the adjoining land uses. Additionally, the proposed project complies  
23      with the requirements of the HPMC.

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

25      **Finding:** The proposed wireless communication facility is consistent with Goal 2.0 of  
26      the General Plan by accommodating new development that is compatible with and  
27      complements existing land uses. The proposed stealth design of the wireless  
28      communication facility will be compatible with other existing light standards in the area.

1 In addition, the wireless communication facility will serve as a light source for the  
2 existing soccer field. As a result, the proposed project will complement existing land  
3 uses located at Salt Lake Park.

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

7 **Finding:** The proposed project is located on a lot that measures approximately 18.18  
8 acres. The design, location, size, and operating characteristics of the proposed  
9 wireless communication facility is not expected The proposed project will be compatible  
10 to the surrounding area and existing recreational uses due to the fact that the design  
11 of the project will resemble a light standard that will match existing light standards. In  
12 addition, the proposed project is in compliance with all Federal Communication  
13 Commission (FCC) requirements.

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

17 **Finding:** Upon completion of the Environmental Assessment Initial Study, the City of  
18 Huntington Park has determined that the proposed project will not have a significant  
19 effect on the environment and has prepared a Negative Declaration for the project. The  
20 Negative Declaration (ND) was prepared in accordance with the California  
21 Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

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

24 **Finding:** The proposed project site measures approximately 18.18 acres. The  
25 proposed project will be installed on adjacent to an existing soccer field. The proposed  
26 project will be designed as a light standard that will function as a light source for the  
27 soccer field. The proposed project also complies with all development standards.  
28

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

4       **Finding:** Vehicular and pedestrian access to the site will be provided through Florence  
5       Avenue, Bissell Street, Saturn Avenue, and Newell Street. The project will not  
6       significantly intensify public access, water, sanitation, and other public utilities. The  
7       proposed project will not affect these infrastructures or require any types of  
8       modifications. In addition, the proposed wireless communication facility will not impede  
9       the accessibility to public access, due to the fact that it will be located in the same  
10      location as the existing light standard is located.

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

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

19      **SECTION 3:** The Planning Commission hereby approves Resolution No. 2018-04A,  
20      approving a one year time extension to previously approved CUP/DP Case No. 2018-04,  
21      subject to the execution and fulfillment of the following conditions:

22      **PLANNING DIVISION**

- 23      1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend  
24      the City and any agency or instrumentality thereof, its officers, employees and agents from  
25      all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek  
26      damages arising out of an approval of the City, or any agency or commission thereof,  
27      concerning this project. City shall promptly notify both the property owner and Applicant of  
28      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

1 condition of approval, the Applicant shall pay for all costs of enforcement, including legal  
2 fees.

3 2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
4 corrections and conditions, the property shall be developed substantially in accordance  
with the applications, environmental assessment, and plans submitted.

5 3. That the proposed use shall comply with all applicable City, County, State and Federal  
6 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,  
Zoning, and Business License.

7 4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and  
8 orderly manner at all times and comply with the property maintenance standards as set  
9 forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.

10 5. That the wireless communication facility be operated in compliance with the City of  
Huntington Park Noise Ordinance.

11 6. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code  
12 Section 5-27.02(d), shall be diligently removed within a reasonable time period from the  
13 light standard or the accessory equipment enclosure.

14 7. A lease agreement shall be finalized prior to building permit issuance.

15 8. That there shall be a maximum of six (6) antennas installed at the subject site. If additional  
16 antennas are to be proposed, a modification to the Conditional Use Permit shall be  
required.

17 9. That the operator shall obtain/amend its City of Huntington Park Business License prior to  
commencing business operations.

18 10. That all proposed on-site utilities, including electrical and equipment wiring, shall be  
19 installed underground and/or routed along the ground floor ceiling and shall be completely  
20 concealed from public view as required by the City prior to authorization to operate.

21 11. That the Applicants comply with all of the provisions of Title 7, Chapter 9 of the Huntington  
22 Park Municipal Code relating to Storm Water Management. The Applicants shall also  
23 comply with all requirements of the National Pollutant Discharge Elimination System  
(NPDES), Model Programs, developed by the County of Los Angeles Regional Water  
24 Quality Board. This includes compliance with the City's Low Impact Development (LID)  
requirements.

25 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.

26 13. That the violation of any of the conditions of this entitlement may result in a citation(s)  
27 and/or the revocation of the entitlement.

28 14. The wireless communication antennas and RRUs/radios shall be painted to match the light  
standard/pole.

- 1  
2 15. That this entitlement may be subject to additional conditions after its original issuance.  
3 Such conditions shall be imposed by the City Planning Commission as deemed  
4 appropriate to address problems of land use compatibility, operations, aesthetics, security,  
5 noise, safety, crime control, or to promote the general welfare of the City.  
6  
7 16. That the Applicant be required to apply for a new entitlement if any alteration, modification,  
8 or expansion would result in an increase to equipment and/or antennas.  
9  
10 17. That this entitlement shall expire in the event it is not exercised within one (1) year from  
11 the date of approval, unless an extension has been granted by the Planning Commission.  
12  
13 18. That if the use ceases to operate for a period of six (6) months the entitlement shall be null  
14 and void.  
15  
16 19. Should the operation of this establishment be granted, deemed, conveyed, transferred, or  
17 should a change in management or proprietorship occur at any time, this Conditional Use  
18 Permit shall be reviewed.  
19  
20 20. That the Applicant shall comply with all applicable property development standards  
21 including, but not limited to, outdoor storage, fumes and vapors, property maintenance,  
22 and noise.  
23  
24 21. The Director of Community Development is authorized to make minor modifications to the  
25 approved preliminary plans or any of the conditions if such modifications shall achieve  
26 substantially the same results, as would strict compliance with said plans and conditions.  
27  
28 22. That the applicant and property owner agree in writing to the above conditions.

## **BUILDING AND SAFETY**

- 19 23. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional  
20 review required beyond the first recheck shall be paid for on an hourly basis in accordance  
21 with the current fee schedule.  
22  
23 24. The second sheet of building plans is to list all conditions of approval and to include a copy  
24 of the Planning Commission Decision letter. This information shall be incorporated into the  
25 plans prior to the first submittal for plan check.  
26  
27 25. Art fee shall be paid to the City prior to issuance of the building Permit  
28  
26 26. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction  
27 of the recycling coordinator.  
28  
27 27. In accordance with paragraph 5538(b) of the California Business and Professions Code,  
28 plans are to be prepared and stamped by registered design professionals.  
28  
28 28. Submit a soil report and structural calculations along with the structural design plans.

1 **PUBLIC WORKS**

2 29. Applicable permit fees associated with this project will be assessed based on the current  
3 adopted fee schedule.

4 30. A drainage plan must be submitted.

- 5 a. Ideal design focuses on carrying the water to retention and infiltration area, i.e.  
6 vegetated swale or landscape feature.
- 7 b. Filtration and infiltration methods must be used to defray a large percentage of  
8 the storm water runoff into the storm drain system.
- 9 c. Concentrated flows will not be allowed over curbs, sidewalks or through  
10 driveways.

11 31. Soils Report. A preliminary soils report prepared in accordance with applicable grading  
12 ordinances shall be submitted. If the preliminary soils report indicates the presence of  
13 critically expansive soils or other soil problems which, if not corrected, would lead to  
14 structural defects, the design engineer will provide alternative methods to the deal with the  
15 concerns.

16 32. An Erosion Control plan will be required.

17 33. Comply with all Federal, State, and local agency requirements pertaining to the Clean  
18 Water Act, which established regulations, set forth in the Countywide National Pollutant  
19 Discharge Elimination System (NPDES) Permit.

20 34. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001,  
21 Order No. ORDER NO. R4-2012-0175. The LID is a narrative report that explains the type  
22 of development and drainage of the site. It must address the post-construction water  
23 quality and habitat impact issues. Once the site has been developed, how will runoff be  
24 maintained? Was there a system that was designed to treat the runoff prior to discharging  
25 into the public system? Best Management Practices (BMPs) should be implemented to  
26 address storm water pollution and peak flow discharge impacts. All BMPs must be sized  
27 to meet specified water quality design and/or peak flow discharge criteria.

28 35. Improvements shall be in complete compliance with the Americans with Disabilities Act  
(ADA) guidelines.

36. Repair, remove, and replace deficient and/or damaged sidewalk adjacent to the project  
site at the direction of the City Engineer/City Inspector. Use APWA standard plans and  
specifications

37. Comply with the City's ordinance pertaining to Construction & Demolition Debris Diversion  
requirements.

38. All USA/Dig Alert graffiti markings must be removed by the contractor from the park,  
parking lot and public area prior to final approval.

39. The plan size shall be:

- d. 24 inches x 36 inches at a scale not greater than 1" = 20'

- e. Show vicinity map or other data adequately indicating the site location on Title Sheet.
- f. Show name, address, and telephone number of owner, design engineer (or architect), Geotechnical Engineer and Engineering Geologist.
- g. A State of California stamped Registered Civil Engineer or Licensed Architect must sign plans and indicate State license number and expiration date prior to submittal. Unsigned and unstamped plans will not be accepted for plan checking.
- h. Show North arrow, scale and legend. North arrow should point to the top or right of sheet.
- i. Show precise location of all existing buildings, structures and trees adjacent to the development where the work is to be performed and the location of any building or structure on land of adjacent property owners which is within fifteen (15) feet.
- j. Show accurate contours indicating the topography of the existing ground.
- k. Show finish grades by contours and spot elevations indicating proposed drainage patterns and grading. Show finish grade elevations at corners of all structures, B.C., E.C., BVC, EVC and grade breaks. For precise grading plans show pad and finished floor elevations.
- l. Show complete details of all drainage structures.

40. The following shall be submitted with the application for first plan check:

- a. Three sets of grading plans signed by the Registered Civil engineer preparing the plans.
- b. Two copies of preliminary soils investigation prepared by a licensed Geotechnical engineer.
- c. Two copies of geological investigation prepared by a licensed Engineering Geologist.
- d. Engineer's estimate of grading quantities and hardscape construction cost.

**PARKS AND RECREATION**

41. Applicant shall pay in-lieu fees, in the amount determined by the Director of Parks and Recreation, for light fixture upgrades utilized to illuminate the soccer field.

42. Applicant shall pay in-lieu fees, in the amount determined by the Director of Parks and Recreation, for soccer field striping and field landscaping maintenance.

**LOS ANGELES COUNTY FIRE DEPARTMENT**

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

**SECTION 4:** The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.

1 PASSED, APPROVED, AND ADOPTED this 15th day of April 2020 by the  
2 following vote:

3 AYES:

4 NOES:

5 ABSENT:

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HUNTINGTON PARK PLANNING COMMISSION

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Jonathan Sanabria, Chairperson

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12 ATTEST:

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Carlos Luis, Secretary

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**AUGUST 22, 2018 SPECIAL PLANNING  
COMMISSION STAFF REPORT**

**EXHIBIT B**

**CASE NO.** 2018-04A CUP/DP



# CITY OF HUNTINGTON PARK

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## SPECIAL PLANNING COMMISSION AGENDA REPORT

**DATE:** AUGUST 22, 2018

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTENTION:** SERGIO INFANZON, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** CARLOS LUIS, SENIOR PLANNER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2018-04 ZOA / CUP / DP  
ZONING ORDINANCE AMENDMENT / CONDITIONAL USE PERMIT /  
DEVELOPMENT PERMIT**

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**REQUEST:** **PLANNING COMMISSION APPROVAL OF A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN ORDINANCE AMENDING CHAPTER 4, ARTICLE 4, SECTION 9-4.401 OF THE HUNTINGTON PARK MUNICIPAL CODE TO INCLUDE WIRELESS COMMUNICATION FACILITIES AS A CONDITIONALLY PERMITTED USE WITHIN THE OPEN SPACES (OS) ZONE; A CONDITIONAL USE PERMIT (CUP) AND A DEVELOPMENT PERMIT (DP) TO ALLOW FOR THE INSTALLATION OF A NEW WIRELESS COMMUNICATION FACILITY WITHIN THE OPEN SPACE (OS) ZONE; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 3401 E. FLORENCE AVENUE.**

**APPLICANT:** Tim Byus, Agent for T-Mobile  
1295 Federal Avenue #19  
Los Angeles, CA 90025

**PROPERTY OWNER:** City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**PROJECT LOCATIONS:** Open Space (OS) Zone - ZOA;  
3401 E. Florence Avenue- CUP/DP

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**ASSESSOR'S**

**PARCEL NUMBER:** 6324-034-901

**PRESENT USE:** Open Space / City Park

**BUILDING SIZE:** N/A

**PROPERTY SIZE:** 18.18+ acres

**GENERAL PLAN:** Open Space (OS) Zone

**ZONE:** Parks and Recreation

**SURROUNDING**

**LAND USES:** North: Residential Low Density  
West: Public Facilities / High Density Residential  
South: Commercial General  
East: Public Facilities

**MUNICIPAL CODE  
REQUIREMENTS FOR  
ZONING ORDINANCE:**

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-2.1401, the City Council may amend the General Plan, the Zoning Ordinance or Zoning Map whenever required by public necessity and general welfare.

**REQUIRED FINDINGS FOR  
A ZONING ORDINANCE  
AMENDMENT:**

Pursuant to HPMC Section 9-2.1407(2), an amendment to the Zoning Code may be approved in compliance with State law (Government Code Section 65800 et. seq., Chapter 4 [Zoning Regulations]), only if all of the following findings are made:

1. The proposed amendment is consistent with the General Plan;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City;
3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines; and

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4. The proposed amendment is internally consistent with other applicable provisions of the Municipal Code.

**MUNICIPAL CODE**

**REQUIREMENTS FOR A**

**CONDITIONAL USE PERMIT:**

If the proposed Zone Ordinance Amendment is approved, a Conditional Use Permit will be required for wireless communication facilities within the Open Space (OS) zone, pursuant to HPMC 9-4.401.

**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

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

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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 for 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.

## **SPECIAL PLANNING COMMISSION AGENDA REPORT**

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### **ENVIRONMENTAL REVIEW:**

Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq..

### **BACKGROUND:**

- ***August 15, 2018 Planning Commission Meeting***

The Planning Commission continued the public hearing item to a Special Meeting of August 22, 2018 due to a lack of quorum.

- ***Site Description***

The subject site is located at the north side of Florence Avenue and is bounded by Bissell Street to the east, Newell Street to the west, and Saturn Avenue to the North. The subject site is surrounded by residentially zoned properties to the north and west. The subject site is also surrounded by properties zoned Public Facilities to the east. The lot measures approximately 18.18 acres and currently developed as a City Park with various athletic fields, picnic areas, off-street parking lots, and a community recreation center/office building.

- ***Project Description***

The project proposes to amend the Huntington Park Municipal Code (HPMC) by including new language to Chapter 4, Article 4, Section 9-4.401. Specifically, the amendment will conditionally permit wireless communication facilities by creating a conditionally permitted use category and including wireless communication facilities within the Open Space (OS) Zone.

The project also proposes the installation of a new wireless communication facility and accessory equipment on the subject site. The new wireless communication will be designed to look and function as a light standard. The new wireless communication facility is proposed to replace an

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existing light standard that illuminates an existing soccer field.

**DISCUSSION:**

In order to amend the Zoning Code, the Planning Commission is required to make a written recommendation to the City Council of the proposed amendment. The Planning Commission may recommend approval, approval in modified form, or recommend disapproval based upon the findings outlined in Section 9-2.1407(2). Such findings are included in the proposed attached draft Ordinance.

Pursuant to Huntington Park Municipal Code (HPMC) section 9-2.102, when more than one land use permit application is filed concurrently, the highest level of Review Authority shall review all of the applications. As a result, the Planning Commission is also required to make a written recommendation to the City Council on the Conditional Use Permit and Development Permit applications associated with the Zone Ordinance Amendment.

**ANALYSIS:**

- ***Zoning Ordinance Amendment***

Chapter 4 Article 4, section 9-4.401 of the Huntington Park Municipal Code provides for a list of permissible uses within the Open Space (OS) Zone. Currently, section 9-4.401 does not provide for wireless communication facilities. Additionally, section 9-4.401 does not provide for a conditionally permitted classification of uses. As a result, in order to process a request for a wireless communication facilities on properties located within the Open Space (OS) Zone, a Zone Ordinance Amendment is required. The proposed amendment will read as follows:

**(3) The following uses may be permitted subject to the approval of a Conditional Use Permit:**

**(a) Wireless Communication Facilities [subject to the regulations set forth in HPMC section 9-3.103 (2) (D)]**

The proposed code amendment will be applicable to all properties located within the Open Space (OS) Zone. Future requests for wireless communication facilities in the OS Zone will be required to apply for a Conditional Use Permit and will be presented to the Planning Commission for consideration. The proposed change will remain consistent

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with other sections of the Huntington Park Municipal Code in that wireless communication facilities require a Conditional Use Permit in all of the City's Commercial zones, the Manufacturing Planned Development District, and in the Downtown Huntington Park Specific Plan.

It is not anticipated that the proposed amendment to the Zoning Code will create an adverse impact to public health, welfare and safety. The overall goal of the proposed amendment is the orderly development of City's Open Space zone in a manner that is consistent with the City's General Plan and, specifically, with the community's vision.

Pursuant to HPMC Section 9-2.1407(2), an amendment to the Zoning Code may be approved only if all of the following findings are made:

**1. The proposed amendment is consistent with the General Plan.**

**Finding:** The proposed amendment will conditionally permit wireless communication facilities within the Open Space Zone. Conditionally permitting wireless communication facilities in the Open Space Zone is consistent with Goal 2.0 of the General Plan by accommodating new development that is compatible with and complements existing land uses. The proposed stealth design of the wireless communication facility will be compatible with other existing light standards in the area. In addition, the wireless communication facility will serve as a light source for the existing soccer field. As a result, the proposed project will complement existing land uses located at Salt Lake Park.

**2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

**Finding:** It is not anticipated that the proposed amendment to the Zoning Code will create an adverse impact to public health, welfare and safety because the overall goal of the proposed amendment is to conditionally permit wireless communication facilities within the Open Space Zone. By requiring a Conditional Use Permit for wireless communication facilities in the

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Open Space Zone, future requests will be evaluated on a case-by-case basis in order to ensure projects will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

**3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City's Guidelines.**

**Finding:** Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

**4. The proposed amendment is internally consistent with other applicable provisions of the Municipal Code.**

**Finding:** The proposed amendment is internally consistent with other applicable provisions of the Huntington Park Municipal Code in that wireless communication facilities are conditionally permitted in the City's commercial and manufacturing zones.

• ***Conditional Use Permit / Development Permit***

Approval of a Conditional Use Permit and Development Permit will allow the proposed wireless communication facility and the accessory equipment to be installed on the subject site. The proposed wireless facility will be located adjacent to the existing soccer field. The wireless facility will be designed to resemble light standard. The light standard design will continue to serve as a source of illumination for the field. The height and placement of new lights will match the existing light standards.

T-Mobile has identified a need for improved reception in the areas located in and around Salt Lake Park. The wireless communication facility will provide additional coverage for T-Mobile cell phone users. It is worth noting that the

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Conditional Use Permit and Development permit applications are contingent upon approval of the ZOA noted above.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow a new wireless communication 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 will be a conditionally permitted use within the Open Space Zoning district, contingent on approval of a Zone Ordinance Amendment. The Open Space zone is intended to provide for public and private recreational land use activities necessary to meet both active and passive recreational needs of City residents. The addition of the wireless communication facility will provide additional wireless services to the residents of Huntington Park and will be compatible with the adjoining land uses. Additionally, the proposed project complies with the requirements of the HPMC.

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

**Finding:** The proposed wireless communication facility is consistent with Goal 2.0 of the General Plan by accommodating new development that is compatible with and complements existing land uses. The proposed stealth design of the wireless communication facility will be compatible with other existing light standards in the area. In addition, the wireless communication facility will serve as a light source for the existing soccer field. As a result, the proposed project will complement existing land uses located at Salt Lake Park.

**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:** Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

**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 18.18 acres. 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. The proposed project will be compatible to the surrounding area and existing recreational uses. 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 18.18 acres. The proposed project will be installed on adjacent to an existing soccer field. The proposed project will be designed as a light standard that will function as a light source for the soccer field. The proposed project also complies with all development standards.

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- 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 Florence Avenue, Bissell Street, Saturn Avenue, and Newell 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 wireless communication facility will not impede the accessibility to public access, due to the fact that it will be located in the same location as the existing light standard is located.

- ***Development Permit Findings***

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 will be a conditionally permitted use within the Open Space Zoning district, contingent on approval of a Zone Ordinance Amendment. The Open Space zone is intended to provide for public and private recreational land use activities necessary to meet both active and passive recreational needs of City residents. The addition of the wireless communication facility will provide additional wireless services to the residents of Huntington Park and will be compatible with the adjoining land uses. Additionally, the proposed project complies with the requirements of the HPMC.

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

**Finding:** The proposed wireless communication facility is consistent with Goal 2.0 of the General Plan by accommodating new development that is compatible with and complements existing land uses. The proposed stealth design of the wireless communication facility will be compatible with other existing light standards in the area. In addition, the wireless communication facility will serve as a light source for the existing soccer field. As a result, the proposed project will complement existing land uses located at Salt Lake Park.

**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 18.18 acres. The design, location, size, and operating characteristics of the proposed wireless communication facility is not expected to be incompatible with the surrounding area and existing recreational uses due to the fact that the design of the project will resemble a light standard that will match existing light standards. 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:** Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1, Sec. 15000 et. seq.

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

**Finding:** The proposed project site measures approximately 18.18 acres. The proposed project will be installed on adjacent to an existing soccer field. The proposed project will be designed as a light standard that will function as a light source for the soccer field. 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 Florence Avenue, Bissell Street, Saturn Avenue, and Newell 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 wireless communication facility will not impede the accessibility to public access, due to the fact that it will be located in the same location as the existing light standard is located.

**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.

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**SUBSEQUENT ACTION:** If the Planning Commission recommends to the City Council the adoption of the Zoning Ordinance Amendment; the item will be presented to the City Council, at a duly noticed public hearing, for final consideration and approval.

**RECOMMENDATION:** That the Planning Commission conduct a public hearing, consider all public testimony and **adopt Resolution No. 2018-04** recommending to the City Council the adoption of the Zone Ordinance Amendment, Conditional Use Permit, and Development Permit, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

### CONDITIONS OF APPROVAL:

#### PLANNING DIVISION

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 wireless communication facility be operated in compliance with the City of Huntington Park Noise Ordinance.

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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 from the light standard or the accessory equipment enclosure.
7. A lease agreement shall be finalized prior to building permit issuance.
8. That there shall be a maximum of six (6) 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. The wireless communication antennas and RRUs/radios shall be painted to match the light standard/pole.
15. 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.
16. 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.
17. 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.
18. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.

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19. 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.
20. 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.
21. 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.
22. That the applicant and property owner agree in writing to the above conditions.

### **BUILDING AND SAFETY**

23. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
24. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
25. Art fee shall be paid to the City prior to issuance of the building Permit
26. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction of the recycling coordinator.
27. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by registered design professionals.
28. Submit a soil report and structural calculations along with the structural design plans.

### **PUBLIC WORKS**

29. Applicable permit fees associated with this project will be assessed based on the current adopted fee schedule.
30. A drainage plan must be submitted.
  - a. Ideal design focuses on carrying the water to retention and infiltration area, i.e. vegetated swale or landscape feature.
  - b. Filtration and infiltration methods must be used to defray a large percentage of the storm water runoff into the storm drain system.

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- c. Concentrated flows will not be allowed over curbs, sidewalks or through driveways.

31. Soils Report. A preliminary soils report prepared in accordance with applicable grading ordinances shall be submitted. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, the design engineer will provide alternative methods to deal with the concerns.

32. An Erosion Control plan will be required.

33. Comply with all Federal, State, and local agency requirements pertaining to the Clean Water Act, which established regulations, set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.

34. Low Impact Development (LID) is a requirement of the NPDES Permit No. CAS004001, Order No. ORDER NO. R4-2012-0175. The LID is a narrative report that explains the type of development and drainage of the site. It must address the post-construction water quality and habitat impact issues. Once the site has been developed, how will runoff be maintained? Was there a system that was designed to treat the runoff prior to discharging into the public system? Best Management Practices (BMPs) should be implemented to address storm water pollution and peak flow discharge impacts. All BMPs must be sized to meet specified water quality design and/or peak flow discharge criteria.

35. Improvements shall be in complete compliance with the Americans with Disabilities Act (ADA) guidelines.

36. Repair, remove, and replace deficient and/or damaged sidewalk adjacent to the project site at the direction of the City Engineer/City Inspector. Use APWA standard plans and specifications

37. Comply with the City's ordinance pertaining to Construction & Demolition Debris Diversion requirements.

38. All USA/Dig Alert graffiti markings must be removed by the contractor from the park, parking lot and public area prior to final approval.

39. The plan size shall be:

- d. 24 inches x 36 inches at a scale not greater than 1" = 20'
- e. Show vicinity map or other data adequately indicating the site location on Title Sheet.
- f. Show name, address, and telephone number of owner, design engineer (or architect), Geotechnical Engineer and Engineering Geologist.

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- g. A State of California stamped Registered Civil Engineer or Licensed Architect must sign plans and indicate State license number and expiration date prior to submittal. Unsigned and unstamped plans will not be accepted for plan checking.
- h. Show North arrow, scale and legend. North arrow should point to the top or right of sheet.
- i. Show precise location of all existing buildings, structures and trees adjacent to the development where the work is to be performed and the location of any building or structure on land of adjacent property owners which is within fifteen (15) feet.
- j. Show accurate contours indicating the topography of the existing ground.
- k. Show finish grades by contours and spot elevations indicating proposed drainage patterns and grading. Show finish grade elevations at corners of all structures, B.C., E.C., BVC, EVC and grade breaks. For precise grading plans show pad and finished floor elevations.
- l. Show complete details of all drainage structures.

40. The following shall be submitted with the application for first plan check:

- a. Three sets of grading plans signed by the Registered Civil engineer preparing the plans.
- b. Two copies of preliminary soils investigation prepared by a licensed Geotechnical engineer.
- c. Two copies of geological investigation prepared by a licensed Engineering Geologist.
- d. Engineer's estimate of grading quantities and hardscape construction cost.

### **PARKS AND RECREATION**

41. Applicant shall pay in-lieu fees, in the amount determined by the Director of Parks and Recreation, for light fixture upgrades utilized to illuminate the soccer field.

42. Applicant shall pay in-lieu fees, in the amount determined by the Director of Parks and Recreation, for soccer field striping and field landscape maintenance.

### **LOS ANGELES COUNTY FIRE DEPARTMENT**

43. 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. 2018-04
- B: Project Plans
- C: Negative Declaration
- D: Applications and Environmental Assessment Checklist
- E: Draft City Council Ordinance

**DECEMBER 18, 2018 CITY COUNCIL STAFF  
REPORT**

**EXHIBIT C**

**CASE NO.** 2018-04A CUP/DP



# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

December 18, 2018

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **CONSIDERATION AND ADOPTION OF AN ORDINANCE AMENDING TITLE 9 “ZONING,” CHAPTER 4 “ZONING DISTRICTS,” ARTICLE 4 “SPECIAL PURPOSE ZONES,” SECTION 9-4.401 OF THE CITY OF HUNTINGTON PARK’S MUNICIPAL CODE**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Conduct a public hearing; and
2. Consider public testimony and staff's analysis; and
3. Waive further reading, and introduce Ordinance No. 2018-972, amending Title 9, Chapter 4, Article 4, section 9-4.401 of the Huntington Park Municipal Code to include Wireless Communication Facilities as a Conditionally Permitted Use within the Open Spaces (OS) zone; a Conditional Use Permit (CUP) and a Development Permit (DP) to allow for the installation of a new wireless communication facility within the Open Spaces (OS) zone; and adopting a Negative Declaration; and
4. Schedule the second reading and adoption of said ordinance at the next regular city council meeting.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Planning Division received a request for a Zone Ordinance Amendment that proposes to amend Chapter 4, Article 4, Section 9-4.401 of the Huntington Park Municipal Code by conditionally permitting wireless communication facilities within the Open Spaces (OS) zone. In addition, the application included a Conditional Use Permit and a Development to allow for the installation of a new wireless communication facility on property located within the Open Spaces (OS). Specifically, the new wireless communication facility is proposed to be located at Salt Lake Park.

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- ***Planning Commission Meeting***

Pursuant to HPMC Section 9-2.1405, the Planning Commission is required to make a written recommendation to the City Council on proposed Zone Ordinance Amendment, Conditional Use Permit, and Development permit approve in modified form, or disapprove based upon the findings outlined in HPMC Section 9-2.10407, 9-2.1105, and 9-2.1007. On August 22, 2018, the Planning Commission considered the proposed project and the Negative Declaration. At the conclusion of the public hearing, the Planning Commission recommended approval of the proposed project and the adoption of the Negative Declaration to the City Council.

- ***Zone Ordinance Amendment***

Chapter 4 Article 4, section 9-4.401 2. A. of the Huntington Park Municipal Code provides for a list of permissible uses within the Open Space (OS) Zone. Currently, HPMC section 9-4.401 2. A. does not list wireless communication facilities as either permitted or conditionally permitted uses. As a result, in order to process a request for a wireless communication facility on properties located within the Open Space (OS) Zone, a Zone Ordinance Amendment is required. For the purposes of this report, all existing code text will be shown in normal font, all proposed text to be removed will be shown in ~~strike through~~ font, and all proposed text will be shown in **bold underline**. The proposed amendment will read as follows:

9-4.401 Purpose.

A. OS (Open Space) Zone.

(1) The purpose of this zoning district is to provide for public and private recreational land use activities necessary to meet both active and passive recreational needs of City residents.

(2) The following uses may be permitted subject to the approval of a Development Permit:

(a) Active recreational land use activities, including:

(i) Golf courses/driving ranges;

(ii) Indoor/outdoor sports/athletic facilities (including skateboard parks, roller hockey rinks, etc.).

(b) Passive recreational land use activities, including:

(i) Nature preserves;

(ii) Open space areas;

(iii) Outdoor theaters (without structures).

**(3) The following uses may be permitted subject to the approval of a Conditional Use Permit:**

**(a) Wireless Communication Facilities [subject to the regulations set forth in HPMC section 9-3.103 (2) (D)]**

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**FISCAL IMPACT/FINANCING**

The proposed project will generate a one-time payment in the amount of \$10,000.00. In addition, the City will collect monthly rent in the amount of \$2,500.00. The monthly rent will increase annually by 3%.

In addition, the applicant will be paying in-lieu fees for improvements to the existing lighting and striping for the soccer field. The in-lieu fee amounts are currently being negotiated with T-Mobile.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed Zone Ordinance Amendment encompasses the entire Open Spaces zone in the City of Huntington Park. The amendments will require a Conditional Use Permits for all proposed wireless communication facilities within the OS Zone. The proposed change will remain consistent with other sections of the Huntington Park Municipal Code in that wireless communication facilities require a Conditional Use Permit in all of the City’s Commercial zones, the Manufacturing Planned Development District, and in the Downtown Huntington Park Specific Plan.

The Conditional Use Permit and Development Permit will allow for the installation of the wireless communication facilities at Salt Lake Park; however, approval of the Conditional Use Permit and Development Permit will be contingent upon approval of the Zone Ordinance Amendment. The wireless facility will be designed to resemble light standard. The light standard design will continue to serve as a source of illumination for the existing soccer field. The height and placement of new lights will match the existing light standards.

T-Mobile has identified a need for improved reception in the areas located in and around Salt Lake Park. The wireless communication facility will provide additional coverage for T-Mobile cell phone users. It is not anticipated that the proposed project will create an adverse impact to public health, welfare and safety. The overall goal of the proposed amendment is the orderly development of City’s Open Space zone in a manner that is consistent with the City’s General Plan and, specifically, with the community’s vision.

• ***Zone Ordinance Amendment Findings***

Pursuant to HPMC Section 9-2.1407(2), an amendment to the Zoning Code may be approved only if all of the findings are made. All necessary findings can be made as follows:

1. **The proposed amendment is consistent with the General Plan.**

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**Finding:** The proposed amendment will conditionally permit wireless communication facilities within the Open Space Zone. Conditionally permitting wireless communication facilities in the Open Space Zone is consistent with Goal 2.0 of the General Plan by accommodating new development that is compatible with and complements existing land uses. The proposed stealth design of the wireless communication facility will be compatible with other existing light standards in the area. In addition, the wireless communication facility will serve as a light source for the existing soccer field. As a result, the proposed project will complement existing land uses located at Salt Lake Park.

- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.**

**Finding:** It is not anticipated that the proposed amendment to the Zoning Code will create an adverse impact to public health, welfare and safety because the overall goal of the proposed amendment is to conditionally permit wireless communication facilities within the Open Space Zone. By requiring a Conditional Use Permit for wireless communication facilities in the Open Space Zone, future requests will be evaluated on a case-by-case basis in order to ensure projects will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

- 3. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA), and the City’s Guidelines.**

**Finding:** Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

- 4. The proposed amendment is internally consistent with other applicable provisions of the Municipal Code.**

**Finding:** The proposed amendment is internally consistent with other applicable provisions of the Huntington Park Municipal Code in that wireless communication facilities are conditionally permitted in the City’s commercial and manufacturing zones.

- *Conditional Use Permit Findings***

Pursuant to HPMC Section 9-2.1105, A Conditional Use Permit may be approved only if all of the findings are made. All necessary findings can be made as follows:

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- 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 will be a conditionally permitted use within the Open Space Zoning district, contingent on approval of a Zone Ordinance Amendment. The Open Space zone is intended to provide for public and private recreational land use activities necessary to meet both active and passive recreational needs of City residents. The addition of the wireless communication facility will provide additional wireless services to the residents of Huntington Park and will be compatible with the adjoining land uses. Additionally, the proposed project complies with the requirements of the HPMC.

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

**Finding:** The proposed wireless communication facility is consistent with Goal 2.0 of the General Plan by accommodating new development that is compatible with and complements existing land uses. The proposed stealth design of the wireless communication facility will be compatible with other existing light standards in the area. In addition, the wireless communication facility will serve as a light source for the existing soccer field. As a result, the proposed project will complement existing land uses located at Salt Lake Park.

- 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:** Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

- 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 18.18 acres. 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. The proposed project will be compatible to the surrounding area and existing recreational uses. In addition,

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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 18.18 acres. The proposed project will be installed on adjacent to an existing soccer field. The proposed project will be designed as a light standard that will function as a light source for the soccer field. 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 Florence Avenue, Bissell Street, Saturn Avenue, and Newell 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 wireless communication facility will not impede the accessibility to public access, due to the fact that it will be located in the same location as the existing light standard is located.

• ***Development Permit Findings***

Pursuant to HMPC Section 9-2.1007, a Development Permit may be approved only if all of the findings are made. All necessary findings can be made as follows:

**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 will be a conditionally permitted use within the Open Space Zoning district, contingent on approval of a Zone Ordinance Amendment. The Open Space zone is intended to provide for public and private recreational land use activities necessary to meet both active and passive recreational needs of City residents. The addition of the wireless communication facility will provided additional wireless services to the residents of Huntington Park and will be compatible with the adjoining land uses. Additionally, the proposed project complies with the requirements of the HPMC.

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

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**Finding:** The proposed wireless communication facility is consistent with Goal 2.0 of the General Plan by accommodating new development that is compatible with and complements existing land uses. The proposed stealth design of the wireless communication facility will be compatible with other existing light standards in the area. In addition, the wireless communication facility will serve as a light source for the existing soccer field. As a result, the proposed project will complement existing land uses located at Salt Lake Park.

- 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 18.18 acres. The design, location, size, and operating characteristics of the proposed wireless communication facility is not expected. The proposed project will be compatible to the surrounding area and existing recreational uses due to the fact that the design of the project will resemble a light standard that will match existing light standards. 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:** Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed project will not have a significant effect on the environment and has prepared a Negative Declaration for the project. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq.

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

**Finding:** The proposed project site measures approximately 18.18 acres. The proposed project will be installed on adjacent to an existing soccer field. The proposed project will be designed as a light standard that will function as a light source for the soccer field. 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.**

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**Finding:** Vehicular and pedestrian access to the site will be provided through Florence Avenue, Bissell Street, Saturn Avenue, and Newell 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 wireless communication facility will not impede the accessibility to public access, due to the fact that it will be located in the same location as the existing light standard is located.

- 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.

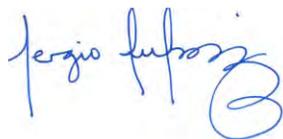
**CONCLUSION**

Upon Council approval, staff will proceed with recommended actions.

Respectfully submitted,



RICARDO REYES  
City Manager



SERGIO INFANZON  
Director of Community Development

**ATTACHMENT(S)**

- A. Ordinance No. 2018-972
- B. PC Resolution No. 2018-04
- C. Negative Declaration
- D. DRAFT Lease Agreement
- E. Project Plans

# **TIME EXTENSION REQUEST**

**EXHIBIT D**

**CASE NO.** 2018-04A CUP/DP



March 10, 2020

City of Huntington Park  
6550 Miles Avenue,  
Huntington Park, CA 90255

Attention: Carlos Luis, Planning Manager

**SUBJECT: LA74723B: Planning Extension Request**



Dear Mr. Luis:

As you aware, T-Mobile is the process of developing a new wireless facility of certain real estate located at 3401 E Florence Ave, APN#: 6324-034-901 in Huntington Park, California in which we have submitted development applications requesting entitlements for a new wireless facility and related improvements (the "Development Project"). These applications are identified as PC CASE NO. 2016-02 ZOA/DP. The project was originally approved by the City Council on December 18, 2018. As part of the project, there was also a Zoning Code Amendment, which allowed for wireless facilities with open spaces, including the park at which this facility is proposed.

Since the approvals have been received, we have been working diligently towards finalizing the design and preparing to submit for a building permit. In addition, since the proposed facility is on City owned property, we had to finalize the lease agreement with the city as well. Once the final approval was received from the planning department, T-Mobile and the City finalized the lease, which was fully executed by both parties in early 2019.

Once the lease fully executed, T-Mobile worked with the pole manufacturer developing final drawings based on the conditions of approval that were mandated as part of the planning approval. After finalizing the tower drawings with the manufacturer, we had to run structural calculations and create a foundation design, both of which are required in order to submit for plan check. Both of these items require a soils report. In order to get a soils report, we contracted with a vendor and attempted to access the facility to perform the soils testing. At this point we were informed that we needed to obtain an encroachment permit as well, since the proposed facility is on city owned property. This entire process took several months.

Finally, in late August, we received the soils report. Unfortunately, by that time, T-Mobile had enacted a moratorium on new site development, due to the ongoing merger with Sprint, which had been pending for several years. This merger will have no direct impact on this particular facility, but none the less, this site was on hold along with 99% of all T-Mobile sites in the county starting in late August of last year until the present time.

In February of this year, with the deadline for an extension request approaching, we were able to get an exception from the nationwide moratorium on this project from T-Mobile. Since then, we have

moved very quickly by provided the soils report to the tower manufacturer to complete their calculations and foundation design, and incorporating these findings into the final Construction Drawings. These drawings are currently being finalized, and as soon as they are complete, we will be submitting for plan check. I anticipate this to be in the next week or so. Once the plan check process is complete, and the permits are ready to issue, T-Mobile will proceed with pulling the permits and the construction process for this facility.

Sincerely,

*Tim Byus*

**Tim Byus**  
Project Manager  
J5 Infrastructure Partners  
📞 Mobile: (847) 345-1175  
✉️ [tbyus@j5ip.com](mailto:tbyus@j5ip.com)

