



# AGENDA

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, August 15, 2018 at 6:30 p.m.**

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

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

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

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

### **CALL TO ORDER**

### **ROLL CALL**

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

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENT**

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

**CONSENT ITEMS**

**REGULAR AGENDA**

**PUBLIC HEARING**

1. **CASE NO. 2018-04 ZOA/CUP/DP – ZONE ORDINANCE AMENDMENT /**  
**CONDITIONAL USE PERMIT / DEVELOPMENT PERMIT** A request for the adoption of an ordinance amending Title 9, Chapter 4, Article 4, Section 9-4.401 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.

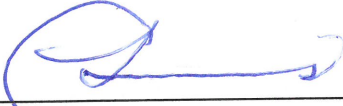
**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, September 19, 2018 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at www.hpca.gov on the 9<sup>th</sup> of August 2018.

  
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Carlos Luis



# CITY OF HUNTINGTON PARK

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## PLANNING COMMISSION AGENDA REPORT

**DATE:** AUGUST 15, 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

**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

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

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.

**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:**

- ***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 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 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 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 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.

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 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.**

**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.**

**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.

**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

**PC RESOLUTION NO. 2018-04 ZOA/CUP/DP**

**EXHIBIT A**

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

PC RESOLUTION NO. 2018-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK 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 SPACE (OS) ZONE; A CONDITIONAL USE PERMIT (CUP) AND A DEVELOPMENT PERMIT (DP) TO ALLOW FOR THE INSTALLATION OF A NEW WIRELESS COMMUNICATION FACILITY; AND ADOPTION OF A ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIORNMENTAL QUALITY ACT (CEQA) FOR PROPERTY LOCATED AT 1900 SLAUSON AVENUE, WITHIN THE OPEN SPACE (OS) ZONE.

**WHEREAS**, the Planning Commission of the City of Huntington Park, after notice duly given as required by law, held a public hearing on Wednesday, August 15, 2018 at 6:30 p.m., in the City Hall, 6550 Miles Avenue, Huntington Park, California, to consider recommending to the City Council the adoption of an Ordinance amending Title 9, Chapter 4, Article 4 of the Huntington Park Municipal Code relating to allowed land uses and the approval of a Conditional Use Permit ("CUP"), Development Permit, Parcel Merger, and adoption of a Negative Declaration under the California Environmental Quality Act (CEQA) to allow the installation of a wireless communication facility on property located at 3401 E. Florence Avenue, within the Open Space (OS) Zone on the following described property:

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

**WHEREAS**, the proposed Ordinance promotes and is consistent with the goals of the General Plan; and

**WHEREAS**, the Municipal Code is a document that will be subject to change from time to time due to changes in policy, designs, development trends, new uses and/or situations that were not considered; and

**WHEREAS**, the effect on existing land uses within the City has been analyzed with respect to the proposed amendments; and

**WHEREAS**, the proposed Ordinance will not adversely affect property values and will not be detrimental to the City; and

1       **WHEREAS**, the proposed Zoning Ordinance Amendment will be in the interest and  
2 furtherance of the public health, safety, and general welfare; and

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

8       **WHEREAS**, all persons appearing for or against the recommendation to adopt the  
9 Zoning Ordinance Amendment were given the opportunity to be heard in connection with said  
10 matter; and

11       **WHEREAS**, written comments received prior to the hearing, and responses to such  
12 comments, were reviewed and considered by the Planning Commission.

13  
14       **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**  
15 **HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS**  
16 **FOLLOWS:**

17       **SECTION 1:** The proposed Ordinance amending the Huntington Park Municipal Code,  
18 as attached hereto and marked Exhibit “A” has been presented to the Planning Commission,  
19 and the Commission has reviewed and considered the information therein prior to any action  
20 on the adoption of this Resolution.

21       **SECTION 2.** The Planning Commission hereby makes the following findings in  
22 connection with the proposed Zoning Ordinance Amendment:

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

24       **Finding:** The proposed amendment will conditionally permit wireless communication  
25 facilities within the Open Space Zone. Conditionally permitting wireless  
26 communication facilities in the Open Space Zone is consistent with Goal 2.0 of the  
27 General Plan by accommodating new development that is compatible with and  
28 complements existing land uses. The proposed stealth design of the wireless

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

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

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

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

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

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

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

26 **SECTION 3:** The Planning Commission hereby makes the following findings in  
27 connection with the proposed CUP:  
28

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

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

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

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

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

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

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

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 to be detrimental to the public health,  
10      safety, and welfare of the City. The proposed project will be compatible to the  
11      surrounding area and existing recreational uses. In addition, the proposed project is in  
12      compliance with all Federal Communication Commission (FCC) requirements.

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

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

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

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

**SECTION 4:** The Planning Commission hereby makes the following findings in connection with the proposed Development Permit:

- 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.**

**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.**

**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.

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

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

9       **SECTION 5:** The Planning Commission hereby approves Resolution No. 2018-04,  
10      recommending to the City Council approval of a Zoning Ordinance Amendment, CUP, and  
11      Development Permit, subject to the execution and fulfillment of the following conditions:

12      **PLANNING DIVISION**

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

6. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period 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.

1 19. Should the operation of this establishment be granted, deemed, conveyed, transferred, or  
2 should a change in management or proprietorship occur at any time, this Conditional Use  
Permit shall be reviewed.

3 20. That the Applicant shall comply with all applicable property development standards  
4 including, but not limited to, outdoor storage, fumes and vapors, property maintenance,  
5 and noise.

6 21. The Director of Community Development is authorized to make minor modifications to the  
7 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.

8 22. That the applicant and property owner agree in writing to the above conditions.

### 9 **BUILDING AND SAFETY**

10 23. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional  
11 review required beyond the first recheck shall be paid for on an hourly basis in accordance  
with the current fee schedule.

12 24. The second sheet of building plans is to list all conditions of approval and to include a copy  
13 of the Planning Commission Decision letter. This information shall be incorporated into the  
14 plans prior to the first submittal for plan check.

15 25. Art fee shall be paid to the City prior to issuance of the building Permit

16 26. Recycling deposit shall be filed prior to issuance of the building permit to the satisfaction  
17 of the recycling coordinator.

18 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.

19 28. Submit a soil report and structural calculations along with the structural design plans.

### 20 **PUBLIC WORKS**

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

23 30. A drainage plan must be submitted.

24 a. Ideal design focuses on carrying the water to retention and infiltration area, i.e.  
vegetated swale or landscape feature.

25 b. Filtration and infiltration methods must be used to defray a large percentage of  
26 the storm water runoff into the storm drain system.

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

28 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.
- 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 6:** This resolution shall not become effective until 15 days after the date of decision rendered by the Planning Commission, unless within that period of time it is appealed to the City Council. The decision of the Planning Commission shall be stayed until final determination of the appeal has been effected by the City Council.

**SECTION 7:** 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.

**PASSED, APPROVED, AND ADOPTED this 15th day of August 2018 by the following vote:**

AYES:

NOES:

ABSENT:

## HUNTINGTON PARK PLANNING COMMISSION

Angelica Montes, Chairperson

ATTEST:

Carlos Luis, Secretary

# PROJECT PLANS

**EXHIBIT B**

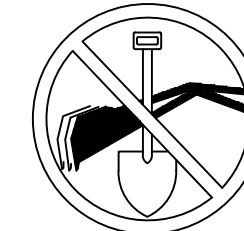
**CASE NO.** 2018-04 ZOA/CUP/DP



**SITE NUMBER: LA74723B**

**SITE NAME: HUNTINGTON PARK SOCCER FIELD**

**3401 E. FLORENCE AVENUE,  
HUNTINGTON PARK, CA 90255**



UNDERGROUND  
SERVICE ALERT OF  
SOUTHERN CALIFORNIA  
800-227-2600

## 48 HOURS BEFORE YOU DIG

## PROJECT DESCRIPTION (RFDS VERSION 11/02/17)

SCOPE OF WORK:

INSTALLATION OF A NEW TELECOMMUNICATION FACILITY CONSISTING OF THE FOLLOWING:

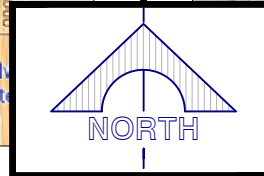
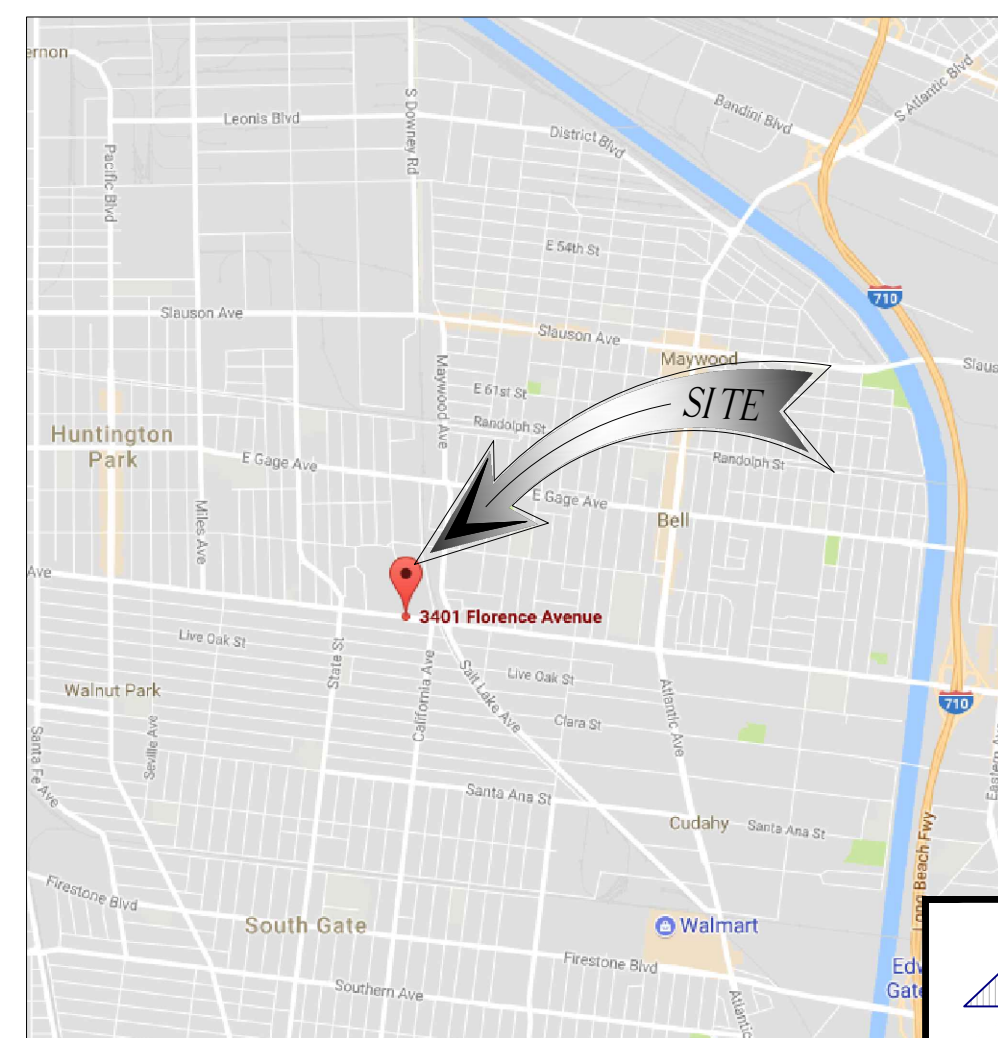
- REMOVE EXISTING 58'-10" TALL STADIUM LIGHT POLE
- INSTALL NEW 65'-0" TALL STADIUM LIGHT POLE
- INSTALL (2) 6102 RBS CABINETS WITHIN PROPOSED CMU WALL ENCLOSURE
- INSTALL (1) BBU OUTDOOR CABINET
- INSTALL (2) ANTENNAS, (3) PER SECTOR
- INSTALL (3) RRU/RADIO, (1) PER SECTOR
- INSTALL (3) DIPLEXERS, (1) PER SECTOR
- RUN POWER AND FIBER CABLES FROM PROPOSED T-MOBILE EQUIPMENT AREA TO EACH SECTOR
- INSTALL (1) 2'Ø MICROWAVE DISH

## STATEMENTS

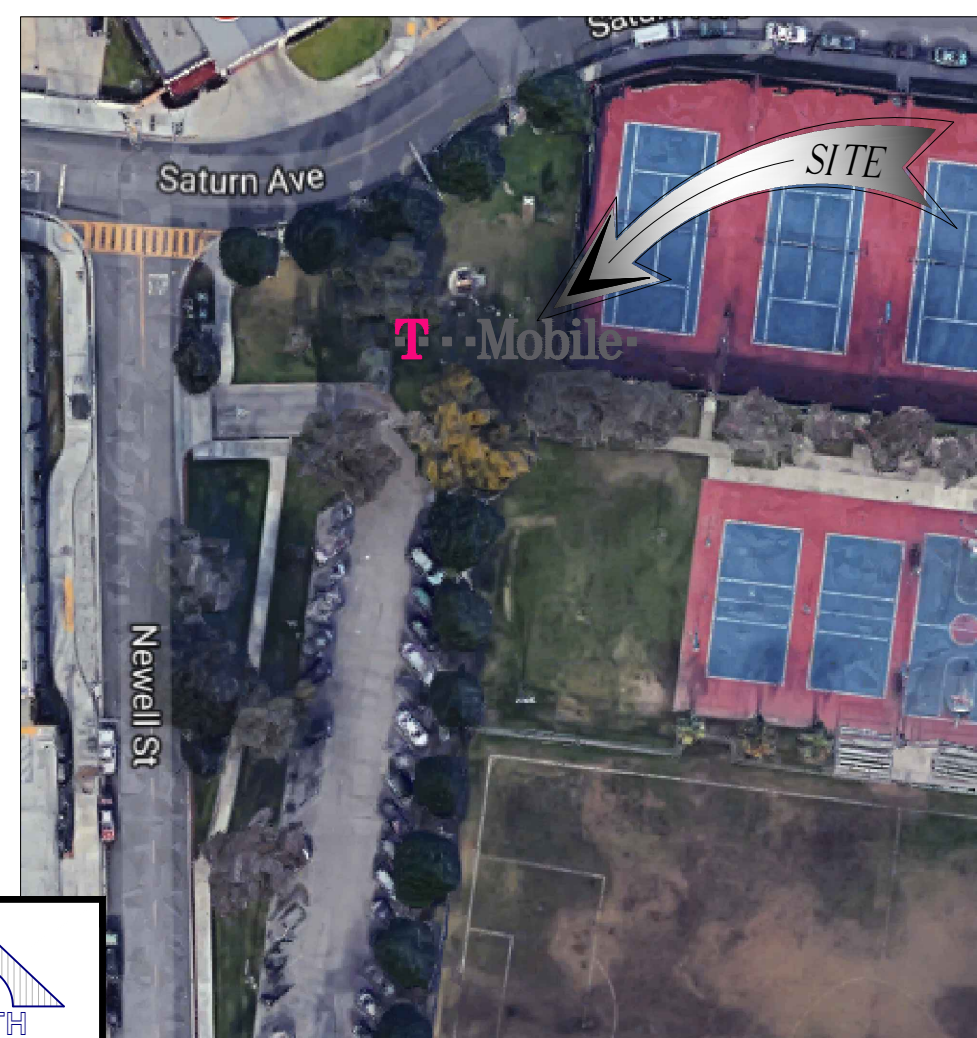
STRUCTURAL: STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR NEW COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

PROPRIETARY INFORMATION: THE INFORMATION CONTAINED WITHIN THIS SET OF DRAWINGS IS PROPRIETARY T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

## VICINITY MAP



## LOCAL MAP



## DRAWING INDEX

[illegible]

## PROJECT TEAM

<u>SITE ADDRESS:</u>	3401 E. FLORENCE AVENUE, HUNTINGTON PARK, CA 90255	<u>APPLICANT:</u>	T-MOBILE WEST LLC 3257 EAST GUASTI RD., SUITE 200 ONTARIO, CA 91761
<u>PROPERTY OWNER/LESSOR:</u>	CITY OF HUNTINGTON PARK-PARK AND RECREATION 6550 MILES AVENUE, HUNTINGTON PARK, CA., 90255 (323) 584-6250	<u>CONTACT:</u>	AMIEE WEEKS T-MOBILE WEST, LLC AMIEE.WEEKS3@T-MOBILE.COM
<u>CONTACT:</u>		<u>PROJECT MANAGER:</u>	ERIC LITTLE J5 INFRASTRUCTURE PARTNERS elittle@J5IP.com (949) 842-7002
<u>JURISDICTION:</u>	CITY OF HUNTINGTON PARK	<u>ENGINEER</u>	FRANCIS DONG J5 INFRASTRUCTURE PARTNERS fdong@J5IP.COM (949)247-7767
<u>CONSTRUCTION TYPE:</u>	V-B		
<u>ZONING:</u>	HPOS		
<u>OCCUPANCY TYPE:</u>	OPEN SPACE		
<u>LATITUDE:</u>	33.97552600		
<u>LONGITUDE:</u>	-118.20817900	<u>A&amp;E MANAGER:</u>	JOHNAR DE LA CRUZ J5 INFRASTRUCTURE PARTNERS jdelacruz@J5IP.com (949) 247-7767
<u>APN:</u>	6324-034-901		
<u>CURRENT USE:</u>	COMMERCIAL		
<u>NEW USE:</u>	TELECOMMUNICATION FACILITY		
<u>ACCESSIBILITY REQUIREMENTS:</u>	THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. DISABLED/CHALLENGED ACCESS IS NOT REQUIRED PER CBC 2013, SECTION 11B-203.4 (LIMITED ACCESS SPACE)		

## DRIVING DIRECTIONS

FROM THE T-MOBILE OFFICE LOCATED AT 3247 EAST GUASTI RD., ONTARIO, CA:

1. GET ON I-10 W
2. HEAD NORTHWEST ON E GUASTI RD TOWARD N CENTRE LAKE DR
3. USE THE 2ND FROM THE RIGHT LANE TO TURN RIGHT ONTO N ARCHIBALD AVE
4. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO I-10 W TOWARD LOS ANGELES
5. CONTINUE ON I-10 W. TAKE CA-60 W/POMONA FWY AND I-710 S TO E FLORENCE AVE IN BELL. TAKE EXIT 15 FROM I-710 S
6. MERGE ONTO I-10 W
7. USE THE RIGHT 2 LANES TO TAKE EXIT 31A TO MERGE ONTO I-605 S
8. USE THE RIGHT 2 LANES TO TAKE EXIT 19 TO MERGE ONTO CA-60 W/POMONA FWY TOWARD LOS ANGELES
9. USE THE RIGHT 2 LANES TO TAKE EXIT 3B FOR I-710 N/I-710 S TOWARD LONG BEACH/VALLEY BLVD
10. KEEP LEFT AT THE FORK TO STAY ON EXIT 3B, FOLLOW SIGNS FOR INTERSTATE 710 S/LONG BEACH AND MERGE ONTO I-710 S
11. TAKE EXIT 15 FOR FLORENCE AVE TOWARD BELL
12. KEEP RIGHT TO STAY ON EXIT 15, FOLLOW SIGNS FOR FLORENCE AVE W/BELL/HUNTINGTON PARK AND MERGE ONTO E FLORENCE AVE

ARRIVE AT 3401 FLORENCE AVE, HUNTINGTON PARK, CA 90255

## CODE COMPLIANCE

PER CALIFORNIA BUILDING STANDARDS CODE, "TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS" GOVERNS THE DESIGN AND CONSTRUCTION OF ALL BUILDING OCCUPANCIES AND ASSOCIATED FACILITIES AND EQUIPMENT THROUGHOUT CALIFORNIA. RELEVANT CODE SECTIONS ARE (BUT NOT LIMITED TO):

1. 2016 CALIFORNIA BUILDING CODE
2. 2016 CALIFORNIA ELECTRICAL CODE
3. 2016 CALIFORNIA ENERGY CODE
4. 2016 CALIFORNIA HISTORICAL BUILDING CODE
5. 2016 CALIFORNIA FIRE CODE
6. 2016 CALIFORNIA EXISTING BUILDING CODE
7. CITY/COUNTY ORDINANCES
8. ANSI/TIA-222-G-2005

## APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	PRINT NAME	SIGNATURE:	DATE:
LAND OWNER:			
DEVELOP. MANAGER:			
CONST. MANAGER			
PROJECT MANAGER:			
ZONING MANAGER:			
T-MOBILE RF ENGINEER:			
SAC. REP:			
NET OPS:			

## GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

**T-Mobile**  
T-MOBILE WEST LLC

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



2030 MAIN STREET, SUITE 200  
IRVINE, CA 92614

DRAWN BY: DWW

CHECKED BY: JD

1	04/19/2018	REVISION PER CITY COMMENTS
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D	02/08/2018	REVISION PER DRM JX
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REV	DATE	DESCRIPTION

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TO ALTER THIS DOCUMENT.

**LA74723B**  
HUNTINGTON PARK  
SOCCER FIELD

3401 E. FLORENCE AVENUE  
HUNTINGTON PARK, CA 90255

SHEET TITLE

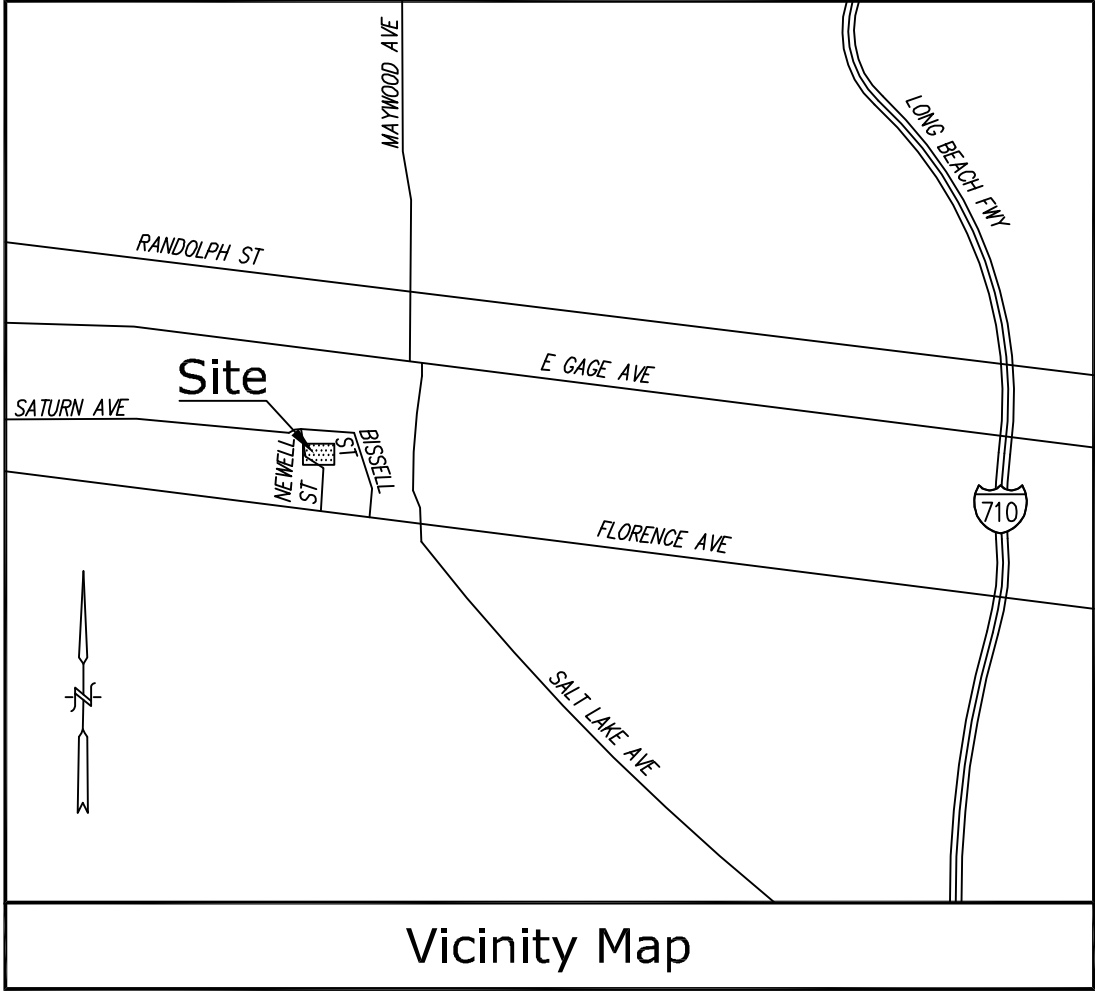
TITLE SHEET

SHEET NUMBER

**T01**

REV:

1



Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.  
PREPARED BY:  
ORDER BY:  
DATED:

Legal Description

A PORTION OF THE RANCHO SAN ANTONIO AS PER BOOK 1, PAGE 389, RECORDS OF LOS ANGELES COUNTY

Assessor's Parcel No.

6324-034-901

Easements

NOT AVAILABLE

Access Easements/Lease Area

TO BE DETERMINED

Geographic Coordinates at Soccer Field Light

1983 DATUM: LATITUDE 33° 58' 31.89" LONGITUDE 118° 12' 29.37"  
ELEVATION = 148.4 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:  
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 5, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

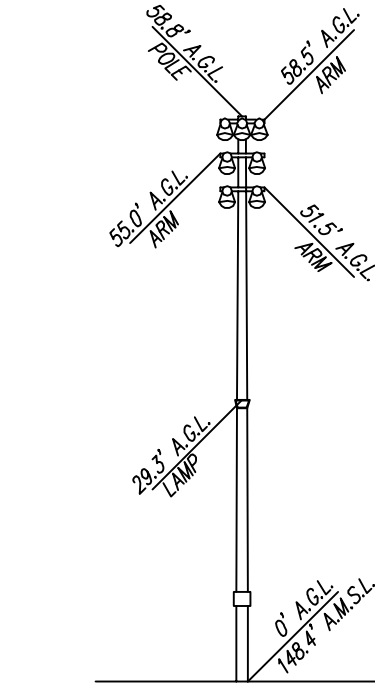
THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "BOIS", ELEVATION = 128.05 FEET (NAVD 88).

Date of Survey

OCTOBER 23, 2017.

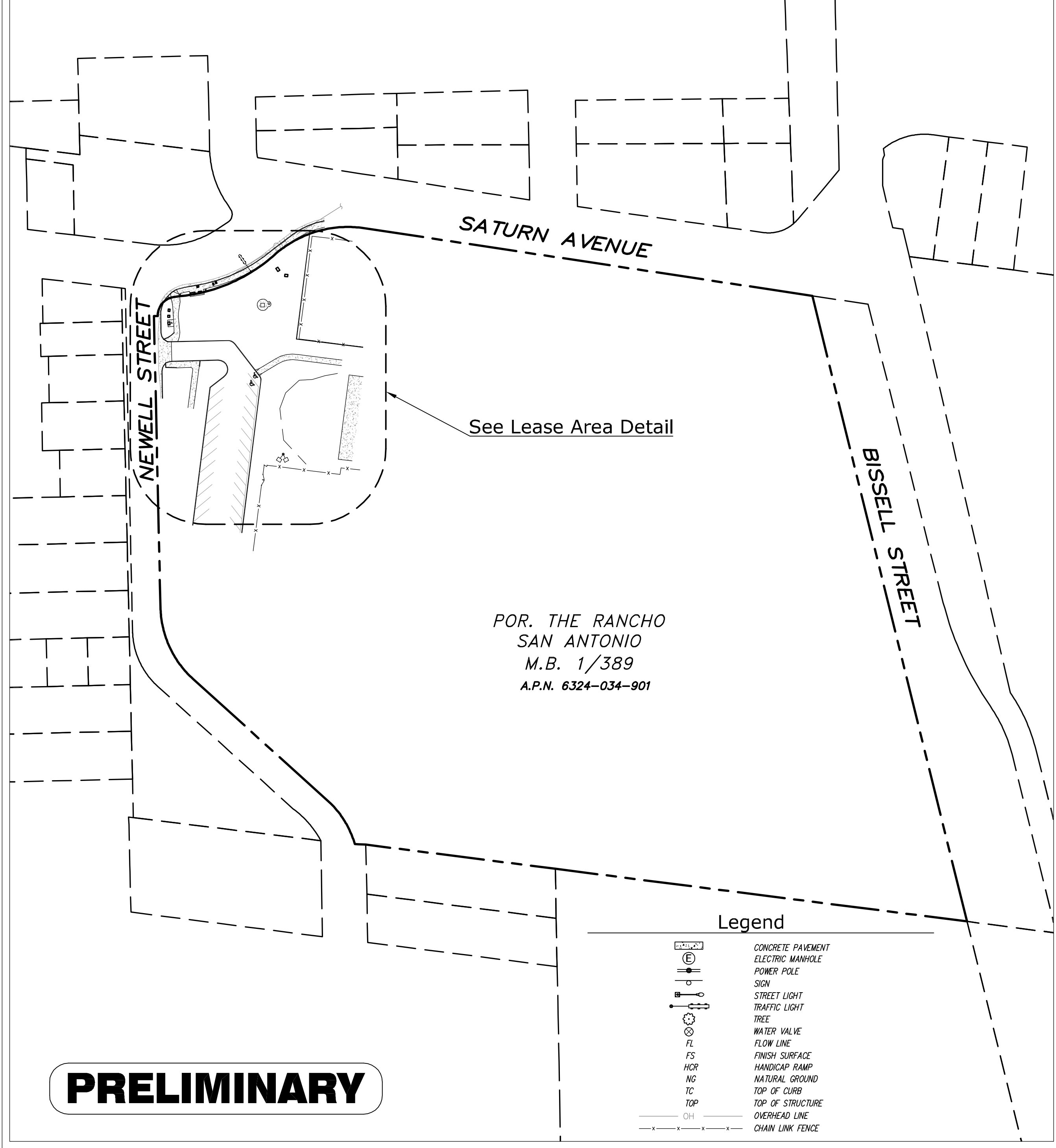
Soccer Field Light

SOUTHERLY ELEVATION (N.T.S.)  
SOCCER FIELD LIGHT POLE NO. LA74723



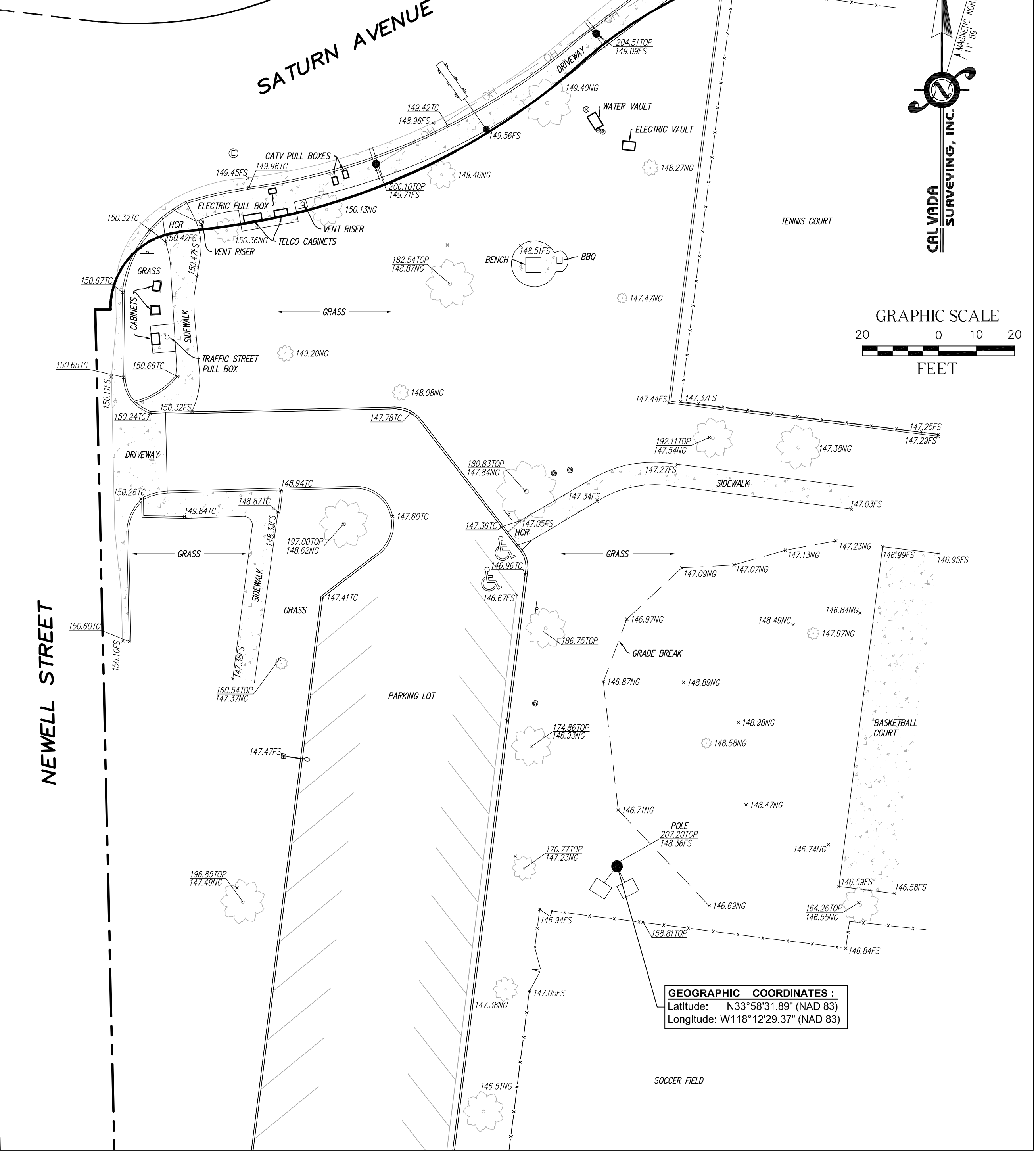
Boundary Detail

SCALE 1"=80'



Lease Area Detail

SCALE 1"=20'



**T-Mobile**  
Stick Together®

3 IMPERIAL PROMENADE, SUITE 1100  
SANTA ANA, CA 92707

A&E DEVELOPMENT:

**IS INFRASTRUCTURE**  
AZ - CA - CO - ID - NM - NV - TX - UT

CONSULTANT:

**CAL VADA**  
**SURVEYING, INC.**

411 Jenks Cir., Suite 205, Corona, CA 92880  
Phone: 951-280-9960 Fax: 951-280-9746  
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 171598

LICENSURE:

REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	10/30/17	SUBMITTAL
	LN	

SITE INFORMATION:

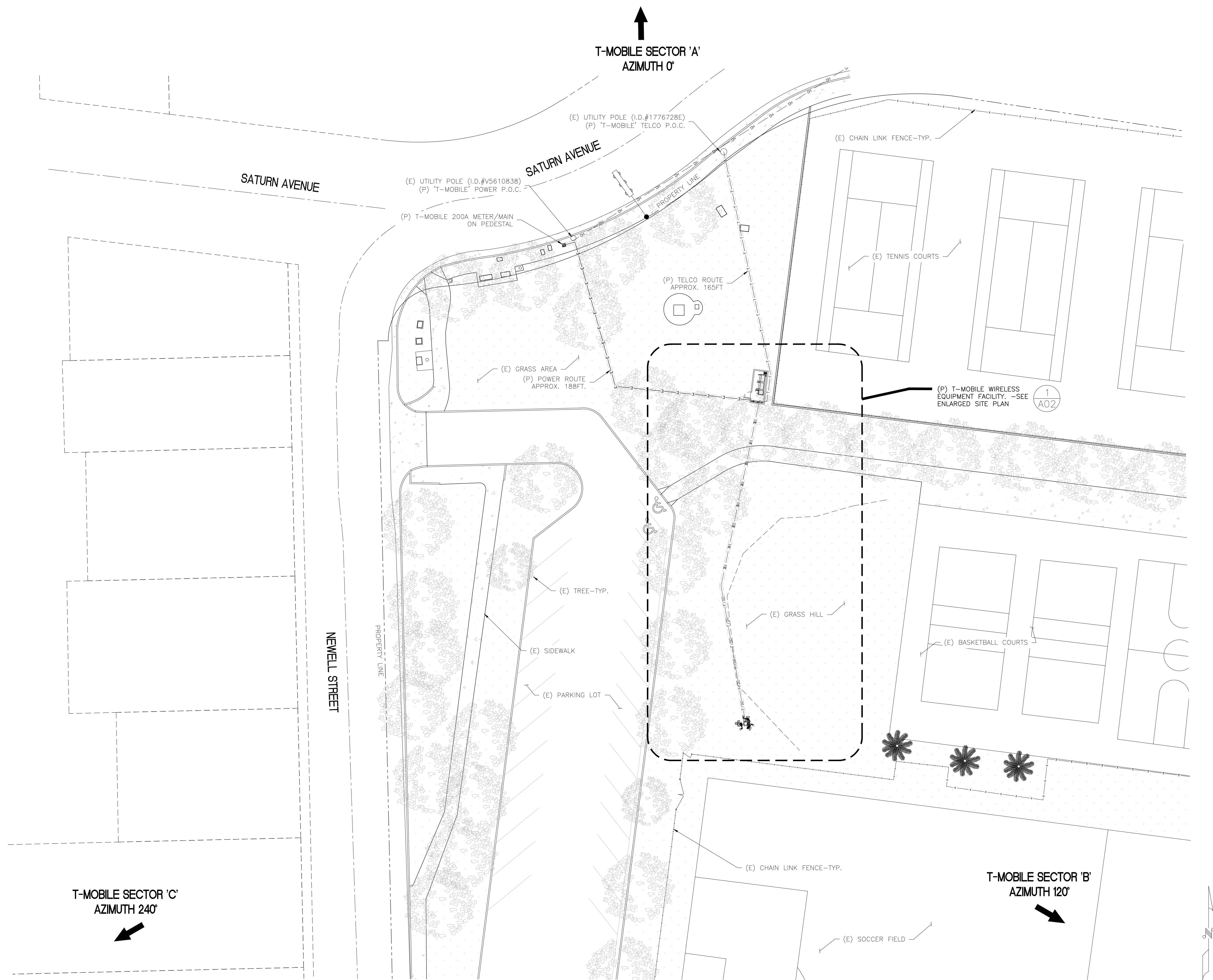
**LA74723**  
**Huntington Park**  
**Soccer Field**  
HUNTINGTON PARK, CA 90255  
LOS ANGELES COUNTY

SHEET TITLE:

**TOPOGRAPHIC**  
**SURVEY**

SHEET NUMBER:

**LS-1**  
SHEET 1 OF 1



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2030 MAIN STREET, SUITE 200  
IRVINE, CA 92614

DRAWN BY: DWW

CHECKED BY: JD

REV	DATE	DESCRIPTION
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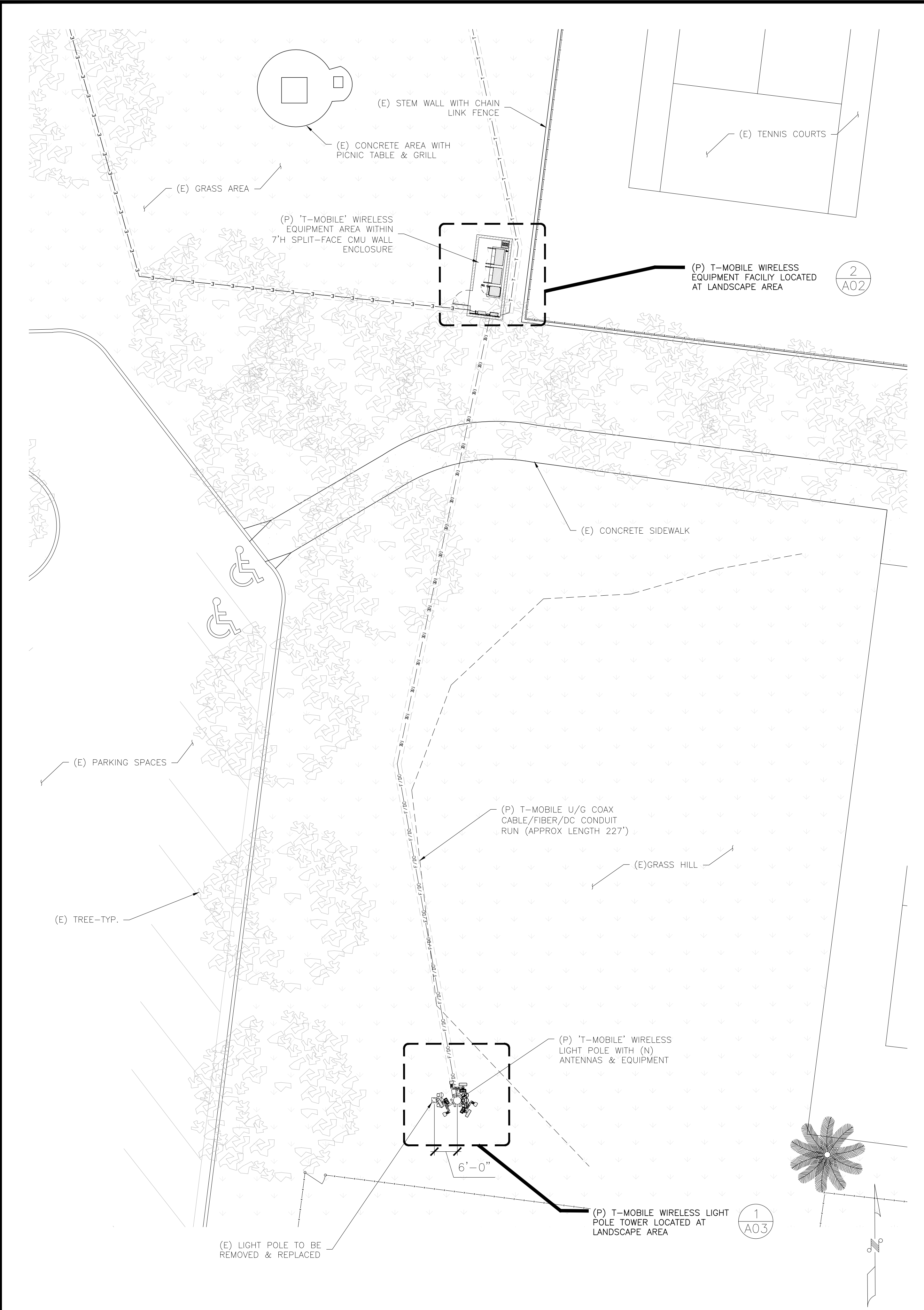
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**LA74723B**  
**HUNTINGTON PARK  
SOCCER FIELD**  
3401 E. FLORENCE AVENUE  
HUNTINGTON PARK, CA 90255

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
**A01**

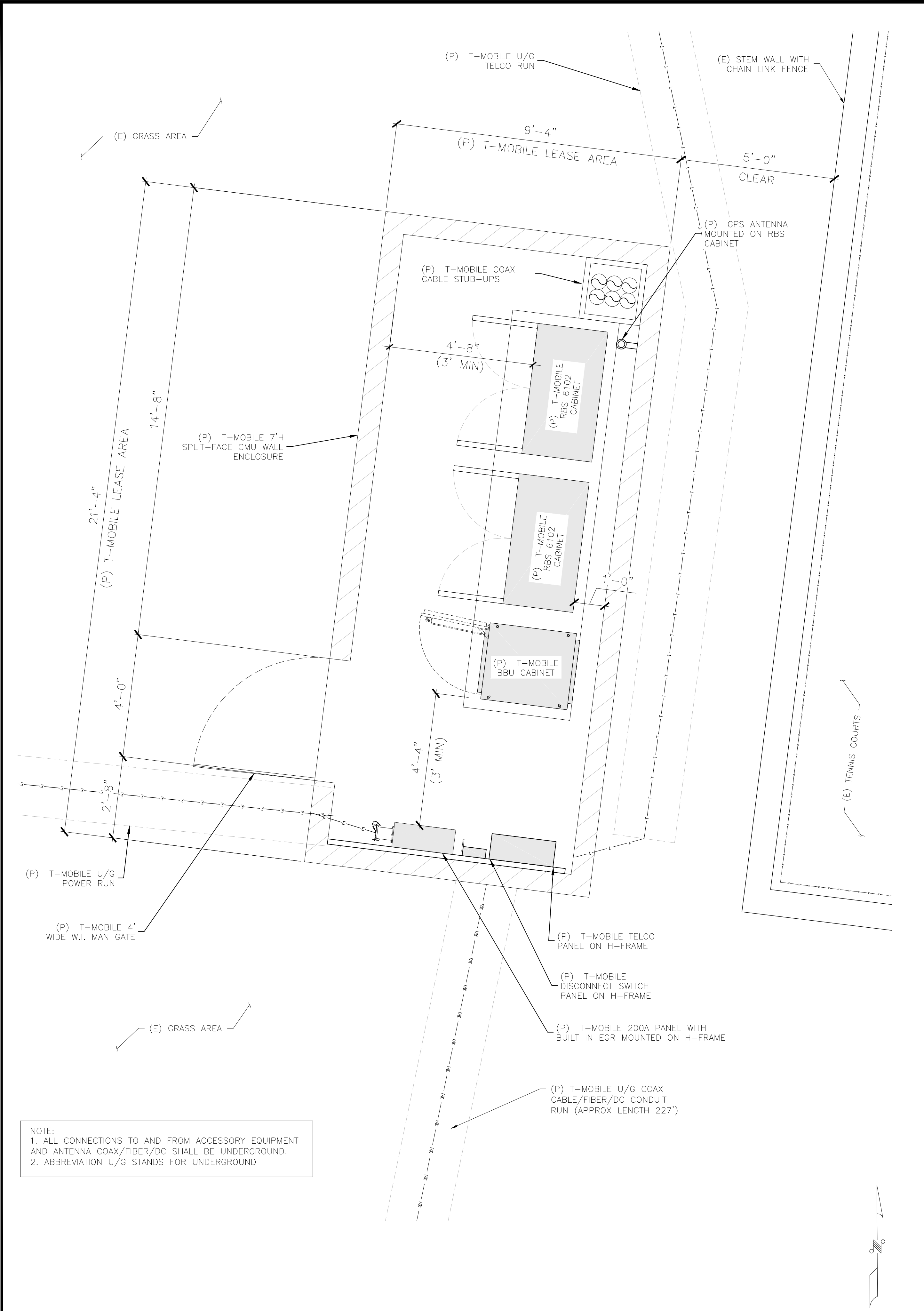
REV:  
**1**



ENLARGED SITE PLAN

24"x36" SCALE: 1/16" = 1'-0" 16' 12' 8' 4' 0" 16'

1



PROPOSED EQUIPMENT LAYOUT PLAN

24"x36" SCALE: 3/8" = 1'-0" 2' 1' 0" 2'

2

**T-Mobile**

T-MOBILE WEST LLC

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**IS INFRASTRUCTURE PARTNERS**  
AZ - CA - CO - ID - NM - NV - TX - UT

2030 MAIN STREET, SUITE 200  
IRVINE, CA 92614

DRAWN BY: DWW

CHECKED BY: JD

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**LA74723B**  
**HUNTINGTON PARK SOCCER FIELD**

3401 E. FLORENCE AVENUE  
HUNTINGTON PARK, CA 90255

SHEET TITLE  
**EQUIPMENT LAYOUT PLAN**

SHEET NUMBER

**A02**

REV:

**1**



T-MOBILE WEST LLC

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**LA74723B**

**HUNTINGTON PARK  
SOCCER FIELD**

3401 E. FLORENCE AVENUE  
HUNTINGTON PARK, CA 90255

SHEET TITLE  
**PROPOSED ANTENNA  
LAYOUT PLAN**

SHEET NUMBER

**A03**

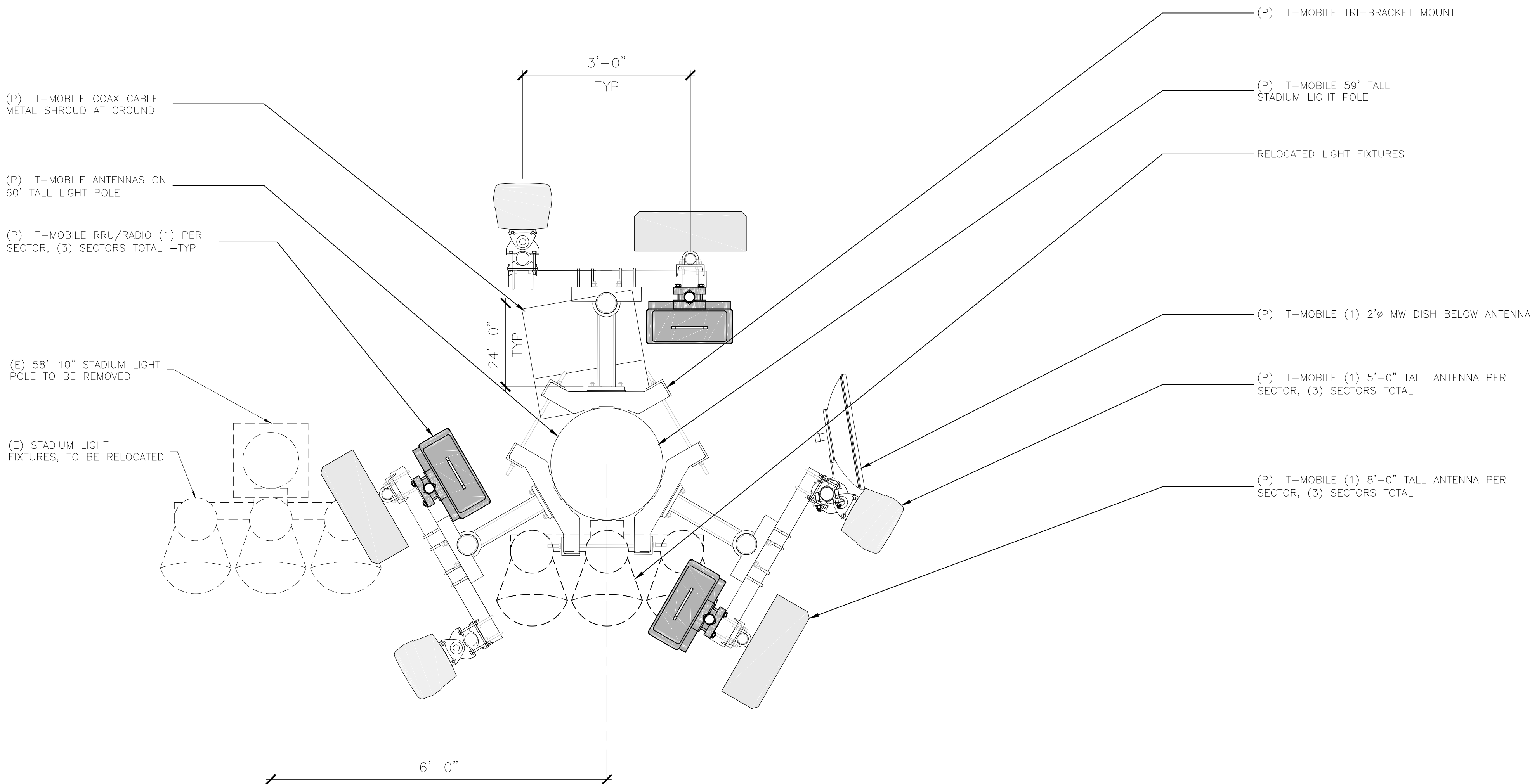
REV:

**1**

T-MOBILE SECTOR 'A'  
AZIMUTH 0°

T-MOBILE SECTOR 'C'  
AZIMUTH 240°

T-MOBILE SECTOR 'B'  
AZIMUTH 120°

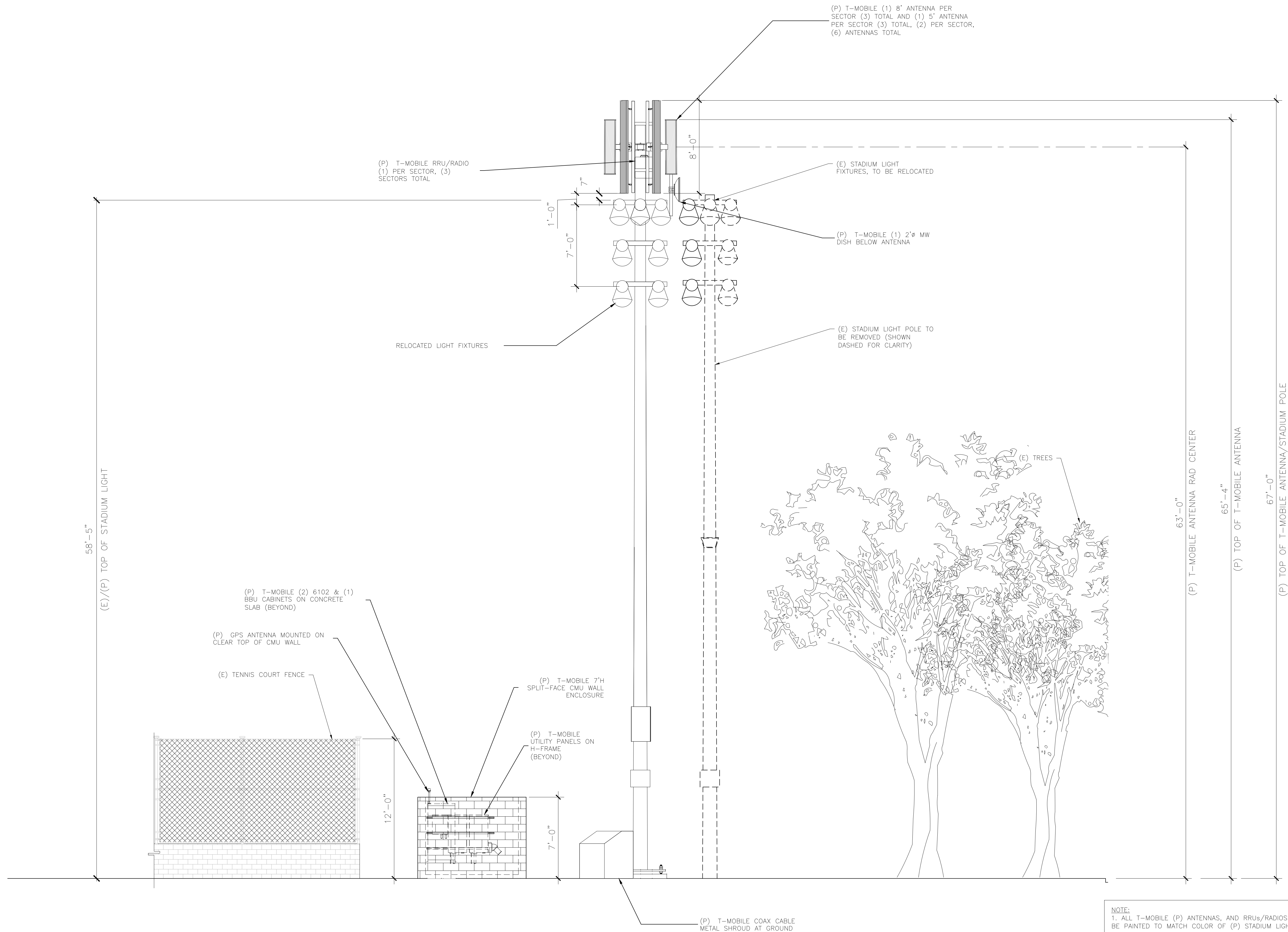


NOTE:  
1. ALL T-MOBILE (P) ANTENNAS, AND RRU's/RADIO'S SHALL BE PAINTED TO MATCH COLOR OF (P) STADIUM LIGHT POLE.  
2. COAX CABLE METAL SHROUD ARE TO BE PAINTED 'GREEN' TO MATCH COLOR OF (E) LANDSCAPING.

24"x36" SCALE: 3/4" = 1'-0"  
11"x17" SCALE: 3/8" = 1'-0"



1



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**IS INFRASTRUCTURE PARTNERS**  
AZ - CA - CO - ID - NM - NV - TX - UT  
2030 MAIN STREET, SUITE 200  
IRVINE, CA 92614

DRAWN BY: DWW

CHECKED BY: JD

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**LA74723B**  
**HUNTINGTON PARK SOCCER FIELD**  
3401 E. FLORENCE AVENUE  
HUNTINGTON PARK, CA 90255

SHEET TITLE  
**NORTH ELEVATION**

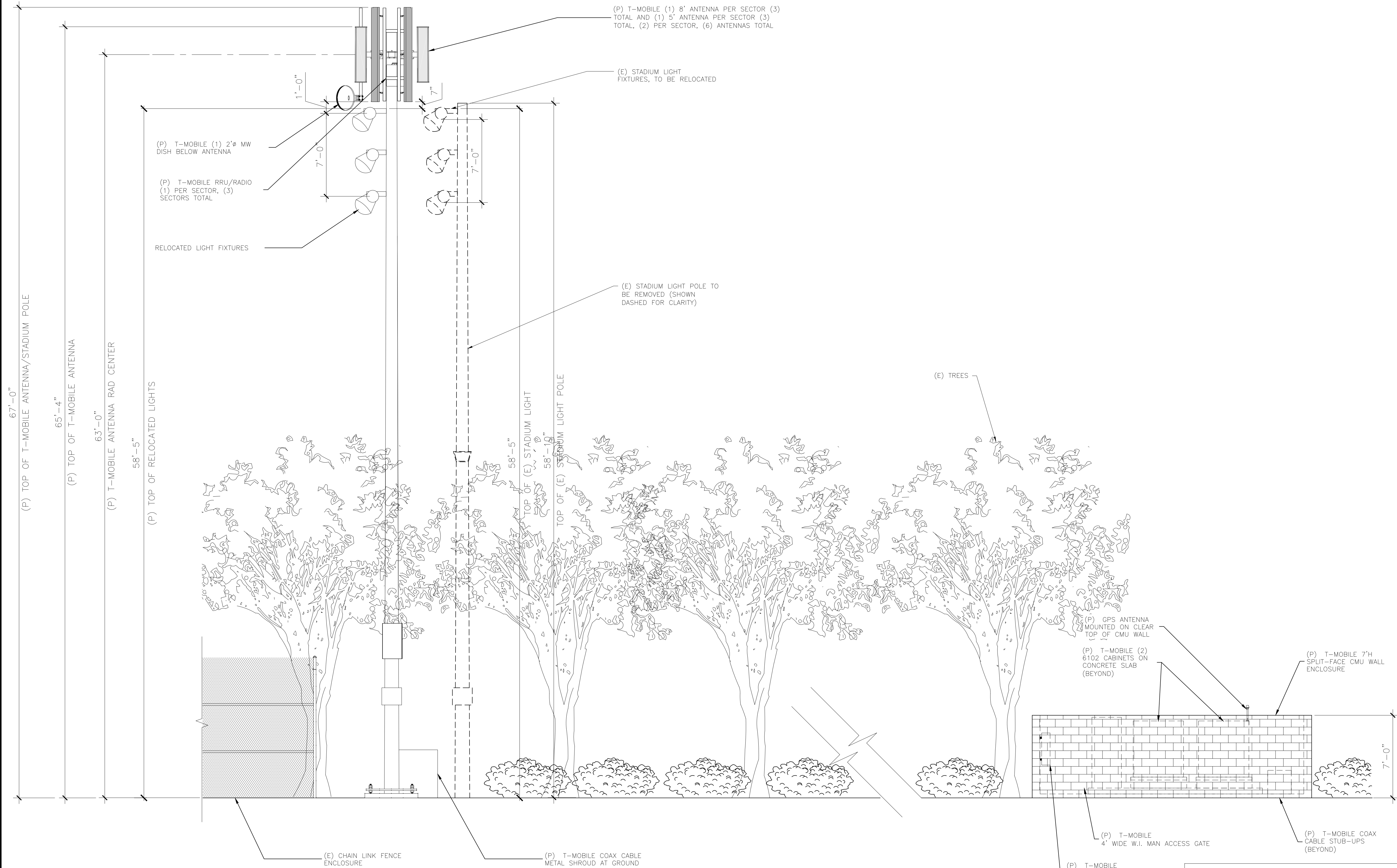
SHEET NUMBER  
**A04**

REV:  
**1**

**NORTH ELEVATION**

24"x36" SCALE: 1/4" = 1'-0" 4' 3' 2' 1' 0" 4'

**1**



EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"



T-MOBILE WEST LLC

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LA74723B  
HUNTINGTON PARK  
SOCCER FIELD

3401 E. FLORENCE AVENUE  
HUNTINGTON PARK, CA 90255

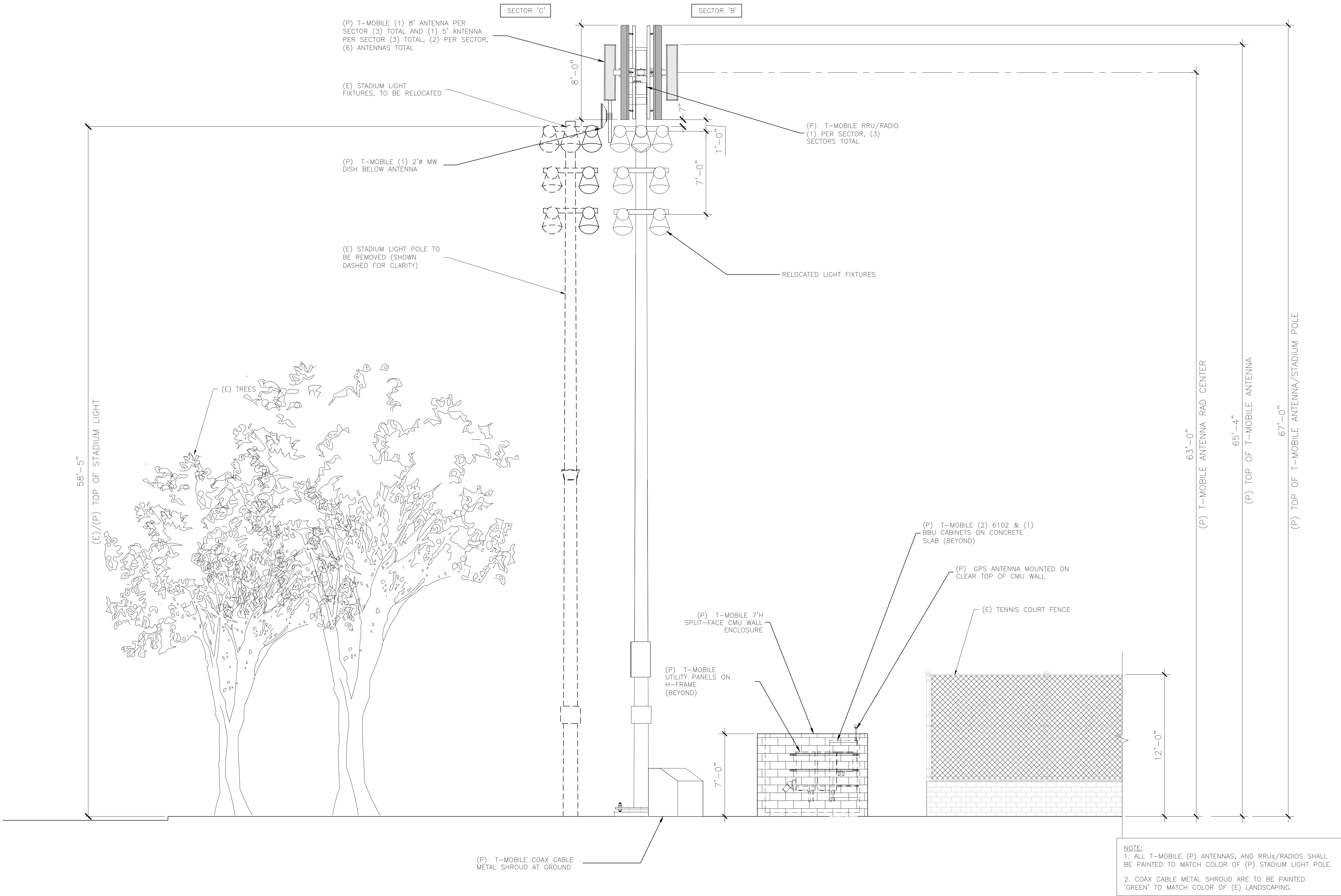
SHEET TITLE  
EAST ELEVATION

SHEET NUMBER

A05

REV:

1



T-MOBILE WEST LLC

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**LA74723B**  
**HUNTINGTON PARK SOCCER FIELD**

3401 E. FLORENCE AVENUE  
HUNTINGTON PARK, CA 90255

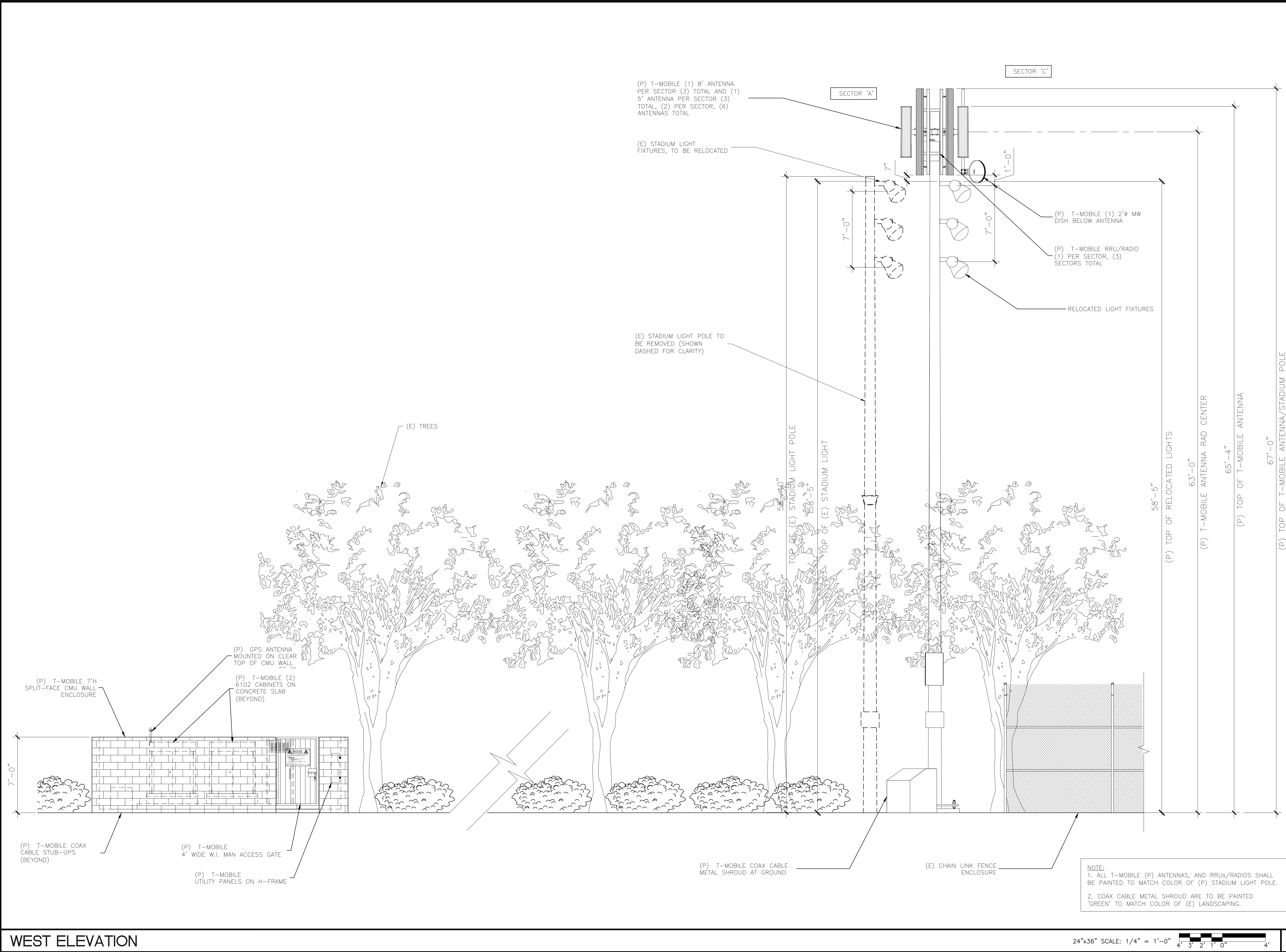
SHEET TITLE  
SOUTH ELEVATION

SHEET NUMBER

**A06**

REV:

**1**



T-MOBILE WEST LLC

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**LA74723B**  
**HUNTINGTON PARK SOCCER FIELD**

3401 E. FLORENCE AVENUE  
HUNTINGTON PARK, CA 90255

SHEET TITLE  
**WEST ELEVATION**

SHEET NUMBER

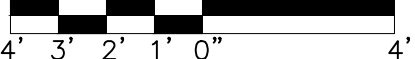
**A07**

REV:

**1**

**WEST ELEVATION**

24"x36" SCALE: 1/4" = 1'-0"



**1**

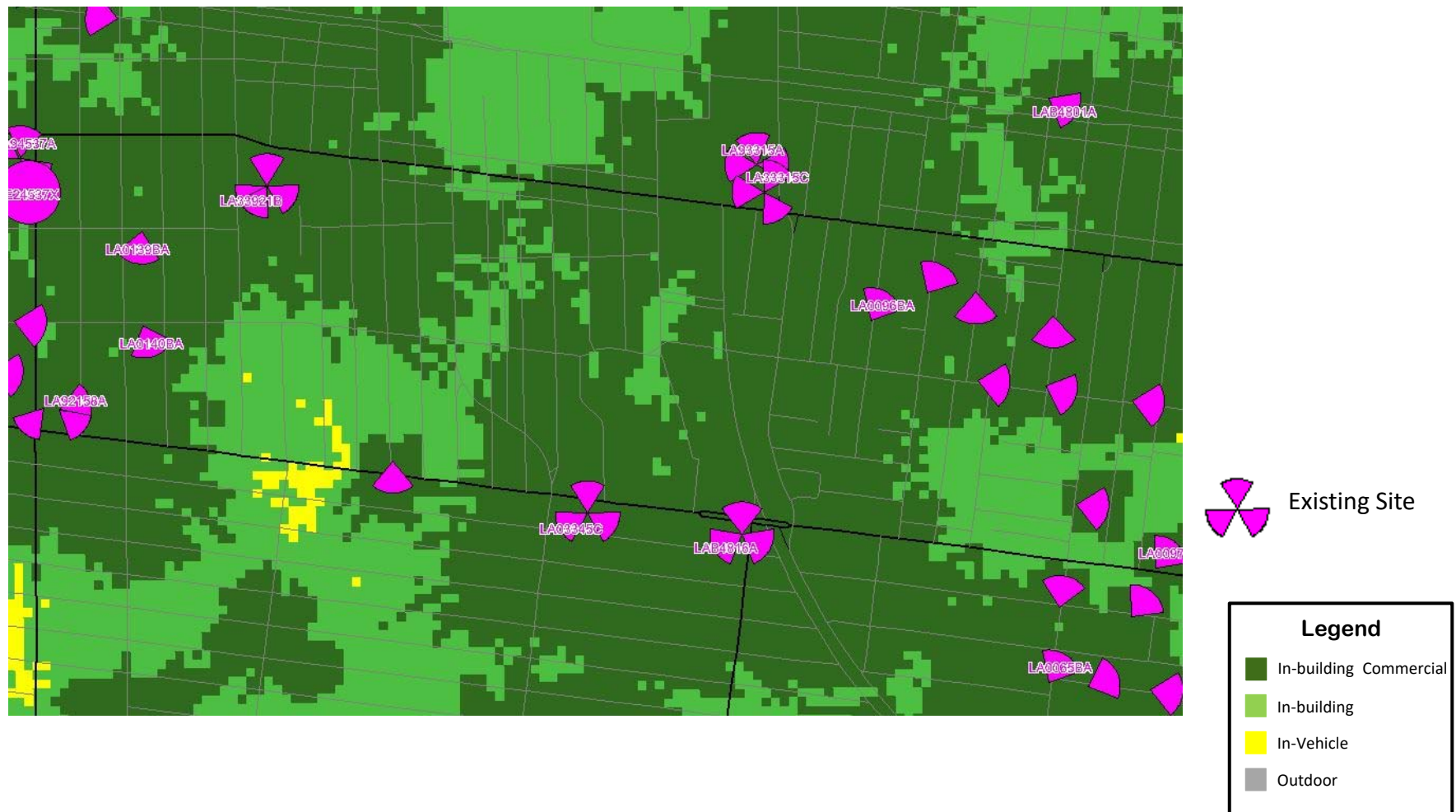


## LA74723B COVERAGE PLOT

The Right Results  
The **Right** Way™



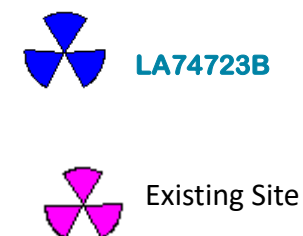
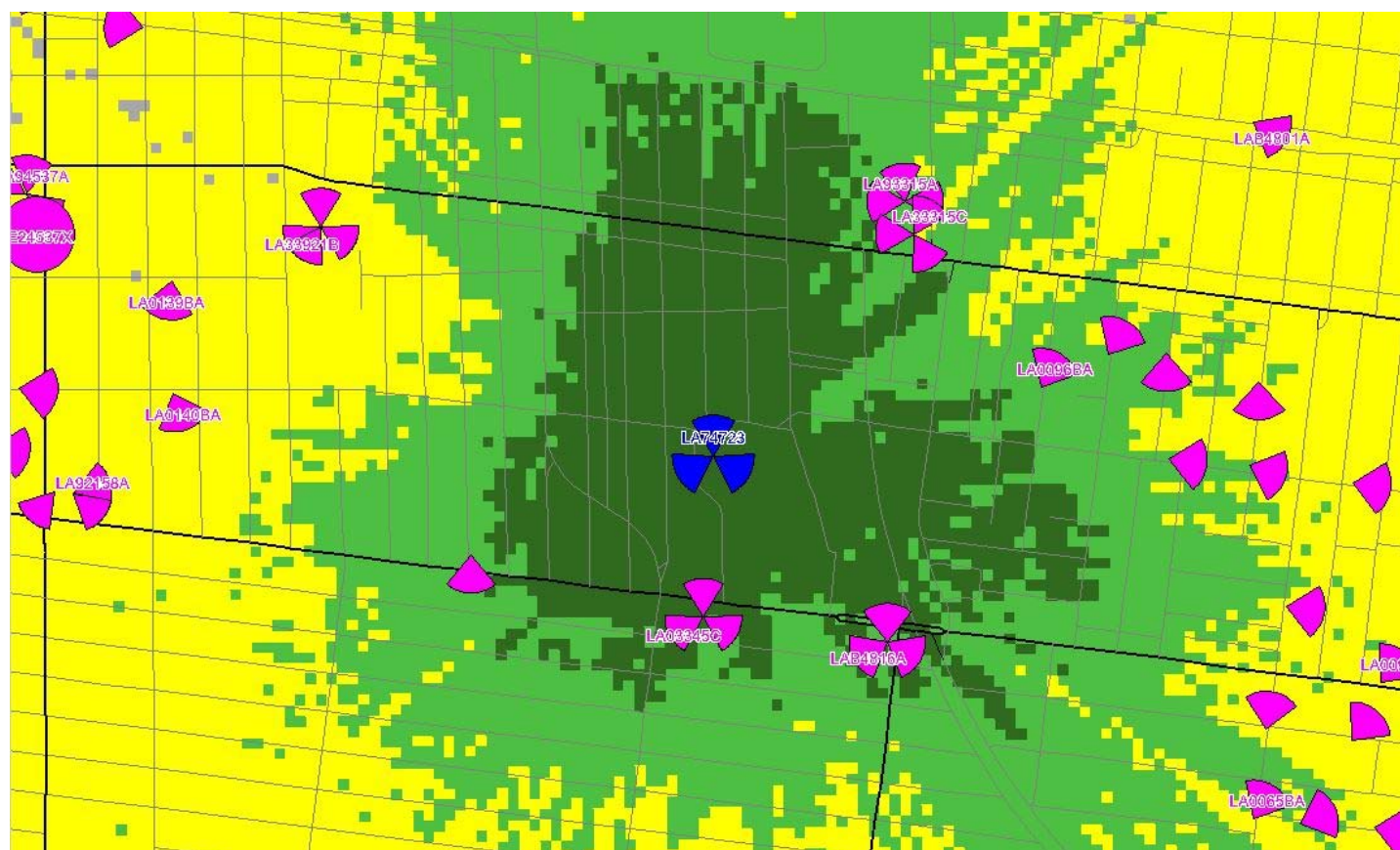
## Existing LTE 2100 Coverage



## Prediction of LTE 2100 Coverage with LA74723B



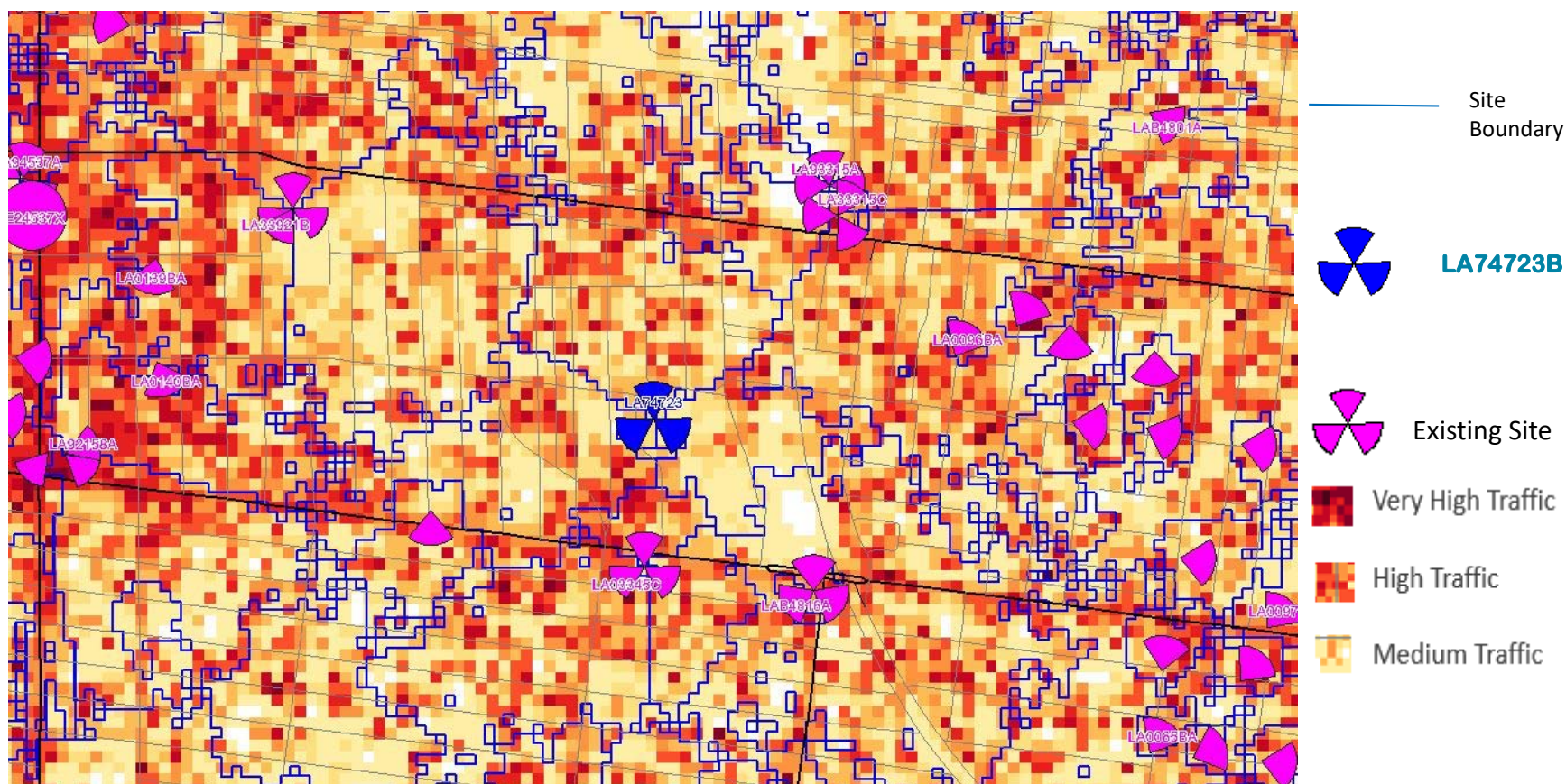
# Prediction of LTE 2100 Coverage of LA74723B only



Legend	
	In-building Commercial
	In-building
	In-Vehicle
	Outdoor

## Site Boundary with Traffic map

Off load : LA33315C3, LAB4801A6, LA03345C1



# **NEGATIVE DECLARATION**

**EXHIBIT C**

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



## Community Development Department

**ORIGINAL FILED**

**JUL 26 2018**

**NOTICE OF INTENT TO ADOPT  
A NEGATIVE DECLARATION**

**LOS ANGELES, COUNTY CLERK**

Notice is hereby given that the City of Huntington Park has prepared an Environmental Initial Study for the following location:

**PROJECT:** Case No. 2018-04 Zoning Ordinance Amendment / Conditional Use Permit, Development Permit, and Negative Declaration No. 2018-04

**LOCATIONS:** 1) Citywide Open Space (OS) Zone – ZOA  
2) 3401 E. Florence Avenue, Huntington Park, CA 90255 – CUP/DP

**PROJECT DESCRIPTION:** Case No. 2018-04 Zoning Ordinance Amendment (ZOA) / Conditional Use Permit (CUP) / Development Permit (DP) proposes to amend Title 9, Chapter 4, Article 4, section 9-4.401 to include wireless communication facility as a Conditionally Permitted Use within the Open Space (OS) zone. In addition, the proposed project includes the installation of a new wireless communication facility on property located at 3401 E. Florence Avenue within the Open Space (OS) zone.

**APPLICANT:** Tim Byus, Agent for T-Mobile

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Huntington Park has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA).

**The 20-day public review period for this document begins on July 26, 2018 and expires on August 15, 2018.**

The proposed Negative Declaration is available for public inspection during normal business hours at: 1) The City of Huntington Park, Planning Division located at 6550 Miles Avenue, Huntington Park, CA, and 2) Los Angeles County Library in the City of Huntington Park located at 6518 Miles Avenue, Huntington Park, CA.

The Planning Commission of the City of Huntington Park will conduct a public hearing to consider the proposed Negative Declaration in conjunction with Case No. 2018-01 ZOA/SDR on **Wednesday, August 15, 2018**, at 6:30 pm or as soon thereafter as possible, in the Huntington Park City Council Chambers, City Hall, 6550 Miles Avenue, Huntington Park, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Huntington Park, Attn: Carlos Luis, Senior Planner, 6550 Miles Avenue, Huntington Park, CA 90255, (323)584-6250, [cluis@hpca.gov](mailto:cluis@hpca.gov).

**CITY OF HUNTINGTON PARK  
ENVIRONMENTAL CHECKLIST FORM**

**PROJECT TITLE:** 2018-04 Zoning Ordinance Amendment / Conditional Use Permit / Development Permit and Negative Declaration No. 2018-04

**LEAD AGENCY  
NAME AND ADDRESS:** City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**CONTACT PERSON  
AND PHONE NUMBER:** Carlos Luis, Senior Planner  
(323) 584-6250

**PROJECT LOCATIONS:** 1) Citywide: Open Space (OS) Zone - ZOA  
2) 3401 E. Florence Avenue, Huntington Park, CA 90255 – CUP/DP

**PROJECT SPONSOR'S  
NAME AND ADDRESS:** Tim Byus, Agent for T-Mobile  
1295 Federal Avenue #19  
Los Angeles, CA 90025

**GENERAL PLAN DESIGNATION:** The proposed text amendments pertain to the following Land Use Designation: "Parks and Recreation".

**ZONING CLASSIFICATION:** The proposed text amendments pertain to the following Zoning Classification: Open Space (OS)

**PROJECT DESCRIPTION (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):**

Case No. 2018-04 Zoning Ordinance Amendment (ZOA) / Conditional Use Permit (CUP) / Development Permit (DP) amends Title 9, Chapter 4, Article 4, section 9-4.401 to include wireless communication facility as a Conditionally Permitted Use within the Open Space (OS) zone. In addition, the proposed project includes the installation of a new wireless communication facility on property located at 3401 E. Florence Avenue within the Open Space (OS) zone.

**SURROUNDING LAND USES AND SETTING (Briefly describe the project's surroundings.):**

The proposed text amendments apply to the Open Space (OS) Zone and specifically impact property located at 3401 E. Florence Avenue. The subject property is currently developed with a public park and is bounded by Public Facilities zoned property to the east, Florence Avenue to the South, High Density Residential Zoned properties to the west, and Saturn Avenue to the North.

**OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (i.e., permits, financing approval, or participation agreement.):**

None


## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

**DETERMINATION** (To be completed by the Lead Agency): On the basis of this initial evaluation:

<input checked="" type="checkbox"/>	I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	I find that the proposed project <b>MAY</b> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

July 26, 2018  
Date

Carlos Luis  
Printed Name

City of Huntington Park  
For

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (i.e., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and

- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**I. AESTHETICS.** Would the project:

a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**II. AGRICULTURE RESOURCES.**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Calif. Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the Calif. Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
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### III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutants concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### IV. BIOLOGICAL RESOURCES.

Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other mean?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
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#### IV. BIOLOGICAL RESOURCES, continued.

e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### V. CULTURAL RESOURCES.

Would the project:

a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### VI. GEOLOGY AND SOILS. Would the project:

a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
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## VIII. HAZARDS AND HAZARDOUS MATERIALS, continued.

e)	For a project located within an airport land use plan or,					X
	where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					
f)	For a project within the vicinity of a private airstrip,					X
	would the project result in a safety hazard for people residing or working within the project area?					
g)	Impair implementation of, or physically interfere with,					X
	an adopted emergency response plan or emergency evacuation plan?					
h)	Expose people or structures to a significant risk of					X

## IX. HYDROLOGY AND WATER QUALITY.

Would the project:

a)	Violate any water quality standards or waste discharge requirements?					X
b)	Substantially deplete groundwater supplies or					X
	interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					
c)	Substantially alter the existing drainage pattern of the					X
	site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					
d)	Substantially alter the existing drainage pattern of the					X
	site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					

Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
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## IX. HYDROLOGY AND WATER QUALITY, continued.

e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## X. LAND USE AND PLANNING.

Would the project:

a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
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**XI. MINERAL RESOURCES.** Would the project:

a)	Result in the loss of availability of a known mineral re-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	source that would be of value to the region and the residents of the state?				
b)	Result in the loss of availability of a locally-important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				

**XII. NOISE.** Would the project result in:

a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. POPULATION AND HOUSING.** Would the project:

a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
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### XIII. POPULATION AND HOUSING, continued.

c)	Displace substantial numbers of people, necessitat-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ing the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### XIV. PUBLIC SERVICES.

a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### XV. RECREATION.

a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### XVI. TRANSPORTATION/TRAFFIC.

Would the project:

a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact		Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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## XVI. TRANSPORTATION/TRAFFIC, continued.

c)	Result in a change in air traffic patterns, including	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Substantially increase hazards due to a design feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	(i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Require or result in the construction of new water or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
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## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the					X
	habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					
b)	Does the project have impacts that are individually					X
	limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)					
c)	Does the project have environmental effects which					X
	will cause substantial adverse effects on human beings, either directly or indirectly?					

### I. AESTHETICS. Would the project:

- a. Have a substantial adverse effect on a scenic vista?

**No Impact.** The proposed zoning ordinance amendment will amend Title 9, Chapter 4, Article 4, section 9-4.401 to include wireless communication facilities as Conditionally Permitted Uses within the Open Space (OS) zone. In addition, the proposed project includes a Conditional Use Permit and Development Permit for the installation of a new wireless communication facility on property located at 3401 E. Florence Avenue within the Open Space (OS) zone. The proposed wireless communication facility will be installed on a new light standard that will replace an existing light standard. The proposed light standard will match existing light standards utilized to illuminate the existing soccer fields. Light fixtures will be required to be shielded to prevent light spill onto adjacent properties or right-of-ways. The proposed project will also be required to be reviewed by the City's Building and Safety Division.

- b. Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.** See reason listed under I.a.

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

**No Impact.** See reason listed under I.a.

- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**No Impact.** See reason listed under I.a.

## **II. AGRICULTURE RESOURCES. Would the project:**

- a. Convert Prime Farmland, Unique Farmland, or Farm-land of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

**No Impact.** The Zoning Ordinance Amendment will change the existing list of permissible uses within the Open Space (OS) zone. The Conditional Use Permit and Development Permit will allow the construction of a light standard with new wireless communication antennas attached to it. The proposed light standard will replace an existing light standard currently utilized to illuminate the existing soccer field. Grading, if any, will be limited to a small area currently utilized as open space. There is no opportunity to impact any agricultural resource due to the fact that the site is currently developed as open space (public park). In addition, all proposed construction will be limited to the installation of a new light standard and wireless communication antennas and accessory equipment.

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

**No Impact.** See reason listed under II.a.

- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

**No Impact.** See reason listed under II.a.

## **III. AIR QUALITY. Would the project:**

- a. Conflict with or obstruct implementation of the applicable air quality plan?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit, will allow for wireless communication facilities within the Open Space (OS) zone and will allow for the construction of a new light standard with wireless communication antennas and accessory equipment.

The proposed construction will be reviewed by Building and Safety and will be required to implement Best Management Practices (BMPs) during construction. Compliance with BMPs will limit any potential impacts to air quality.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

**No Impact.** See reason listed under III.a.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

**No Impact.** See reason listed under III.a.

- d. Expose sensitive receptors to substantial pollutants concentrations?

**No Impact.** See reason listed under III.a.

- e. Create objectionable odors affecting a substantial number of people?

**No Impact.** See reason listed under III.a.

#### **IV. BIOLOGICAL RESOURCES. Would the project:**

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

**No Impact.** The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Huntington Park is bounded by four (4) major freeway corridors, including the I-105, the I-710, the I-110 and the I-10. There are no designated wildlife habitat areas within the municipal boundaries of the City of Huntington Park, nor are there any designated wildlife corridors intersecting the community. In addition, the Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit does not propose any new physical development or grading that could potentially affect any biological habitat because it will not disturb an existing trees or known animal habitats. The project will replace an existing light standard. For these reasons, it is concluded that the proposed text amendments and light standard with wireless communication antennas would not have an opportunity to affect any biological resource.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or

by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

**No Impact.** See reason listed under IV.a.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other mean?

**No Impact.** See reason listed under IV.a.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

**No Impact.** See reason listed under IV.a.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

**No Impact.** See reason listed under IV.a.

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

**No Impact.** See reason listed under IV.a.

## **V. CULTURAL RESOURCES. Would the project:**

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

**No Impact.** The City of Huntington Park is located within a highly developed urban area of southeast Los Angeles County and does not have any historical area recorded with the State Historic Preservation Office. In addition, the Zoning Ordinance Amendments, Conditional Use Permit, and Development permit proposed development will not potentially affect cultural resources. All work will consist of installation of a new light standard with wireless communication antennas and accessory equipment. The light standard will replace an existing light standard. For these reasons, it is concluded that the proposed text amendments and construction would not have an opportunity to affect any cultural resource.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

**No Impact.** See reason listed under V.a.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**No Impact.** See reason listed under V.a.

- d. Disturb any human remains, including those interred outside of formal cemeteries?

**No Impact.** See reason listed under V.a.

## **VI. GEOLOGY AND SOILS. Would the project:**

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.

**Less than Significant.** The Zoning Ordinance Amendment, Conditional Use Permit and Development Permit will allow for the installation of a new light standard with wireless communication antennas and accessory equipment. The project will be required to be reviewed by the City's Building and Safety Division. Compliance with all building codes will be required by the Building and Safety Division, including, engineering requirements. Therefore, there is no opportunity for any person or structures to be adversely affected by potential seismic-related, geological, and/or soil hazards.

- ii) Strong seismic ground shaking?

**Less than Significant.** See reason listed under VI.a.i.

- iii) Seismic-related ground failure, including liquefaction?

**Less than Significant.** See reason listed under VI.a.i.

- iv) Landslides?

**No Impact.** The proposed project will not be constructed on a hillside. The existing site is relatively flat and developed as a public park. As a result, there is no opportunity for any soil erosion or loss of topsoil. Furthermore, the City of Huntington Park is characterized by gently sloping topography and is not subject to any potential landslide hazards.

- b. Result in substantial soil erosion or the loss of topsoil?

**No Impact.** See reason listed under VI.a.iv.

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

**No Impact.** See reason listed under VI.a.iv.

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

**No impact.** See reason listed under VI.a.i.

## **VII. GREEN HOUSE GAS EMISSIONS**

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

**No Impact.** There are no significant greenhouse gas emissions anticipated as for the proposed project. In addition, the Zoning Ordinance Amendment, Conditional Use Permit, and Development permit will allow the construction of a new light standard with wireless communication antennas and accessory equipment. The proposed project is not anticipated to generate greenhouse gas emissions due to the fact the the new light standard will be replacing an existing standard. For these reasons, it is concluded that the proposed project would not have an opportunity to generate greenhouse gas emissions.

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions or greenhouse gases?

**No Impact.** See reason listed under VII.a.

## **VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

- c. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit does not involve the use of hazardous materials. All proposed materials required for the construction of the project have been determined to be non-hazardous and are utilized regularly in the construction of wireless communication facilities. Therefore, there is no opportunity to create a hazard to the public or environment through the transport, use or

disposal of hazardous material. Furthermore, there is no opportunity to conflict with any airport land use plan or City emergency response plan.

- d. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

**No Impact.** See reason listed under VIII.a.

- e. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

**No Impact.** See reason listed under VIII.a.

- f. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and , as a result, would create a significant hazard to the public or environment?

**No Impact.** See reason listed under VIII.a.

- g. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

**No Impact.** See reason listed under VIII.a.

- h. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?

**No Impact.** See reason listed under VIII.a.

- i. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

**No Impact.** See reason listed under VIII.a.

- j. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

**No Impact.** See reason listed under VIII.a.

## **IX. HYDROLOGY AND WATER QUALITY. Would the project:**

- a. Violate any water quality standards or waste discharge requirements?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with wireless communication antennas attached. The proposed project will be reviewed by the City's Building and Safety Division and the City Engineer. Compliance with all water quality control and discharge standards will be required. Therefore, there is no opportunity to violate any water quality or discharge standard or requirement.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with wireless communication antennas attached. The proposed project will be reviewed by the City's Building and Safety Division and the City Engineer. The proposed project is not anticipated to affect drainage patterns or flows. Water quality will not be degraded. There will be no person or structure exposed to any potential flood hazard. The City of Huntington Park is not subject to any dam failure, seiche, or tsunami.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

**No Impact.** See reason listed under IX.b.

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

**No Impact.** See reason listed under IX.b.

- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

**No Impact.** See reason listed under IX.a.

- f. Otherwise substantially degrade water quality?

**No Impact.** See reason listed under IX.b.

- g. Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

**No Impact.** See reason listed under IX.b.

- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

**No Impact.** See reason listed under IX.b.

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

**No Impact.** See reason listed under IX.b.

- j. Inundation by seiche, tsunami, or mudflow?

**No Impact.** See reason listed under IX.b.

**X. LAND USE AND PLANNING. Would the project:**

- a. Physically divide an established community?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development permit will allow for the construction of a new wireless communication facility. The proposed project will replace an existing light standard with a new light standard with wireless communication antennas. The new development will not have the opportunity to divide any community. There will not be conflict with any land use plan or habitat conservation plan. In addition, all proposed work will consist of replacement of an existing light standard with a new one and attached wireless communication antennas to the new light standard.

- b. Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

**No Impact.** See reason listed under X.a.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

**No Impact.** See reason listed under X.a.

**XI. MINERAL RESOURCES. Would the project:**

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

**No Impact.** The Zoning Ordinance Amendment and Sign Design Review will not propose any new physical development or grading and therefore, there is no opportunity to impact any mineral resources within the City of Huntington Park. In addition, all proposed work will consist of installation of new signage on an existing architectural feature on an existing building.

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**No Impact.** See reason listed under X.a.

**XII. NOISE. Would the project result in:**

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. Noise levels may increase during the construction period; however, the increase of noise is not anticipated to exceed the standards established by the City's noise ordinance and the General Plan. Therefore, there is no opportunity to expose people to noise levels in excess of General Plan standards or expose people to excessive groundborne vibration or noise levels.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

**No Impact.** See reason listed under XII.a.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. Noise levels may increase during the construction period; however, the increase of noise is not anticipated to exceed the standards established by the City's noise ordinance and the General Plan. In addition, the noise level increase will be temporary during construction phase of the project. Upon completion of the construction, the project will not expose people to noise levels in excess of General Plan standards or expose people to excessive groundborne vibration or noise levels.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

**No Impact.** See reason listed under XII.c.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

**No Impact.** The Zoning Ordinance Amendment will not conflict with any public airport, private airstrip, or airport land use plan. The City of Huntington Park does not have an airport, private airstrip, or airport land use plan.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**No Impact.** See reason listed under XII.e.

### **XIII. POPULATION AND HOUSING. Would the project:**

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. When the construction of the project is complete, it will be unmanned the majority of the time. As a result, there is no opportunity to potentially induce any population or employment growth in the area.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. No displacement of housing or persons is anticipated due to the fact that the subject site has no existing housing units and none are proposed. The City will evaluate all future proposals on a case-by-case basis and provide the appropriate environmental clearances for these proposals. Potential displacement issues, if applicable, will be addressed and resolved as part of this process.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

**No Impact.** See reason listed under XIII.b.

#### **XIV. PUBLIC SERVICES.**

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i) Fire protection?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. therefore, there is no opportunity to potentially burden public services.

- ii) Police protection?

**No Impact.** See reason listed under XIV.a.i.

- iii) Schools?

**No Impact.** See reason listed under XIV.a.i.

- iv) Parks?

**No Impact.** See reason listed under XIV.a.i.

- v) Other public facilities?

**No Impact.** See reason listed under XIV.a.i.

## **XV. RECREATION.**

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. The project will continue to provide illumination to an existing soccer field. The project is not anticipated to burden existing regional parks or other recreational facilities within the City.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

**No Impact.** See reason listed under XV.a.

## **XVI. TRANSPORTATION/TRAFFIC. Would the project:**

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. The wireless communication facility will be unmanned for the majority of the time. Therefore, there is no opportunity to potentially create traffic congestion. Accordingly, there will not be any conflicts with the County's Congestion Management Agency or City's parking requirements nor will there be any traffic hazards created. No transportation or traffic issues will directly result with the proposed text amendments.

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

**No Impact.** See reason listed under XVI.a.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

**No Impact.** See reason listed under XVI.a.

- d. Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?

**No Impact.** See reason listed under XVI.a.

- e. Result in inadequate emergency access?

**No Impact.** See reason listed under XVI.a.

- f. Result in inadequate parking capacity?

**No Impact.** See reason listed under XVI.a.

## **XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:**

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. It is not anticipated for the project to generate waste water that will exceed treatment requirements. Therefore, there is no opportunity to potentially burden utility and service systems.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**No Impact.** See reason listed under XVII.a.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**No Impact.** See reason listed under XVII.a.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**No Impact.** See reason listed under XVII.a.

- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**No Impact.** See reason listed under XVII.a.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

**No Impact.** See reason listed under XVII.a.

- g. Comply with federal, state, and local statutes and regulations related to solid waste?

**No Impact.** See reason listed under XVII.a.

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. The project will not remove any existing trees or landscaping. Therefore, there is no opportunity to potentially degrade the quality of the environment, including biological and cultural resources.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. Therefore, there is no opportunity to potentially degrade the quality of the environment or generate any cumulative impacts.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**No Impact.** The Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will allow for the construction of a new wireless communication facility. The project will replace an existing light standard with a new light standard with attached wireless communication antennas. The project complies with all Federal Communication Commission requirements and will comply with all of the City's development standards. It is anticipated that the project will not have environmental effects that will cause substantial adverse effects on human beings.

#### **XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.**

The proposed Zoning Ordinance Amendment amends Title 9, Chapter 4, Article 4, section 9-4.401 of the Huntington Park Municipal Code to include language allowing wireless communication facilities within the Open Space (OS) zone. The Conditional Use Permit and the Development permit will allow the construction of the wireless communication facility in the form of a light standard. The new wireless communication facility will replace an existing light standard utilized to illuminate an existing soccer field. Future applications for similar projects within the Open Space (OS) zone will be reviewed on a case-by-case basis and provide the appropriate environmental clearances for these proposals.

#### **XX. SOURCES.**

1. The City of Huntington Park General Plan, *City of Huntington Park*, 1991,1993
2. The City of Huntington Park Municipal Code, City of Huntington Park, 2001
3. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994

# **APPLICATIONS AND ENVIRONMENTAL ASSESSMENT CHECKLIST**

**EXHIBIT D**

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



## CITY OF HUNTINGTON PARK

Community Development Dept. • Planning Division  
6550 Miles Avenue, Huntington Park, CA 90255  
Tel. (323) 584-6210 • planning@huntingtonpark.org

# ZONING ORDINANCE AMENDMENT APPLICATION

### FOR OFFICE USE ONLY

Date Filed: 03-08-18

File No.: 2018-04

Fee/Receipt No.: \$3,100.00

Initials: DM

### APPLICANT'S INFORMATION

Applicant: Tim Byus, agent for T-Mobile

Mailing Address: 1295 Federal Ave, #19 Los Angeles CA 90025

Phone 1: 847-345-1175

Phone 2: \_\_\_\_\_

Fax: \_\_\_\_\_

**Please answer the following questions completely.** Failure to completely answer all questions may delay the processing of this application. Attach additional sheets if necessary.

1. Please list the specific code section(s) you wish to amend (provide a strike-out version of the particular sections of the code with your suggestions):

Allowing Wireless Telecommunication Facilities in Open Space Zones.

2. Give justification as to why the section(s) of the zoning ordinance should be amended:

Without allowing Wireless Telecommunication Facilities within open space zones, substantial parts of residential areas surrounding them would not have sufficient coverage.

3. Explain how the proposed amendment(s) is consistent with the goals and objectives of the City's General Plan:

Allowing Wireless facilities within open space zones would achieve the goal of providing wireless facilities to surrounding residential areas without having to build the facilities in the residential areas themselves.

4. Explain how the proposed amendment(s) meets the needs of the community as a whole:

It would provide much needed wireless service to the area with minimal negative impact the area.

Tim Byus  
Signature of Applicant

2/19/18

Date



**CITY OF HUNTINGTON PARK**  
Community Development Dept. • Planning Division  
6550 Miles Avenue, Huntington Park, CA 90255  
Tel. (323) 584-6210 • planning@huntingtonpark.org



# CONDITIONAL USE PERMIT APPLICATION

## FOR OFFICE USE ONLY

Date Filed: 03-08-18 File No.: 2018-04 Fee/Receipt No.: \$2,350.00 Initials: DM

+ PUBLICATION: \$650.00  
NEG DEC. \$535.00

## PROJECT INFORMATION

Project Address: 3401 E. Florence Ave., Huntington Park, CA 90255

General Location: Salt Lake Park

Assessors Parcel Number (APN): 6324-034-901

## APPLICANT'S INFORMATION

Applicant: Tim Byus, Agent for T-Mobile

Mailing Address: 1295 Federal Ave., #19 Los Angeles CA 90025

Phone 1: 847-345-1175

Phone 2: \_\_\_\_\_

Fax: \_\_\_\_\_

## PROPERTY OWNER'S INFORMATION

Property Owner: City

Mailing Address: \_\_\_\_\_

Phone 1: \_\_\_\_\_

Phone 2: \_\_\_\_\_

Fax: \_\_\_\_\_

## REQUEST

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:

To modify an existing light pole by replacing it with a taller pole, that will have T-Mobile wireless antennas on it, which will provide wireless service to the  
surrounding area.

In order for the Planning Commission to approve a CUP, the Huntington Park Municipal Code requires that all of the following findings be made:

- A. That 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;
- B. That the proposed use is consistent with the General Plan;
- C. That 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;
- D. That 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;
- E. That the subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. That there are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

In order for the Planning Commission to determine if these findings are present in your case, the following questions must be answered by the **applicant**:

1. The site for this proposed use is adequate in size and shape. (Explain)

There is an existing 58'5" light pole that only needs to be increased by less than 10' to accommodate a wireless facility. Additionally, the adjoining lease area is less than 150 square feet.

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2. The site has sufficient access to street and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. (Explain)

No traffic will be generated, it will be an unmanned facility.

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3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The proposed use will only provide additional wireless service to the area. No adverse effects at all.

4. The proposed Conditional Use Permit will not be in conflict with the General Plan. (Explain)

A Zoning ordinance amendment will need to be approved as part of the CUP, in order for a wireless facility to be built in this zone.

**CERTIFICATE AND AFFIDAVIT OF APPLICANT:** I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

Tim Byus  
Applicant Signature (Required)

Date 2.19.18

Tim Byus

Print Name

*Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.*

\_\_\_\_\_  
Property Owner Signature (Required)

Date \_\_\_\_\_

\_\_\_\_\_  
Print Name

**CITY OF HUNTINGTON PARK**

Community Development Dept. • Planning Division  
6550 Miles Avenue, Huntington Park, CA 90255  
Tel. (323) 584-6210 • [planning@huntingtonpark.org](mailto:planning@huntingtonpark.org)

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: \_\_\_\_\_ File No.: \_\_\_\_\_ Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):

Name: Tim Byus, for T-Mobile

Address: 1295 Federal Ave, #19, Los Angeles CA 90025

Telephone: 847-345-1175

Fax: \_\_\_\_\_

2. **Contact Person concerning this project:**

Name: Tim Byus

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

3. **Address of project:** 3401 E Florence Ave, Huntington Park, CA 90255

\_\_\_\_\_

4. **Assessor's Parcel Number (APN):** 6324-034-901

\_\_\_\_\_

5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**

Conditional Use Permit

\_\_\_\_\_

\_\_\_\_\_

6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**

Zoning Ordinance Amendment, FCC approval

\_\_\_\_\_

\_\_\_\_\_

7. **Existing Zone:** OS

\_\_\_\_\_

8. **Proposed use of site:** New T-Mobile wireless facility on existing light pole.

\_\_\_\_\_

\_\_\_\_\_

9. **Site size** (lot dimensions and square footage):  
NA, public park  
\_\_\_\_\_  
\_\_\_\_\_
10. **Project size:**  
Square feet to be added/constructed to structure(s):  
approximately 150 square feet  
\_\_\_\_\_  
Total square footage of structure(s): \_\_\_\_\_
11. **Number of floors of construction:**  
Existing: none  
\_\_\_\_\_  
Proposed: none  
\_\_\_\_\_
12. **Parking:**  
Amount required: none  
\_\_\_\_\_  
Amount provided: none  
\_\_\_\_\_
13. **Anticipated time scheduling of project:** asap  
\_\_\_\_\_  
\_\_\_\_\_
14. **Proposed phasing of development:** one phase  
\_\_\_\_\_  
\_\_\_\_\_
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**  
NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**  
NA, unmanned facility  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:

NA

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18. If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:

NA

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Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially  
Significant  
Impact

B) Potentially  
Significant Impact  
Unless Mitigation  
Incorporated

C) Less than  
Significant  
Impact

D) No Impact

### AESTHETICS

19. Would the proposed project:

- |    |  |   |
|----|--|---|
| a. | Affect a scenic vista?                         | D |
| b. | Have a demonstrable negative aesthetic effect? | D |
| c. | Create light or glare?                         | D |

### AIR QUALITY

20. Would the proposed project:

- |    |   |   |
|----|---|---|
| a. | Affect air quality or contribute to an existing or projected air quality violation? | D |
| b. | Create or cause smoke, ash, or fumes in the vicinity?                               | D |
| c. | Create objectionable odors?   | D |

## **BIOLOGICAL RESOURCES**

### **21. Would the proposed project:**

- a. Remove of any existing trees or landscaping? D

## **CULTURAL RESOURCES:**

### **22. Would the proposed project:**

- a. Affect historical resources? D
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values? D

## **GEOLOGY AND SOILS**

### **23. Would the proposed project:**

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill? D
- b. Be located on expansive soils? D
- c. Result in unique geologic or physical features? D

## **HAZARDS**

### **24. Would the proposed project:**

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? D
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? D
- c. The creation of any health hazard or potential health hazard? D
- d. Exposure of people to existing sources of potential health hazards? D

## **HYDROLOGY AND WATER QUALITY**

### **25. Would the proposed project:**

- a. Change water drainage patterns? D
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities? D

- c. Impact groundwater quality? D
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies? D

### **LAND USE AND PLANNING**

**26. Would the proposed project:**

- a. Conflict with the Zoning or General Plan designation? D
- b. Be incompatible with existing land use in the vicinity? D
- c. Disrupt or divide the physical arrangement of an established community? D

### **MINERAL AND ENERGY RESOURCES**

**27. Would the proposed project:**

- a. Conflict with the conservation of water? D
- b. Use non-renewable resources in a wasteful and/or inefficient manner? D
- c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? D

### **NOISE**

**28. Would the proposed project result in:**

- a. Increase to existing noise levels? D
- b. Exposure of people to severe noise levels? D

### **POPULATION AND HOUSING**

**29. Would the proposed project:**

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? D
- b. Displace existing housing, especially affordable housing? D

### **PUBLIC SERVICES**

**30. Would the proposal result in a need for new or altered government services for any of the following public services:**

- a. Fire protection? D

- b. Police protection? D
- c. Schools? D
- d. Maintenance of public facilities, including roads? D
- e. Other governmental services? D

### **RECREATION**

#### **31. Would the proposed project:**

- a. Increase the demand for neighborhood or regional parks or other recreational facilities? D
- b. Affect existing recreational opportunities? D

### **TRANSPORTATION AND TRAFFIC**

#### **32. Would the proposed project:**

- a. Increase vehicle trips or traffic congestion? D
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? D
- c. Inadequate access to nearby uses? D
- d. Insufficient on-site parking capacity? D
- e. Hazards or barriers for pedestrians or bicyclists? D

### **UTILITIES AND SERVICE SYSTEMS**

#### **33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:**

- a. Power or natural gas? D
- b. Communications systems? D
- c. Local or regional water treatment or distribution facilities? D
- d. Sewer or septic tanks? D
- e. Storm water drainage? D
- f. Solid waste disposal? D
- g. Local or regional water supplies? D

34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

Light pole at public park.

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35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

Public Park

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**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

*Tim Byus*

Applicant (Signature)

2.19.18

Date



**CITY OF HUNTINGTON PARK**  
Community Development Dept. • Planning Division  
6550 Miles Avenue, Huntington Park, CA 90255  
Tel. (323) 584-6210 • planning@huntingtonpark.org



# DEVELOPMENT PERMIT APPLICATION

## FOR OFFICE USE ONLY

Date Filed: 03-08-18 File No.: 2018-04 Fee/Receipt No.: \$1875.00 Initials: DM

### PROJECT INFORMATION

Project Address: 3401 E Florence Ave. Huntington Park, CA 90255

General Location: Salt Lake Park

Assessors Parcel Number (APN): 6324-034-901

### APPLICANT'S INFORMATION

Applicant: Tim Byus, Agent for T-Mobile

Mailing Address: 1295 federal Ave. #19 Los Angeles CA 90025

Phone 1: 847-345-1175

Phone 2: \_\_\_\_\_

Fax: \_\_\_\_\_

### PROPERTY OWNER'S INFORMATION

Property Owner: City owns property

Mailing Address: \_\_\_\_\_

Phone 1: \_\_\_\_\_ Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

### PROJECT DESCRIPTION (Check as Appropriate):

Interior Improvement(s) Only ☐ Addition to Existing Structure ☒ New Structure ☐

Other Improvements (Describe): \_\_\_\_\_

Describe in detail the proposed development:

Replace existing light pole with taller pole capable of holding T-Mobile antennas on to provide service to the surrounding area.

### TYPE OF USE (Check as Appropriate):

☐ Residential ☐ Retail/Office ☒ Commercial ☐ Restaurant ☐ Industrial/Manufacturing

Other (Describe): \_\_\_\_\_

Square Footage of New Development/Addition: 150 square feet.

Total Square Footage: \_\_\_\_\_

Lot Coverage: \_\_\_\_\_ Off-Street Parking Spaces Provided: None No. of Floors: \_\_\_\_\_

**CERTIFICATE AND AFFIDAVIT OF APPLICANT:** I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

Tim Byus  
Signature of Applicant

2.19.18  
Date

# **DRAFT CITY COUNCIL ORDINANCE**

**EXHIBIT E**

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

ORDINANCE NO. \_\_\_\_\_ - NS

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, CALIFORNIA AMENDING , TITLE 9, CHAPTER 4, ARTICLE 4, SECTION 9-4.401 OF THE HUNTINGTON PARK MUNICIPAL CODE TO INCLUDE WIRELESS COMMUNICATION FACILITIES AS CONDITIONALLY PERMITTED USES WITHIN THE OPEN SPACE (OS) ZONE; THE APPROVAL OF A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF WIRELESS COMMUNICATION FACILITY ON PROPERTY LOCATED WITHIN THE OPEN SPACE (OS) ZONE; AND THE ADOPTION OF AN ASSOCIATED NEGATIVE DECLARATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**WHEREAS**, the City's Open Space (OS) zoning allowable uses regulations are found within Title 9, Chapter 4, Article 4 section 9-4.401 of the Huntington Park Municipal Code; and

**WHEREAS**, the City Council of the City of Huntington Park wishes to amend the current OS allowable uses; and

**WHEREAS**, the City Council of the City of Huntington Park desires to adopt revised OS allowable uses; and

**WHEREAS**, the City Council of the City of Huntington Park wishes to approve a Conditional Use Permit and a Development Permit and adoption of a Negative Declaration for the installation of a wireless communication facility located at 3401 E. Florence Avenue, within the Open Space (OS) Zone ; and

**WHEREAS**, this Ordinance will not adversely affect property values and will not be detrimental to the City; and

**WHEREAS**, the City Council has determined that it is in the interest of the City to amend the current OS allowable uses within Title 9, Chapter 4, Article 4, Section 9-4.401 of the Huntington Park Municipal Code; and

**WHEREAS**, on August 15, 2018, following proper notice and public hearing, the City's Planning Commission adopted Resolution No. 2018-04 recommending to the City Council the adoption of an Ordinance amending Title 9, Chapter 4, Article 4, Section 9-4.401 of the Huntington Park Municipal Code pertaining to the allowable uses in the Open Space (OS Zone); and

**WHEREAS**, the City Council has considered evidence presented by the Planning Commission and City Staff at a duly noticed public hearing held on XXXXXXXX XX, 2018.

1                   **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON**  
2 **PARK DOES HEREBY ORDAIN AS FOLLOWS:**

3                   **SECTION 1:** Title 9, Chapter 4, Article 4, Section 9-4.401 of the Huntington Park Municipal  
4 Code is hereby amended to read as follows:

5                   **9-4.401 Purpose.**

- 6                   1. The purpose of this Article is to achieve the following:
- 7                   A. Protection, preservation and management of natural resources;
- 8                   B. Protection of public/private recreation resources;
- 9                   C. Protection of public health and safety; and
- 10                  D. Provide for the continuation and expansion of existing public facilities.
- 11                  2. The purpose and allowable uses for each of the individual special purpose zoning  
12 districts are as follows:

13                  A. OS (Open Space) Zone.

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

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

19                  (a) Active recreational land use activities, including:

20                   (i) Golf courses/driving ranges;

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

23                  (b) Passive recreational land use activities, including:

24                   (i) Nature preserves;

25                   (ii) Open space areas;

26                   (iii) Outdoor theaters (without structures).

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

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

                  B. PF (Public Facilities) Zone.

                  (1) The purpose of this zoning district is to provide for a wide range of public and  
quasi-public land use activities serving the residents of the City.

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

                  (a) Art galleries/museums;

                  (b) Community gardens;

                  (c) Community hospitals;

                  (d) Cultural/recreational activities;

                  (e) Governmental offices/facilities;

                  (f) Plant nurseries;

                  (g) Libraries;

                  (h) Public schools;

                  (i) Public utilities;

                  (j) Vehicle parking when in conjunction with an abutting commercial use.

                  C. T (Transportation) Zone.

(1) The purpose of this zoning district is to provide for the construction and maintenance of well-designed and landscaped off-street parking facilities for the following rail corridors:

- (a) Southern Pacific Railroad (Alameda Street);
- (b) Southern Pacific Railroad (Randolph Street); and
- (c) Union Pacific Railroad (Salt Lake Avenue).

(2) Off-street parking facilities are the only allowable use for this zoning district in addition to the existing rail line facilities. The development/operation of the parking facilities requires the approval of a Conditional Use Permit and compliance with Chapter 3, Article 8 (Off-Street Parking Standards) and Chapter 3, Article 4 (Landscaping Standards) as well any special standards imposed by the Review Authority.

(3) The parking and landscaping improvements shall be permanently maintained by the lessee in a clean and orderly manner.

(4) If and when the corridor(s) are ever abandoned, they may continue to be used as a parking facility or the parking may be removed and the property shall be improved and maintained as public open space.

**SECTION 2:** Upon completion of the Environmental Assessment Initial Study, the City of Huntington Park has determined that the proposed Zoning Ordinance Amendment, Conditional Use Permit, and Development Permit will not have a significant effect on the environment and has prepared a Negative Declaration. The Negative Declaration (ND) was prepared in accordance with the California Environmental Quality Act (CEQA), Article 1. Sec. 15000 et. seq..

**SECTION 3:** Any provisions of the Huntington Park Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance are hereby repealed or modified to the extent necessary to affect the provisions of the Ordinance.

**SECTION 4:** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Huntington Park hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions may be declared invalid or unconstitutional.

**SECTION 5:** The City Council hereby incorporates by reference herein and adopts all of the findings and conclusions contained within the Planning Commission Resolution No. 2018-04.

**SECTION 6:** This Ordinance shall take effect thirty 30 days after its final passage by the City

Council.

**SECTION 7:** The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published in the manner prescribed by law.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jhonny Pineda, Mayor

\_\_\_\_\_  
Donna Schwartz, City Clerk