

# CALL AND NOTICE OF SPECIAL MEETING

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## CITY OF HUNTINGTON PARK Planning Commission

**CALLED BY CHAIR JONATHAN SANABRIA**

**NOTICE IS HEREBY GIVEN** That a Special Meeting of the City of Huntington Park Planning Commission will be held on Thursday, December 17, 2020, at 6:30 p.m. at City Hall Council Chambers, 6550 Miles Avenue, Huntington Park, CA 90255

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

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

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

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

## **AGENDA**

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

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

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

### **CALL TO ORDER**

### **ROLL CALL**

Chair Jonathan Sanabria  
Commissioner Angelica Montes  
Commissioner Eduardo Carvajal  
Commissioner Erika Nuno  
Commissioner Ricardo Barba-Ochoa

### **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**

**REGULAR AGENDA**

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

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Take public comment; and
2. Consider the following options:
  - 2-1 Approve a one-year time extension to expired Planning Commission entitlement Case No. 2019-01 CUP/DP.
  - 2-2 Deny the proposed extension to expired Planning Commission entitlement Case No. 2019-01 CUP/DP.

2. **CASE NO. 2020-06 GP – GENERAL PLAN CONFORMANCE** – A REQUEST TO MAKE FINDINGS THAT THE CITY'S ACCEPTANCE OF REAL PROPERTY FROM RASA, LP AND RECONVEYANCE OF A PARKING EASEMENT AND CONVEYANCE OF AN ACCESS EASEMENT TO RASA, LP IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402.

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. 2020-06 2020-06 finding that the acceptance of the Parking Structure property; conveyance of an access easement and reconveyance of the Tuck-Under Parking Easement conforms with the Huntington Park General Plan pursuant to Government Code Section 65402.

**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to a regular meeting on Wednesday, January 20, 2021 at 6:30 p.m.

I, Sergio Infanzon, hereby certify under penalty of perjury under the laws of the State of California that the foregoing notice and agenda was posted at City of Huntington Park's City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 14th of December 2020.



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Sergio Infanzon

**ITEM NO. 1**

**CASE NO.** 2019-01 CUP/DP





# CITY OF HUNTINGTON PARK

## SPECIAL PLANNING COMMISSION AGENDA REPORT

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**DATE:** DECEMBER 17, 2020

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

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

**FROM:** SUSANA MARTINEZ, ASSISTANT PLANNER

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

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

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

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

**PROJECT LOCATION:** 6055 Pacific Boulevard

**BACKGROUND:**

- ***Planning Commission***

On November 20, 2019, the Planning Commission approved Resolution No. 2019-01, for a Conditional Use Permit and Development Permit (Case No. 2019-01) to install an unmanned wireless communication facility on the rooftop of an existing building located at 6055 Pacific Boulevard, within the Commercial General (C-G) zone, subject to conditions.

## **SPECIAL PLANNING COMMISSION AGENDA REPORT**

Time Extension: Case No. 2019-01 CUP/DP

December 16, 2020

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Since receiving approval, the Applicant has signed the action letter and has been drafting the finalized plans to submit for plan check with the Planning Division.

Pursuant to Huntington Park Municipal Code (HPMC) 9-2.1109 and 9-2.1010, a CUP and a DP shall be exercised within one year from the date of approval or the permit shall become void. The CUP and DP approval lapsed on November 20, 2020.

- ***Extension Request***

On October 26, 2020, the Planning Division received a written request from the Applicant, Lisa Desmond on behalf of Delta Groups Engineering, requesting a one year time extension of Case No. 2019-01 CUP/DP. According to the written request, due to the pandemic, preparation of construction documents has taken longer than anticipated and additional time is required in order to provide a final set of plans to the city.

The project plans are currently pending submittal and approval from the Planning Division. Once the plans have been approved. Project plans will be submitted to the Building and Safety Division for final review and approval. Upon approval from the Building and Safety Division, permits will be ready to be issued.

As a result, it is recommended that the Planning Commission consider the one year time extension request.

### **DISCUSSION:**

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

### **RECOMMENDATION:**

That the Planning Commission hear all public comment and **approve a one year time extension for Case No. 2019-01 CUP/DP.**



**SPECIAL PLANNING COMMISSION AGENDA REPORT**

Time Extension: Case No. 2019-01 CUP/DP

December 16, 2020

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**EXHIBITS:**

- A: PC Resolution No. 2019-01A
- B: November 20, 2019 Planning Commission Staff Report
- C: Time Extension Request

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

**EXHIBIT A**

**CASE NO.** 2019-01A CUP/DP

PC RESOLUTION NO. 2019-01A

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A ONE YEAR TIME EXTENSION TO A PREVIOUSLY APPROVED REQUEST FOR A CONDITIONAL USE PERMIT AND A DEVELOPMENT PERMIT TO INSTALL AN UNMANNED WIRELESS COMMUNICATION FACILITY ON THE ROOF TOP OF AN EXISTING BUILDING LOCATED AT 6055 PACIFIC BOULEVARD, WITHIN THE COMMERCIAL GENERAL (C-G) ZONE.

**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, December 17, 2020 at 6:30 p.m., in City Hall, 6550 Miles Avenue, Huntington Park, California upon an application from Delta Group Engineering, Inc, requesting a one year time extension for a Conditional Use Permit and Development Permit to install an unmanned wireless communication facility on the roof top of an existing building located at 6055 Pacific Boulevard, within the commercial general (CG) zone, described as:

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

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

**WHEREAS**, the Planning Commission approved a one year time extension for Case No. 2019-01 CUP/DP, extending the expiration date to November 20, 2021; and

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

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

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

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

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

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

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

13 1. The proposed use is conditionally permitted within, and would not impair the  
14 integrity and character of, the subject zoning district and complies with all of the  
15 applicable provisions of this Code in that ***the proposed wireless communication***  
16 ***facility is conditionally permitted within the subject zoning district, pursuant***  
17 ***to the Huntington Park Municipal Code, Section 9-4.202. The Commercial***  
18 ***General zone is intended to provide for general retail, professional office,***  
19 ***and service-oriented business activities serving a community-wide need***  
20 ***under design standards that ensure compatibility and harmony with***  
21 ***adjoining land uses. The addition of the wireless communication facility will***  
22 ***provide additional telecommunication services to the residents of***  
23 ***Huntington Park and will be compatible with the adjoining land uses.***  
24 ***Additionally, the proposed project is in compliance with the requirements of***  
25 ***the HPMC.***

26 2. The proposed use is consistent with the General Plan in that ***the proposed project***  
27 ***is consistent with the General Plan, specifically, the proposed use is***  
28 ***consistent with Goal 2.0; Policy 2.2 of the Land Use Element of the General***

1       ***Plan by requiring that commercial development provide adequate buffers at***  
2       ***the designated boundaries with adjacent residential uses so as to prevent***  
3       ***impacts on residences due to noise, traffic, parking, light and glare, and***  
4       ***differences in scale; to ensure privacy; and to provide visual compatibility.***  
5       ***The proposed screening will be architecturally compatible with the existing***  
6       ***commercial building and will be compatible with the surrounding area.***

- 7       3. The approval of the Conditional Use Permit for the proposed use is in compliance  
8       with the requirements of the California Environmental Quality Act (CEQA) and the  
9       City's Guidelines in that ***an environmental assessment has been conducted for***  
10       ***this project in compliance with the California Environmental Quality Act***  
11       ***(CEQA). The project is Categorically exempt pursuant to Article 19, Section***  
12       ***15332, In-Fill Development Projects, Class 32 of the California Environmental***  
13       ***Quality Act (CEQA) Guidelines.***
- 14       4. The design, location, size and operating characteristics of the proposed use are  
15       compatible with the existing and planned future land uses within the general area in  
16       which the proposed use is to be located and will not create significant noise, traffic  
17       or other conditions or situations that may be objectionable or detrimental to other  
18       permitted uses operating nearby or adverse to the public interest, health, safety,  
19       convenience or welfare of the City in that ***the proposed project is located on a lot***  
20       ***that measures approximately 52,124 square feet. The design, location, size,***  
21       ***and operating characteristics of the proposed wireless communication***  
22       ***facility is not expected to be detrimental to the public health, safety, and***  
23       ***welfare of the City due to the fact that the proposed project is in compliance***  
24       ***with all Federal Communication Commission (FCC) requirements. The***  
25       ***proposed project will be compatible to the surrounding area and existing***  
26       ***commercial building. In addition, a condition of approval has been included***  
27       ***that the proposed enclosures shall be architecturally compatible with the***  
28       ***existing commercial building in order to minimize visual impacts.***

- 1 5. The subject site is physically suitable for the type and density/intensity of use being  
2 proposed in that ***the subject site measures approximately 52,124 square feet.***  
3 ***The proposed project will be installed on the existing roof top of the***  
4 ***commercial building. The thirteen (13) antennas, accessory equipment, and***  
5 ***gas generator will be fully screened by new enclosures that will match the***  
6 ***façade of the existing building. The proposed project also complies with all***  
7 ***development standards of the Huntington Park Municipal Code.***
- 8 6. There are adequate provisions for public access, water, sanitation and public  
9 utilities and services to ensure that the proposed use would not be detrimental to  
10 public health, safety and general welfare in that ***vehicular and pedestrian access***  
11 ***to the site will be provided through Pacific Boulevard and Randolph Street.***  
12 ***The project will not significantly intensify public access, water, sanitation,***  
13 ***and other public utilities due to the fact that the proposed project will not***  
14 ***generate additional demand on these infrastructures or require any types of***  
15 ***modifications. In addition, the proposed wireless communication facility will***  
16 ***not impeded the accessibility to public access, due to the fact that all***  
17 ***antennas and accessory equipment will be located on the roof of the existing***  
18 ***building.***

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

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

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

- 6 2. The proposed development is consistent with the General Plan in that *the*  
7 *proposed project is consistent with the General Plan, specifically, the*  
8 *proposed use is consistent with Goal 2.0; Policy 2.2 of the Land Use Element*  
9 *of the General Plan by requiring that commercial development provide*  
10 *adequate buffers at the designated boundaries with adjacent residential uses*  
11 *so as to prevent impacts on residences due to noise, traffic, parking, light*  
12 *and glare, and differences in scale; to ensure privacy; and to provide visual*  
13 *compatibility. The proposed screening will be architecturally compatible with*  
14 *the existing commercial building and will be compatible with the surrounding*  
15 *area.*
- 16 3. The proposed development would be harmonious and compatible with existing and  
17 planned future developments within the zoning district and general area, as well as  
18 with the land uses presently on the subject property in that *the proposed project*  
19 *is located on a lot that measures approximately 52,124 square feet. The*  
20 *design, location, size, and operating characteristics of the proposed wireless*  
21 *communication facility is not expected to be detrimental to the public health,*  
22 *safety, and welfare of the City due to the fact that the proposed project is in*  
23 *compliance with all Federal Communication Commission (FCC)*  
24 *requirements. The proposed project will be compatible to the surrounding*  
25 *area and existing commercial building. In addition, a condition of approval*  
26 *has been included that the proposed enclosures shall be architecturally*  
27 *compatible with the existing commercial building in order to minimize visual*  
28 *impacts.*

- 1 4. The approval of the Development Permit for the proposed project is in compliance  
2 with the requirements of the California Environmental Quality Act (CEQA) and the  
3 City's Guidelines in that ***an environmental assessment has been conducted for***  
4 ***this project in compliance with the California Environmental Quality Act***  
5 ***(CEQA). The project is Categorically exempt pursuant to Article 19, Section***  
6 ***15332, In-Fill Development Projects, Class 32 of the California Environmental***  
7 ***Quality Act (CEQA) Guidelines.***
- 8 5. The subject site is physically suitable for the type and density/intensity of use being  
9 proposed in that ***the subject site measures approximately 52,124 square feet.***  
10 ***The proposed project will be installed on the existing roof top of the***  
11 ***commercial building. The thirteen (13) antennas, accessory equipment, and***  
12 ***gas generator will be fully screened by new enclosures that will match the***  
13 ***façade of the existing building. The proposed project also complies with all***  
14 ***development standards of the Huntington Park Municipal Code.***
- 15 6. There are adequate provisions for public access, water, sanitation and public  
16 utilities and services to ensure that the proposed development would not be  
17 detrimental to public health, safety and general welfare in that ***vehicular and***  
18 ***pedestrian access to the site will be provided through Pacific Boulevard and***  
19 ***Randolph Street. The project will not significantly intensify public access,***  
20 ***water, sanitation, and other public utilities due to the fact that the proposed***  
21 ***project will not generate additional demand on these infrastructures or***  
22 ***require any types of modifications. In addition, the proposed wireless***  
23 ***communication facility will not impeded the accessibility to public access,***  
24 ***due to the fact that all antennas and accessory equipment will be located on***  
25 ***the roof of the existing building.***
- 26 7. The design, location, size and operating characteristics of the proposed  
27 development would not be detrimental to the public health, safety, or welfare of the  
28 City in that ***the proposed project has been reviewed by various departments***



1           *(i.e. Building and Safety, Public Works, LA County Fire, Huntington Park*  
2           *Police Department, etc.) and conditions of approval have been included to*  
3           *ensure that project does not create any issues of concern that would be*  
4           *detrimental to the public health, safety, or welfare of the City.*

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

7           **PLANNING**

- 8           1. That the property owner and Applicant shall indemnify, protect, hold harmless and  
9           defend the City and any agency or instrumentality thereof, its officers, employees and  
10           agents from all claims, actions, or proceedings against the City to attack, set aside,  
11           void, annul, or seek damages arising out of an approval of the City, or any agency or  
12           commission thereof, concerning this project. City shall promptly notify both the  
13           property owner and Applicant of any claim, action, or proceeding to which this  
14           condition is applicable. The City shall cooperate in the defense of the action, while  
15           reserving its right to act as it deems to be in the best interest of the City and the  
16           public. The property owner and Applicant shall defend, indemnify and hold harmless  
17           the City for all costs and fees incurred in additional investigation or study, or for  
18           supplementing or revising any document, including, without limitation, environmental  
19           documents. If the City's legal counsel is required to enforce any condition of approval,  
20           the Applicant shall pay for all costs of enforcement, including legal fees.
- 21           2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
22           corrections and conditions, the property shall be developed substantially in  
23           accordance with the applications, environmental assessment, and plans submitted.
- 24           3. That the proposed use shall comply with all applicable City, County, State and  
25           Federal codes, laws, rules, and regulations, including Health, Building and Safety,  
26           Fire, Sign, Zoning, and Business License.
- 27           4. That the use be conducted, and the property be maintained, in a clean, neat, quiet,  
28           and orderly manner at all times and comply with the property maintenance standards  
            as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park  
            Municipal Code.
5. That the roof mounted wireless communication facility be operated in compliance with  
            the City of Huntington Park Noise Ordinance.
6. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code  
            Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. The Applicant shall be required to apply for a new entitlement if any alteration,  
            modification, or expansion would result in an increase to equipment and/or antennas.

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

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

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

#### 6 **BUILDING AND SAFETY**

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

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

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

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

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

#### 19 **PUBLIC WORKS**

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

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

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

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

**SECTION 6:** 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 17<sup>th</sup> day of December, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

\_\_\_\_\_  
Jonathan Sanabria, Chairperson

ATTEST:

\_\_\_\_\_  
Sergio Infanzon, Secretary

**NOVEMBER 20, 2019 PLANNING COMMISSION  
STAFF REPORT**

**EXHIBIT B**

**CASE NO.** 2019-01A CUP/DP



## **3CITY OF HUNTINGTON PARK**

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### **PLANNING DIVISION AGENDA REPORT**

**DATE:** OCTOBER 16, 2019

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

**ATTN:** CARLOS LUIS, SENIOR PLANNER

**FROM:** SUSANA MARTINEZ, ASSISTANT PLANNER

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

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

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

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

**PROJECT LOCATION:** 6055 Pacific Boulevard

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

**PRESENT USE:** Two-Story Commercial Building

**PROPOSED IMPROVEMENT:** No change to building size

**SITE SIZE:** 52,124 sq. ft.

**GENERAL PLAN:** General Commercial (C-G)

**ZONE:** Commercial General (C-G)

**SURROUNDING  
LAND USES:**

North: Commercial  
West: Commercial  
South: Commercial  
East: Commercial

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

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

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

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

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

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

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

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

**REQUIRED FINDINGS  
FOR A DEVELOPMENT  
PERMIT:**

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

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that



the proposed development would not be detrimental to public health, safety and general welfare; and

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

**ENVIRONMENTAL  
REVIEW:**

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

**PROJECT  
BACKGROUND:**

- ***Project Proposal***

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

- ***Site Description***

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

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

**ANALYSIS:**

- ***Project Proposal***

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

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

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

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

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

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

- ***Condition Use Permit Findings***

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

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

**Finding:** The proposed wireless communication facility is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.202. The Commercial General zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The addition of the wireless communication facility will provide additional telecommunication services to the residents of Huntington Park and will be compatible with the adjoining land uses. Additionally, the proposed project is in compliance with the requirements of the HPMC.

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

**Finding:** The proposed project is consistent with the General Plan, specifically, the proposed use is consistent with Goal 2.0; Policy 2.2 of the Land Use Element of the General Plan by requiring that commercial development provide adequate buffers at the designated boundaries with adjacent residential uses so as to prevent impacts on residences due to

noise, traffic, parking, light and glare, and differences in scale; to ensure privacy; and to provide visual compatibility. The proposed screening will be architecturally compatible with the existing commercial building and will be compatible with the surrounding area.

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

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

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

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

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

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

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

**Finding:** Vehicular and pedestrian access to the site will be provided through Pacific Boulevard and Randolph Street. The project will not significantly intensify public access, water, sanitation, and other public utilities due to the fact that the proposed project will not generate additional demand on these infrastructures or require any types of modifications. In addition, the proposed wireless communication facility will not impeded the accessibility to public access, due to the fact that all antennas and accessory equipment will be located on the roof of the existing building.

• ***Development Permit Findings***

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

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

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

**Finding:** The proposed wireless communication facility is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.202. The Commercial General zone is intended to provide for general retail, professional office, and service-oriented business activities serving a community-wide need under design standards that ensure compatibility and harmony with adjoining land uses. The addition of the wireless communication facility will provide additional telecommunication services to the residents of Huntington Park and will be compatible with the adjoining land uses. Additionally, the proposed project is in compliance with the requirements of the HPMC.

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

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

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

**Finding:** The proposed project is located on a lot that measures approximately 52,124 square feet. The design, location, size, and operating characteristics of

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

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

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

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

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

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

**Finding:** Vehicular and pedestrian access to the site will be provided through Pacific Boulevard and Randolph Street. The project will not significantly

intensify public access, water, sanitation, and other public utilities due to the fact that the proposed project will not generate additional demand on these infrastructures or require any types of modifications. In addition, the proposed wireless communication facility will not impeded the accessibility to public access, due to the fact that all antennas and accessory equipment will be located on the roof of the existing building.

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

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

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve Case No. 2019-01 CUP/DP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING**

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



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

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. That the proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. That the use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. That the roof mounted wireless communication facility be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. The Applicant shall be required to apply for a new entitlement if any alteration, modification, or expansion would result in an increase to equipment and/or antennas.
8. The operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
9. That all proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor ceiling and shall be completely concealed from public view as required by the City prior to authorization to operate.
10. All maintenance performed on the gas generator shall take place during typical business days and hours.
11. The Applicant shall comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
12. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.

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

#### **BUILDING AND SAFETY**

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

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

#### **PUBLIC WORKS**

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

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

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

#### **EXHIBITS:**

- A: PC Resolution No. 2019-01 CUP/DP Application
- B: Vicinity Map
- C: Assessor's Parcel Map
- D: Site Plan
- E: Elevation
- F: Roof Plan

# **TIME EXTENSION REQUEST**

**EXHIBIT C**

**CASE NO.** 2019-01A CUP/DP



# Delta Groups Engineering, Inc.

2362 McGaw Ave., Irvine, CA 92614

Tel. (949) 622-0333 Fax (949) 622-0331

October 13, 2020

Susana Martinez | Assistant Planner |  
City of Huntington Park | Community Development Department  
6550 Miles Avenue | Huntington Park, CA 90255  
(323) 584-6282 Office | (323) 584-6244 Fax

**RE: Verizon Wireless "Randolph" Project at 6055 Pacific Boulevard, Planning  
Commission Case No. 2019-01 CUP/DP**

Ms. Martinez,

I am requesting a time extension for the Verizon Wireless Project "Randolph" located at 6055 Pacific Boulevard Planning Commission Case No. 2019-01 CUP/DP. The project was originally approved at hearing on October 16, 2020., and has received a time extension previously. Due to the pandemic, processes are taking much longer to complete. We are nearing our permit expiration date and we respectfully request the time extension in order that we have time to successfully complete the Building and Safety process and begin construction on this project.

Please find the enclosed check for the fee of \$935.00 for this process,

Thank you,

Lisa Desmond  
Land Use Entitlement Specialist  
Delta Groups Engineering  
Phone:(951)264-0866  
ldesmond@deltagroups.com



**ITEM NO. 2**

**CASE NO.** 2020-06 GPC







# CITY OF HUNTINGTON PARK

## PLANNING COMMISSION AGENDA REPORT

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**DATE:** DECEMBER 16, 2020

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

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

**FROM:** JOHN W. LAM, DEPUTY CITY ATTORNEY

**SUBJECT:** PLANNING COMMISSION FINDING OF GENERAL PLAN CONFORMANCE PURSUANT TO GOVERNMENT CODE SECTION 65402

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**REQUEST:** A REQUEST TO MAKE FINDINGS THAT THE CITY'S ACCEPTANCE OF REAL PROPERTY FROM RASA, LP AND RECONVEYANCE OF A PARKING EASEMENT AND CONVEYANCE OF AN ACCESS EASEMENT TO RASA, LP IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402.

**APPLICANT:** City of Huntington Park

**PROPERTY OWNER:** RASA, LP, a California limited partnership

**SUBJECT LOCATION:** 6512 Ruby Avenue, Huntington Park, California

**ASSESSOR'S  
PARCEL NUMBER:** 6322-003-028

**PRESENT USE:** Residential Existing Senior Apartment Building

**LOT SIZE:** 51,413 square feet

**GENERAL PLAN:** Central Business District/Residential

**ZONE:** Downtown Huntington Park Specific Plan – District C

**SURROUNDING  
LAND USES:** North: Commercial  
West: Residential

South: Commercial  
East: Commercial

## ENVIRONMENTAL REVIEW:

The adoption of Resolution No. 2020-\_\_ is not subject to California Environmental Quality Act (CEQA) because CEQA Guidelines section 15060(c)(2) states that a project is not subject to CEQA review where the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment and is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The Planning Commission's General Plan conformance findings pursuant to Government Code Section 65402 will not result in a direct or reasonably foreseeable indirect physical change to the environment and there is no possibility that the making of said findings will have a significant effect on the environment.

## BACKGROUND:

- ***Casa Bonita Development History***

In 1997, the Community Development Commission of the City of Huntington Park ("City") entered into a Disposition and Development Agreement ("DDA") with RASA, L.P., ("RASA") for the construction and operation of the Casa Bonita, an eighty (80) unit affordable, senior housing project ("Project"). Under the terms of the DDA, the City agreed to convey the requisite real property to RASA consisting of approximately 51,435 square feet located on Rugby Avenue, between Gage Avenue and Zoe Avenue (the "Property") and RASA agreed to restrict the 80 units for affordable seniors, provide 22 private parking spaces, and construct a public parking structure with 122 public parking spaces and reserving and assigning a perpetual parking easement over the public parking structure to the City for public parking purposes ("Parking Structure"). RASA was also required to grant the City a public parking easement for twelve (12) tuck-under parking spaces ("Tuck-Under Parking") and rights of ingress and egress thereto.

- ***Casa Bonita Proposed Rehabilitation***

## PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2020-06: 6512 Rugby Avenue

December 17, 2020

Page 3 of 5

Due to its age, RASA now desires to rehabilitate and modernize the Casa Bonita apartment, which will improve the quality of life for City's residents at Casa Bonita. RASA will pay for the rehabilitation through an award of tax-exempt bonds from the California Debt Limit Allocation Committee and tax credits from California's Tax Credit Allocation Committee. To facilitate the rehabilitation, RASA desires to acquire an access easement over the former alley that runs between the Parking Structure and Casa Bonita from the City and for the City to reconvey its parking easement over the Tuck-Under Parking area. In exchange, RASA will convey title to the Parking 122 parking space Parking Structure and the land on which it is located to the City ("Parking Structure Property") (See Site Map depicting the easements and Parking Structure attached hereto as Exhibit "B.")

The proposed property exchange shall be memorialized by RASA and the City pursuant to a property exchange agreement, subject to City Council approval.

### ANALYSIS:

- ***General Plan Conformance Pursuant to Government Code Section 65402***

Pursuant to Government Code Section 65402, before the City may dispose or acquire real property, the Planning Commission must find that the disposition and acquisition of real property conforms with the adopted General Plan. The Huntington Park General Plan was adopted in February 1991 and consists of eight (8) specific elements, which serves as the City's long-range plan for the physical development of the City ("General Plan"). The City's acceptance of title to the Parking Structure and the Parking Structure Property; the City's reconveyance of the Tuck-Under Parking Easement and conveyance of an access easement to RASA are consistent with the City's General Plan for the following reasons:

1. Land Use Element

- a. Provides for compatible neighboring land uses and acceptable transitions between residential, commercial, public, and transportation uses.

## PLANNING COMMISSION AGENDA REPORT

PC CASE NO. 2020-06: 6512 Rugby Avenue

December 17, 2020

Page 4 of 5

b. Provides for expanded residential development opportunities in the City's Central Business District.

c. Provides and preserves additional parking in commercial areas where parking is currently in adequate.

d. Encourages community-oriented retail in Huntington Park while continuing to revitalize Pacific Boulevard as a regional retail destination (Land Use Element Policy 1.2).

e. Encourages senior citizen residential development in locations with convenient access to commercial and retail uses, and to public transportation (Land Use Element Policy 1.5).

f. Encourages and continues the use of redevelopment activities, including the provision of incentives for private development, joint public-private partnerships, and public improvements (Land Use Element Policy 3.1).

g. Continue to provide financial, administrative, and design assistance to eligible properties through residential and commercial rehabilitation programs (Land Use Element Policy 3.3).

h. Establish a Parking Overlay zone and designate it on the Land Use Policy Map to facilitate the development of parking facilities through such methods as alley vacation and lot consolidation (Land Use Element Policy 4.2).

i. Maintain, market, and further develop Pacific Boulevard as a regional retail destination (Land Use Element Policy 5.7).

## 2. Circulation Element

a. Provides an adequate supply of convenient parking for all developments in the City, in a manner which is consistent with the goals of managing transportation demand and providing efficient arterial traffic flows (Circulation Element Goal 6.0).

b. Facilitate the development of parking facilities through such methods as alley vacation and lot consolidation (Circulation Element Policy 6.5).

3. Housing Element

a. Promotes the maintenance of existing housing units and requirements that property owners maintain their housing, so the units are safe, healthful, and aesthetically pleasing (Housing Element Policy 1).

b. The City, where possible, shall work with property owners to bring building construction up to current Building Code and other health and safety code requirements (Housing Element Policy 4).

**RECOMMENDATION:**

It is recommended that the Planning Commission adopt Resolution No. 2020-06 finding that the acceptance of the Parking Structure property; conveyance of an access easement and reconveyance of the Tuck-Under Parking Easement conforms with the Huntington Park General Plan pursuant to Government Code Section 65402.

**CONCLUSION:**

Alternatively, the Planning Commission has the following options:

1. Determine that the proposed property exchange is not consistent with the City's General Plan; or
2. Continue this item and request additional information.

**EXHIBIT(S):**

Exhibit A: Resolution No. 2020-06  
Exhibit B: Site Map



**PC RESOLUTION NO. 2020-06 GPC**

**EXHIBIT A**

**CASE NO. 2020-06 GPC**





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**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, FINDING THAT THE CITY'S ACCEPTANCE OF REAL PROPERTY, RECONVEYANCE OF PARKING EASEMENT, AND CONVEYANCE AN ACCESS EASEMENT IS IN CONFORMANCE WITH THE CITY'S GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65402**

**WHEREAS**, California Government Code Section 65402 provides that a City shall not acquire or dispose of any real property until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan; and

**WHEREAS**, RASA, LP is the owner of the Casa Bonita Apartments located at 6512 Ruby Avenue in the City of Huntington Park, California desire to transfer ownership of a 122 parking space public parking structure and the real property on which it is located ("Parking Structure") to the City of Huntington Park (the "City"); and

**WHEREAS**, the City is the holder of a public parking easement over twelve (12) tuck-under parking spaces in the Casa Bonita Apartments (“Tuck-Under Parking Easement”) and the City now desires to relinquish its rights to the Tuck-Under Parking Easement to RASA, LP; and

**WHEREAS**, upon the City's acceptance of the Parking Structure, the City desires to convey to RASA, LP an access easement for the residents of the Casa Bonita Apartments for ingress and egress to the Tuck-Under Parking spaces located between the Parking Structure and the Casa Bonita Apartments; and

**WHEREAS**, the proposed exchange would aid RASA, LP in obtaining various forms of financing to rehabilitate, modernize, and add amenities to the Casa Bonita Apartments, which provide affordable, senior housing to the City's residents; and

**WHEREAS**, the Planning Commission has analyzed the City's acceptance of the Parking Structure Property and reconveyance and conveyance of the easements to determine its conformity with the goals and policies of the City's General Plan pursuant to the requirements of Government Code Section 65402.

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

1        **SECTION 1:** The Planning Commission hereby finds that the above recitals are true and  
2 correct and incorporate them herein as part of the findings.

3        **SECTION 2:** Based on the above recitals, staff report and presentation, and public  
4 comments, the Planning Commission hereby finds that the City's acceptance and acquisition of  
5 the Parking Structure Property from RASA, LP, the City's reconveyance of the Tuck-Under  
6 Parking Easement and conveyance of the access easement to RASA, LP, is in conformance  
7 with the City's General Plan pursuant to Government Code Section 65402 as follows:

8            1.     **Land Use Element**

9                    a.     Provides for compatible neighboring land uses and acceptable transitions  
10 between residential, commercial, public, and transportation uses.

11                   b.     Provides for expanded residential development opportunities in the City's  
12 Central Business District.

13                   c.     Provides and preserves additional parking in commercial areas where  
14 parking is currently in adequate.

15                   d.     Encourages community-oriented retail in Huntington Park while continuing  
16 to revitalize Pacific Boulevard as a regional retail destination (Land Use Element Policy  
17 1.2).

18                   e.     Encourages senior citizen residential development in locations with  
19 convenient access to commercial and retail uses, and to public transportation (Land Use  
20 Element Policy 1.5).

21                   f.     Encourages and continues the use of redevelopment activities, including  
22 the provision of incentives for private development, joint public-private partnerships, and  
23 public improvements (Land Use Element Policy 3.1).

24                   g.     Continue to provide financial, administrative, and design assistance to  
25 eligible properties through residential and commercial rehabilitation programs (Land Use  
26 Element Policy 3.3).

27                   h.     Establish a Parking Overlay zone and designate it on the Land Use Policy  
28 Map to facilitate the development of parking facilities through such methods as alley

vacation and lot consolidation (Land Use Element Policy 4.2).

i. Maintain, market, and further develop Pacific Boulevard as a regional retail destination (Land Use Element Policy 5.7).

2. Circulation Element

a. Provides an adequate supply of convenient parking for all developments in the City, in a manner which is consistent with the goals of managing transportation demand and providing efficient arterial traffic flows (Circulation Element Goal 6.0).

b. Facilitates the development of parking facilities through such methods as alley vacation and lot consolidation (Circulation Element Policy 6.5).

3. Housing Element

a. Promotes the maintenance of existing housing units and requirements that property owners maintain their housing, so the units are safe, healthful, and aesthetically pleasing (Housing Element Policy 1).

b. The City, where possible, shall work with property owners to bring building construction up to current Building Code and other health and safety code requirements (Housing Element Policy 4).

**SECTION 3:** The adoption of this Resolution is not subject to California Environmental Quality Act (CEQA) because CEQA Guidelines section 15060(c)(2) states that a project is not subject to CEQA review where the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment and is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The Planning Commission’s General Plan conformance findings pursuant to Government Code Section 65402 will not result in a direct or reasonably foreseeable indirect physical change to the environment and there is no possibility that the making of said findings will have a significant effect on the environment.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption by the Planning Commission.

**SECTION 5:** 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 17 day of December 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

HUNTINGTON PARK PLANNING COMMISSION

\_\_\_\_\_  
Jonathan Sanabria, Chairperson

ATTEST:

\_\_\_\_\_  
Sergio Infanzon, Secretary

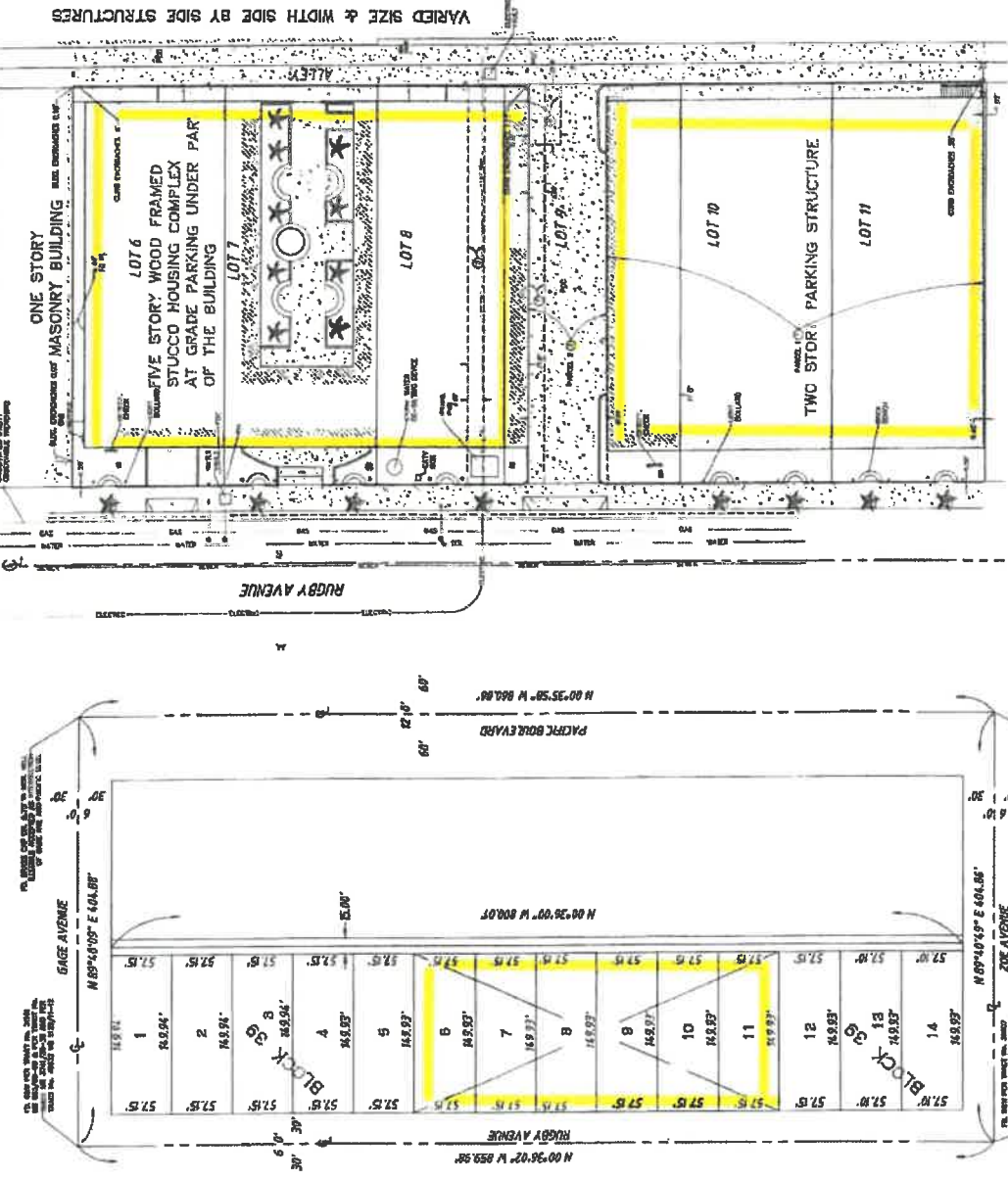
# **SITE PLAN**

**EXHIBIT B**

**CASE NO.** 2020-06 GPC



# ALTA SURVEY



## FLOOD ZONE.

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#14 Public Parking Easement on updated PTH-No. 03-2105648 granting 12 Tuck-Under spaces does not show on this survey. Affects Lot 8 and southern part of Lot 9

BOUNDARY MAP SCALE  
1" = 50'

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CORONA, CA 92626  
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**ALTA SURVEY**  
**6438 RUGBY AVENUE**  
**HUNNINGTON PARK, CA 90250**

PREPARED FOR: RASH, L.P., A CALIFORNIA LIMITED PARTNERSHIP  
DRAWN BY: MARJ  
CHECKED BY: MARJ  
DATE: 03/13/2003  
SHEET: 1 OF 1







Proposed Exterior Elevation-Front View



Existing Front View

