



# AGENDA

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Special Meeting  
Monday, December 5, 2016 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 Efren Martinez  
Vice Chair Carlos Cordova  
Commissioner Eduardo Carvajal  
Commissioner Angelica Montes  
Commissioner Vacant

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENT**

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

### CONSENT ITEMS

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

### PUBLIC HEARING

1. (Continued from November 16, 2016) CASE NO. 2016-19 CUP – CONDITIONAL USE PERMIT – A request for a Conditional Use Permit to install new antennas on an existing wireless facility tower located at 6237 Maywood Avenue, within the Manufacturing Planned Development (MPD) Zone.

#### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Consider PC Resolution No. 2016-19, approving a Conditional Use Permit in connection with property located at 6237 Maywood Avenue, in the MPD Zone.

### STAFF COMMENTS

### PLANNING COMMISSION COMMENTS

### ADJOURNMENT

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, December 21, 2016 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 1<sup>st</sup> of December, 2016.



\_\_\_\_\_  
Carlos Luis



# CITY OF HUNTINGTON PARK

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## SPECIAL PLANNING COMMISSION AGENDA REPORT

**DATE:** DECEMBER 5, 2016

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

**ATTENTION:** CARLOS LUIS, SENIOR PLANNER

**FROM:** JUAN ARAUZ, ASSOCIATE PLANNER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2016-19 CUP  
(CONDITIONAL USE PERMIT) CONTINUED FROM THE NOVEMBER  
16, 2016 PLANNING COMMISSION MEETING**

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**REQUEST:** REQUEST FOR A CONDITIONAL USE PERMIT TO INSTALL FOUR NEW TELEVISION ANTENNAS ON AN EXISTING WIRELESS TOWER FACILITY LOCATED AT 6237 MAYWOOD AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

**APPLICANT:** Eyetower/Justin Davis  
38 Technology Suite 250  
Irvine, CA 92618

**PROPERTY OWNER:** Crown Castle  
PO Box 849882 MW Cell TRS 1 LLC  
Los Angeles, CA 90084

**PROJECT LOCATION:** 6237 Maywood Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6318-007-013

**PRESENT USE:** Industrial/Manufacturing

**PROJECT SIZE:** N/A

**BUILDING SIZE:** N/A

**LOT SIZE:** 1,010 sq. ft.

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**GENERAL PLAN:** Manufacturing Planned Development

**ZONE:** Manufacturing Planned Development (MPD)

**SURROUNDING**

**LAND USES:**

North: Manufacturing

South: Manufacturing

West: Manufacturing

East: Commercial/Manufacturing (City of Bell)

**MUNICIPAL CODE**

**REQUIREMENTS FOR A**

**CONDITIONAL USE PERMIT:**

Pursuant to the Huntington Park Municipal Code (HPMC) Section 9-4.302 (Allowed Uses), wireless communication facilities are permitted in the MPD Zone provided a Conditional Use (CUP) has been granted by the Planning Commission.

**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

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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.

**ENVIRONMENTAL REVIEW:**

Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**BACKGROUND:**

Mr. Justin Davis (Applicant), is requesting a Conditional Use Permit to install four (4) new antennas on an existing wireless tower facility located at 6237 Maywood Avenue, in the MPD Zone.

**Planning Commission Meeting of November 16, 2016**

The proposed project was considered at the regularly scheduled Planning Commission meeting of November 16, 2016. During the meeting, the Planning Commission requested that Planning Staff verify the following:

1. Review timeline for the application – 60 day review period; and
2. Franchise Tax Agreement requirement

After researching the topics, staff has determined that the project requires approval within 60 days of submittal of the application pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012.

Staff also determined that a Franchise Tax Agreement cannot be imposed on the service provider because the project site is not within a public right-of-way. The City can require a business license for the project and has been included as condition number 7 of PC Resolution No. 2016-19.

### **Site Description**

The subject site, Assessor Parcel Number (APN) 6318-007-013, is a small flag-shaped parcel located within another parcel, APN 6318-007-012. The adjoining parcel is presently occupied by a bumper repair shop and a contractor's storage yard. The subject site is accessible from Maywood Avenue through the driveway belonging to the larger adjoining parcel. The site is bordered by manufacturing uses to the north, south, west, and by commercial and manufacturing uses to east (City of Bell).

The subject property is developed with two enclosed shelters that house equipment for the existing 60-foot wireless facility monopole. The shelters and monopole are enclosed within an eight-foot high chain-link fence.

### **Project Description**

The Applicant is proposing to install a new 36 square-foot equipment shelter, a new 15kw diesel generator, replace a portion of the existing chain-link fence with a new 8 foot sliding gate, and install 4 new television antennas. Three of the proposed antennas will be six-and-a-half feet long, and one will be approximately eleven feet long. The proposed antennas will capture local television signals that will be packaged and sold to service customers worldwide. The proposed antennas and equipment room will be unmanned and, according to the applicant, will require maintenance from a single technician once a month.

## **ANALYSIS:**

### **Conditional Use Permit Findings**

In granting a Conditional Use Permit for the proposed antennas on the existing wireless tower facility, the Planning Commission must make the required findings, 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.**

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**Finding:** The proposed antennas on the existing wireless facility are conditionally permitted within the subject zoning district. The subject zoning district, MPD, is intended to provide for industrial and manufacturing uses that serve a community-wide need.

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

**Finding:** The Applicant's proposal is consistent with the General Plan and is conditionally permitted within the MPD zoning district. The land uses for the General Plan and Zoning Map have the same MPD designation and thus consistent. Additionally, the proposed development also fulfills the Goal 1 General Plan's Land Use Element, which includes providing a mix of land uses which meets the diverse needs of the City.

**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:** The proposed television antennas on an existing wireless tower facility are Categorically Exempt pursuant to Article 19, Section 15301 (Existing Facilities) 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 design, location, size, and operating characteristics of the proposed antennas on the existing wireless tower facility are compatible with the existing and future land uses as the subject site is zoned MPD. The MPD zone, and the general vicinity, is host to other manufacturing and industrial uses and there are no plans

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to change the future land use designations within the area. As conditioned, it is not expected that the Applicant's proposal will be detrimental to the public health, safety, or welfare of the City.

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

**Finding:** The subject site is approximately 1,010 square feet and is completely enclosed within an eight-foot high chain-link fence. Access to the subject site is from the adjoining parcel (APN 6318-007-012). The adjoining parcel is developed with manufacturing and industrial uses and is presently occupied by a bumper repair shop and a contractor's storage yard. As conditioned, it is not expected that the Applicant's proposal will be detrimental to the public health, safety, or welfare of the City or adjoining uses.

**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:** Access to the site is from the adjoining parcel's (APN 6318-007-012) driveway. The site is accessible from Maywood Avenue. The site is already set-up with all utilities and services to support the existing wireless facility monopole and the proposed new antennas.

**Conclusion**

Based on the above analysis, staff has determined that all of the required findings for approval of a Conditional Use Permit can be made. Therefore, Staff recommends approval of the Applicants' request to install four (4) new antennas on an existing wireless tower facility located at 6237 Maywood Avenue, in the MPD Zone.

**RECOMMENDATION:**

Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission adopt the Categorical Exemption, make the required findings and requirements set forth in the Huntington Park Municipal Code, and **adopt PC Resolution No. 2016-19 CUP**, subject

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to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

### **CONDITIONS OF APPROVAL:**

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 existing wireless communication monopole be operated in compliance with the City of Huntington Park Noise Ordinance.
6. That any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. That the operator shall obtain/amend its City of Huntington Park Business License prior to commencing business operations.
8. 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.

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9. 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.
10. 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.
11. That the violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
12. 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.
13. 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.
14. 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.
15. That if the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
16. 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.
17. 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.
18. 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.
19. That the business owner (Applicant) and property owner agree in writing to the above conditions.

### **EXHIBITS:**

A: Vicinity Map

B: Assessor's Parcel Map

**SPECIAL PLANNING COMMISSION AGENDA REPORT**

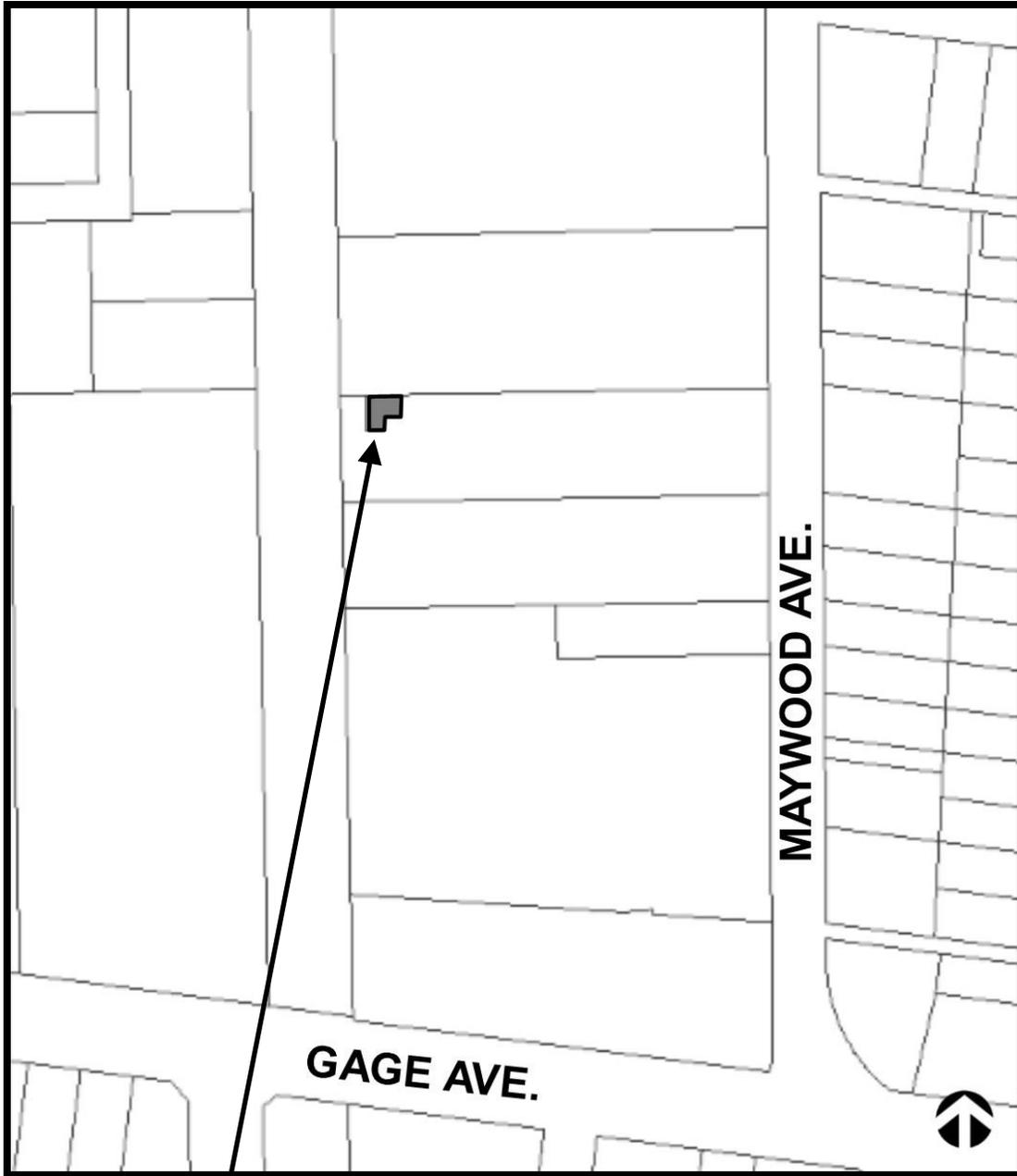
PC CASE NO. 2016-19 CUP

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- C: Site Plan
- D: Floor Plan
- E: Elevation
- F: 2016-19 CUP Application
- G: PC Resolution No. 2016-19



6237 Maywood Avenue  
Huntington Park, CA 90255

**VICINITY MAP**

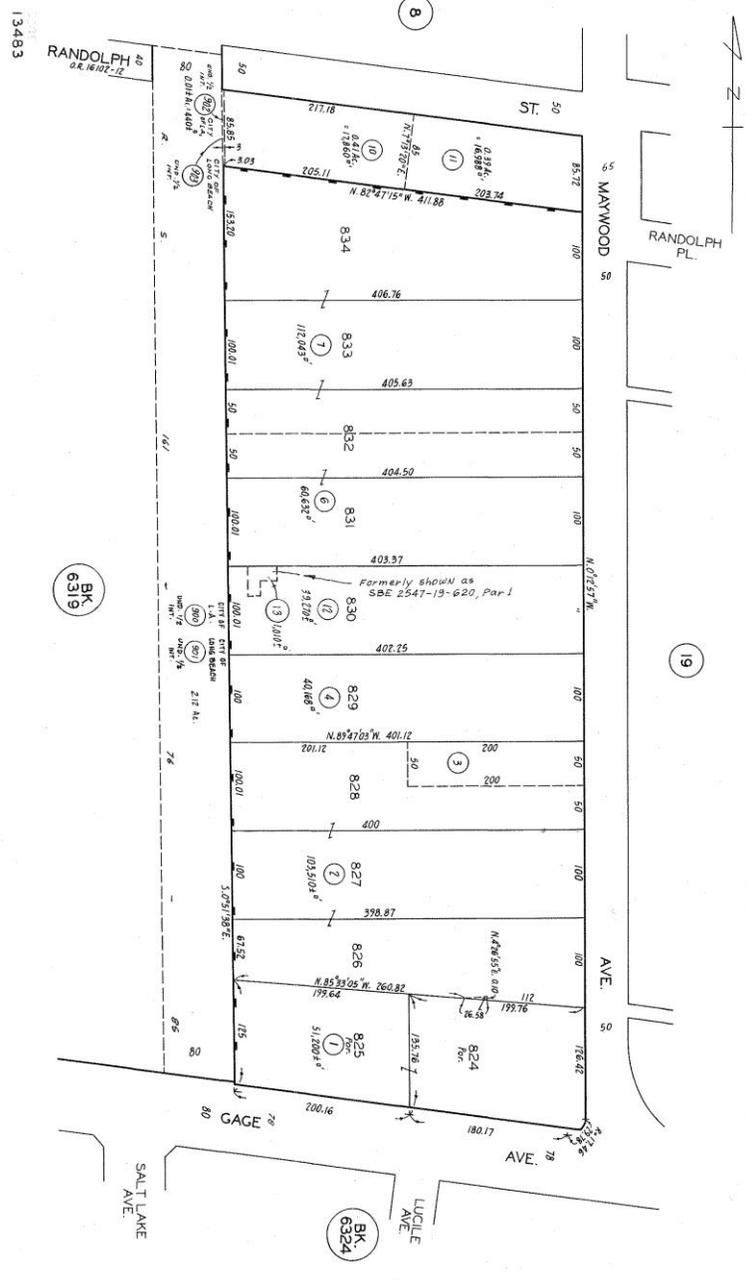
**EXHIBIT A**

**CASE NO. 2016-19 CUP**

6318 7  
SCALE: 100'

2004

9660222106/12  
96070805008101-12  
200008060403000001-12  
2000108216015001-12  
200008060403000001-12  
2003105 0604055-52



13483  
SAN ANTONIO RANCHO  
TRACT NO. 3398  
P. 1-389  
M. B. 37-43

# ASSESSOR'S PARCEL MAP

EXHIBIT B

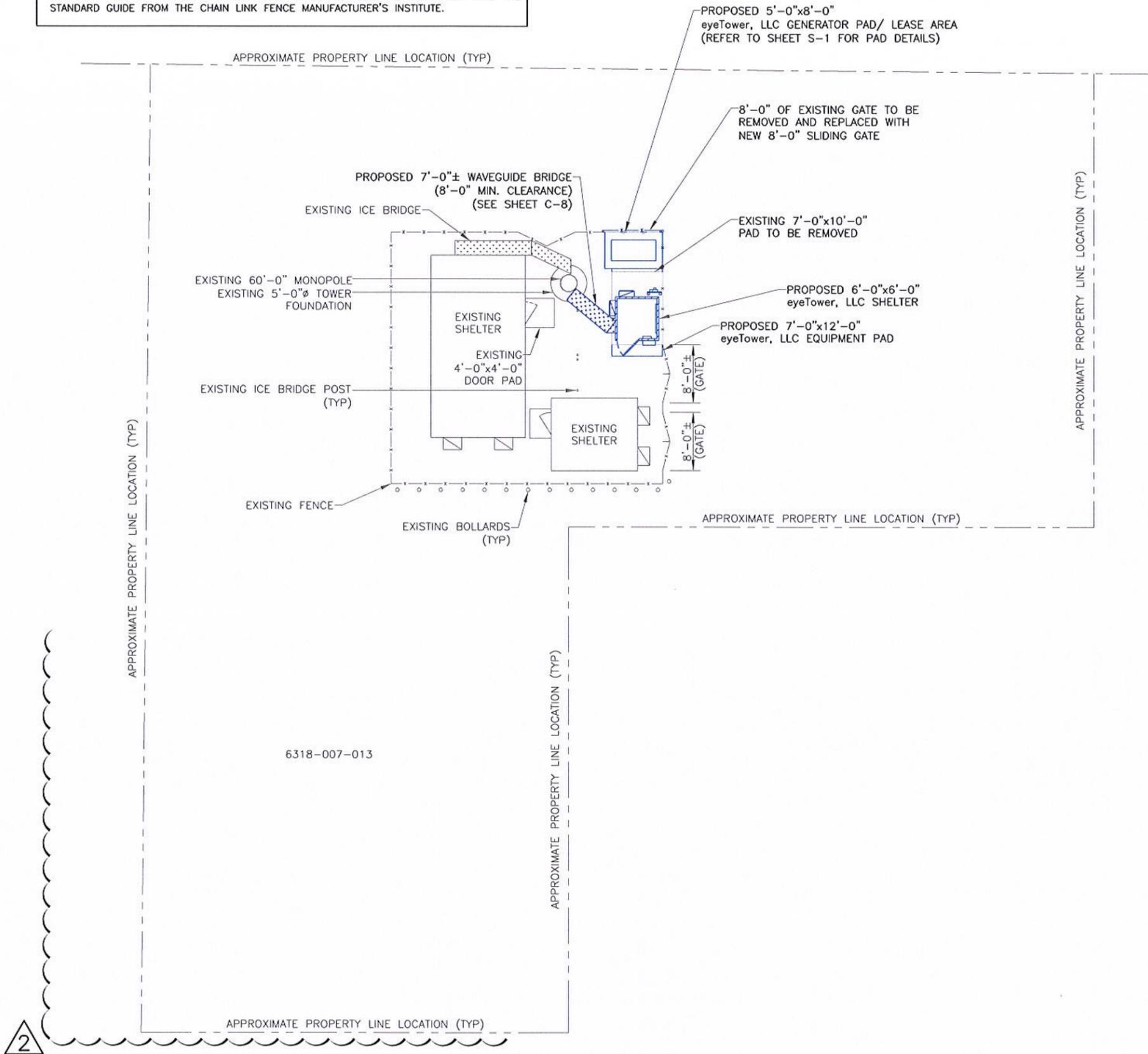
CASE NO. 2016-19 CUP

# **SITE PLAN**

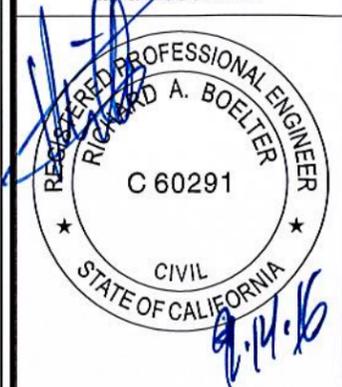
**EXHIBIT C**

**CASE NO.** 2016-19 CUP

**NOTE:**  
 NEW CHAIN LINK HORIZONTAL SLIDING GATE TO BE INSTALLED PER ASTM F1184. ALL CHAIN LINK FENCE FABRIC TO BE GALVANIZED, 9 GAGE WIRE. FENCE FABRIC TO HAVE 2-INCH OPENINGS. SELVAGE TO BE KNUCKLED BOTH ENDS (UNLESS NOTED OTHERWISE). ZINC COATING TO BE CLASS 2 WITH MINIMUM 2 OUNCES OF ZINC PER SQUARE FOOT OF COATING - SEE ASTM A392. ALL FENCING IS TO BE INSTALLED PER ASTM F567 AND THE STANDARD GUIDE FROM THE CHAIN LINK FENCE MANUFACTURER'S INSTITUTE.



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADJUST DIMENSIONS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE APPROVED. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF AND NEITHER CROWN CASTLE NOR THE ENGINEER WILL BE PROVIDING CONTRACTOR WITH A COPY OF THIS PROJECT.



No.	Date	Action
2	09/12/16	CONSTRUCTION
1	08/25/16	CONSTRUCTION
0	05/20/16	CONSTRUCTION
A	05/02/16	90% CD SUBMITTAL

Carrier:

2711 CENTERVILLE ROAD, 8TE 400 FMS 160  
 WILMINGTON, DE 19803

Tower Owner/Client:

33 EXECUTIVE PARK, SUITE 310  
 IRVINE, CA 92614

A/E Consultant:

380 SOUTHPOINTE BLVD, SUITE 400  
 CANONSBURG, PA 15317

Project:

**844966  
 LAX200**

6237 MAYWOOD AVENUE  
 HUNTINGTON PARK, CA 90255

Drawing Title:

**SITE PLAN**

Application ID: 334125	JDE Job Number: 366010
Drawn By: MAJ	Date: 05/02/16
Checked By: JM	Client Approval:

Issue No.:	Drawing No.:
2	C-1.2



Know what's below.  
 Call before you dig.

**NOTE:**  
 THE NEW CONSTRUCTION WILL NOT DISTURB OR DESTROY EXISTING LANDSCAPING OR TREES.

TRUE NORTH



22"x34" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"



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COMPOUND PLAN

# FLOOR PLAN

**EXHIBIT D**

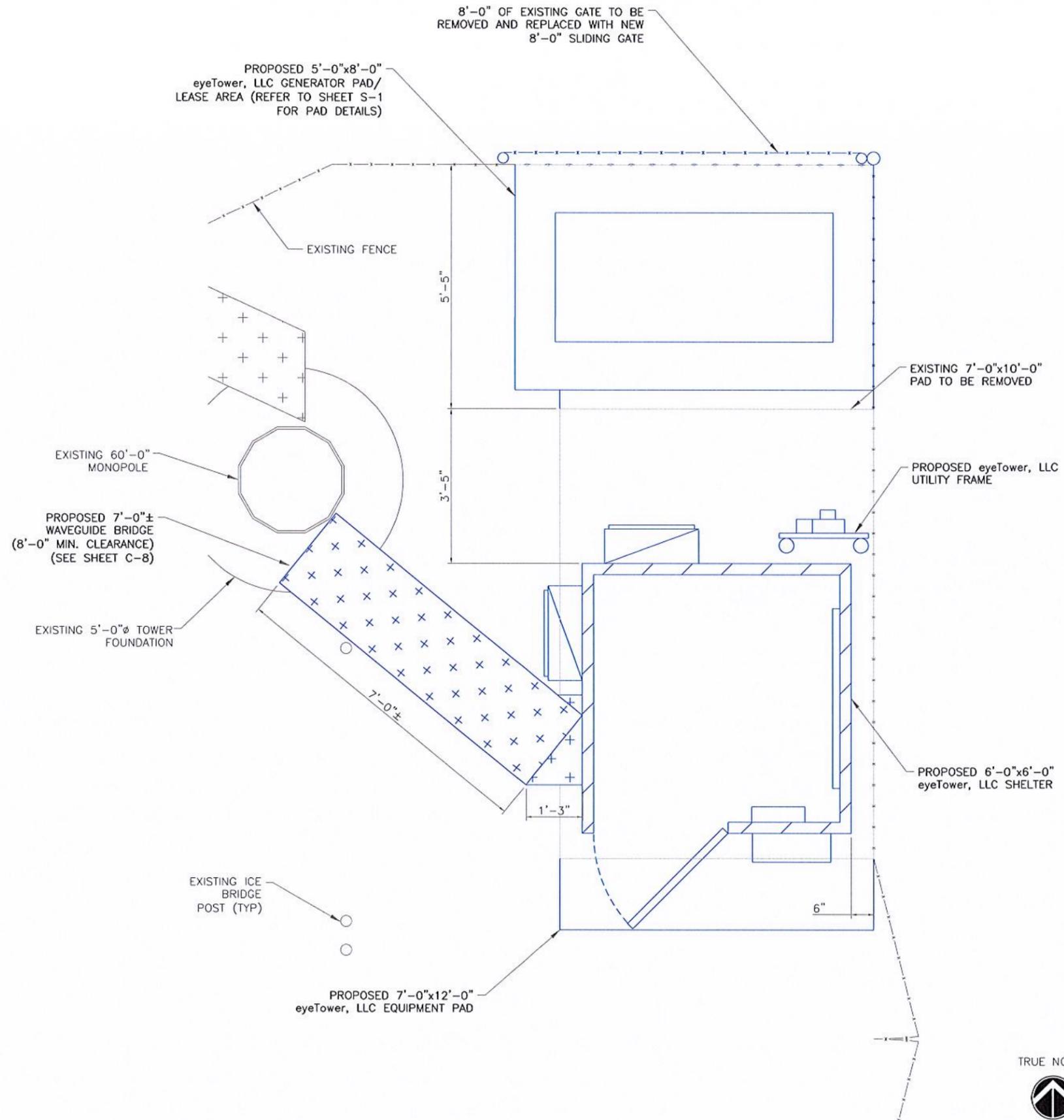
**CASE NO.** 2016-19 CUP

# GENERAL REFERENCE NOTES

- DAMAGE TO ALL UTILITIES, LAND, ACCESS AREAS, AND PROPERTY OF OTHERS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
- REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE LEASE AREA.
- RE-GRADE AROUND THE EQUIPMENT SLAB AS REQUIRED TO ALLOW A MAXIMUM 4" OF PAD THICKNESS EXTENDING ABOVE THE FINISHED GRAVEL SURFACE. REPLACE GRAVEL AROUND SLAB AT COMPLETION OF INSTALLATION.
- ALL WORK SHALL BE DONE IN A SATISFACTORY AND PROFESSIONAL WORKMANLIKE MANNER. ALL WORK SHALL BE SUBJECT TO INSPECTION DURING CONSTRUCTION AND FINAL APPROVAL BY THE CONSTRUCTION MANAGER.
- ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT, OR DEVIATIONS FROM THE DESIGN PLAN OR SPECIFICATIONS SHALL BE COORDINATED AND APPROVED BY THE CONSTRUCTION MANAGER.
- COLOR SELECTION FOR PAINTED ITEMS SHALL BE MADE BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO BID SUBMITTAL. ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITIES LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES BY DIGGING A TEST PIT, AS NECESSARY. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.
- THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN SET OF CONSTRUCTION DRAWINGS AT THE SITE FOR THE PURPOSE OF DOCUMENTING "AS-BUILT" CONDITIONS AND DEVIATIONS FROM THE ORIGINAL DESIGN. THE REDLINE DRAWINGS SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS FOR THE PROJECT FROM ALL APPLICABLE GOVERNMENT AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY STATIONS AND CONTROL POINTS DURING CONSTRUCTION AND SHALL RE-ESTABLISH ANY DISTURBED CONTROL POINTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING LOCAL OFFICIAL FOR LOCAL BUILD CODE REQUIREMENTS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BE FAMILIARIZED WITH ALL EXISTING CONDITIONS INCLUDING SITE ACCESS PRIOR TO BID SUBMITTAL. ANY CHANGES DURING CONSTRUCTION DUE TO AN EXISTING CONDITION WHICH IS VISUALLY ASCERTAINABLE PRIOR TO BID SUBMITTAL, CANNOT BE USED AS THE BASIS FOR A CHANGE ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.

### NOTES:

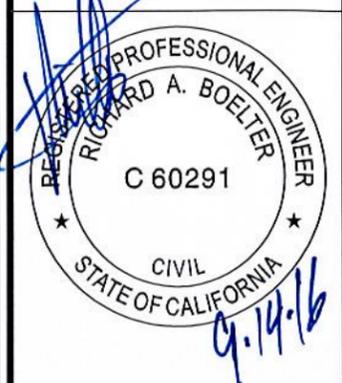
- CONDUIT ROUTING IS SCHEMATIC ONLY, CONTRACTOR SHALL DETERMINE SUITABLE ROUTING IN THE FIELD.
- NEW CHAIN LINK HORIZONTAL SLIDING GATE TO BE INSTALLED PER ASTM F1184. ALL CHAIN LINK FENCE FABRIC TO BE GALVANIZED, 9 GAGE WIRE. FENCE FABRIC TO HAVE 2-INCH OPENINGS. SELVAGE TO BE KNUCKLED BOTH ENDS (UNLESS NOTED OTHERWISE). ZINC COATING TO BE CLASS 2 WITH MINIMUM 2 OUNCES OF ZINC PER SQUARE FOOT OF COATING - SEE ASTM A392. ALL FENCING IS TO BE INSTALLED PER ASTM F567 AND THE STANDARD GUIDE FROM THE CHAIN LINK FENCE MANUFACTURER'S INSTITUTE.



EQUIPMENT LOCATION PLAN

22"x34" SCALE: 3/4" = 1'-0"  
11"x17" SCALE: 3/8" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE APPROVED. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF AND NEITHER DESIGN OR ENGINEER NOR THE ENGINEER WILL BE PROVIDING CONSTRUCTION REVIEW OF THE PROJECT.



No.	Date	Action
2	09/12/16	CONSTRUCTION
1	08/25/16	CONSTRUCTION
0	05/20/16	CONSTRUCTION
A	05/02/16	90% CD SUBMITTAL

Carrier:  
  
 2711 CENTERVILLE ROAD, STE 400, PMB 160  
 WILMINGTON, DE 19808

Tower Owner/Client:  
  
 38 EXECUTIVE PARK, SUITE 310  
 IRVINE, CA 92614

A/E Consultant:  
  
 380 SOUTHPOINTE BLVD, SUITE 400  
 CANTONSBURG, PA 15117

Project:  
**844966 LAX200**  
 6237 MAYWOOD AVENUE  
 HUNTINGTON PARK, CA 90255

Drawing Title:  
**EQUIPMENT LOCATION PLAN**

Application ID: 334125	JDE Job Number: 366010
Drawn By: MAJ	Date: 05/02/16
Checked By: JM	Client Approval

Issue No.:	Drawing No.:
2	C-2

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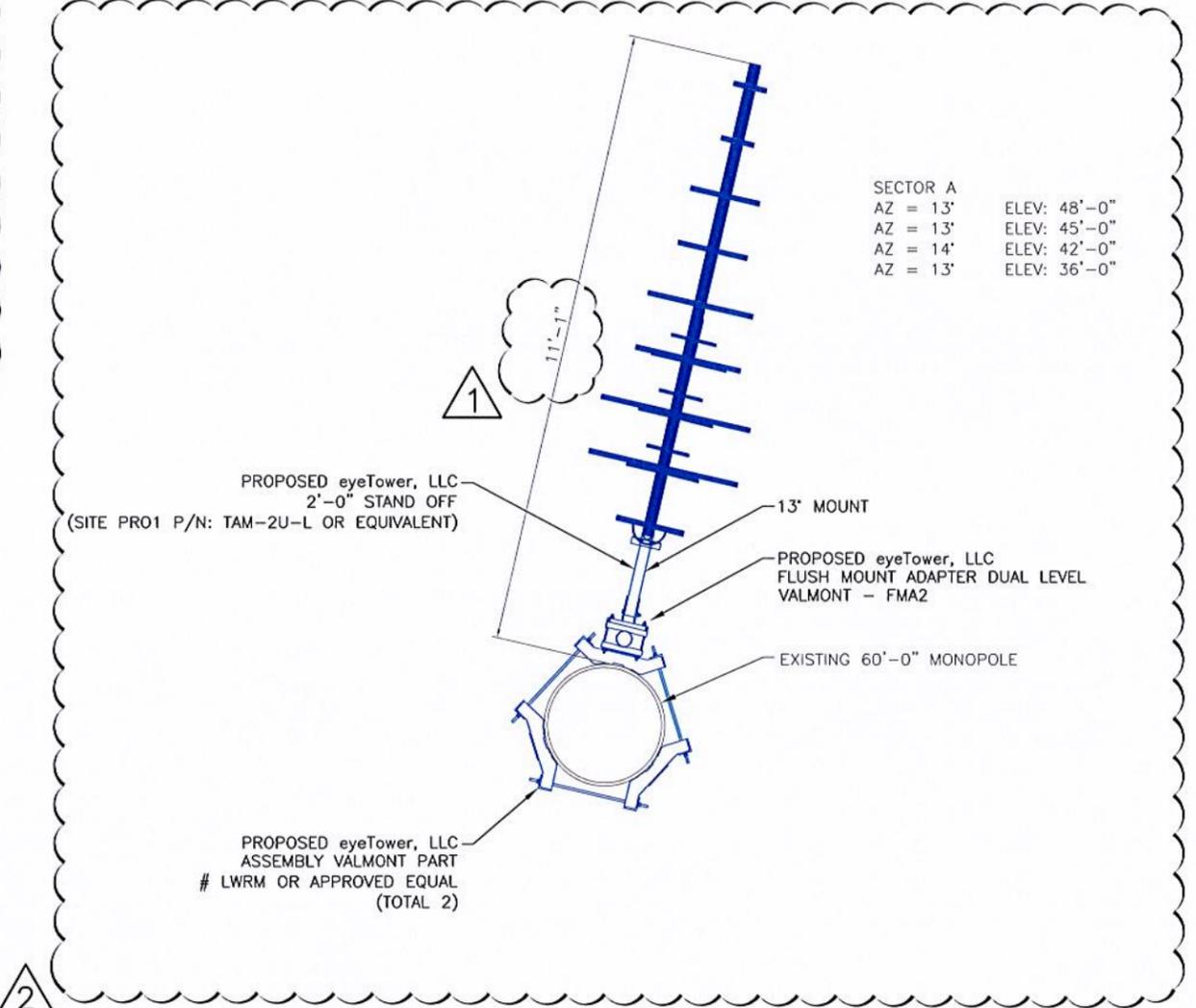
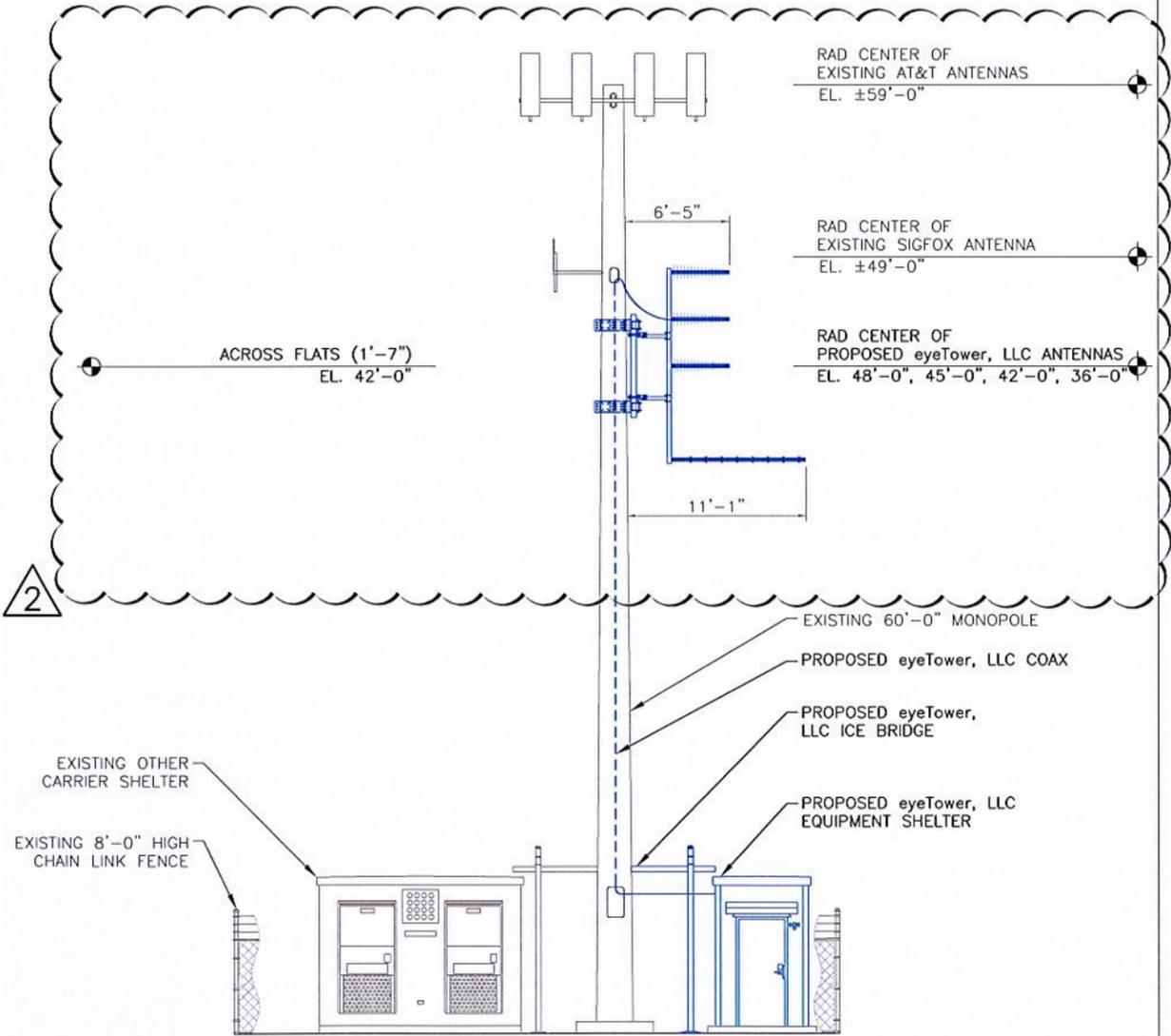
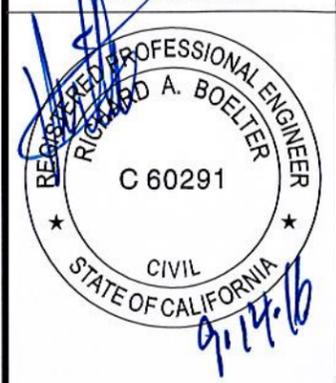
**ELEVATIONS**

NOTE:  
NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. IF REQUIRED, THE CONTRACTOR SHALL MODIFY TOWER AND/OR ANTENNA MOUNTS AS INDICATED IN THE ABOVE MENTIONED STRUCTURAL REPORT OR ASSOCIATED MODIFICATION DESIGN DRAWINGS.

NOTE:  
1. REFER TO PAUL J. FORD & COMPANY PASSING STRUCTURAL ANALYSIS DATED APRIL 28, 2016.  
2. REFER TO SHEET C-5 FOR OTA TOWER ELEVATION DRAWING PROVIDED BY eyeTower, LLC.  
3. TOWER DOES NOT HAVE CLIMBING FACILITIES - MANLIFT REQUIRED FOR ELEVATED WORK.

NOTES:  
1. REFER TO ANTENNA SCHEDULE FOR ADDITIONAL INFO.  
2. ADJUST ANTENNA MOUNTS AS REQUIRED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT RF SHADOWING.  
3. CONTRACTOR TO FIELD VERIFY TOWER DIAMETER PRIOR TO ORDERING MOUNT.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CORRECTIONS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN SHOWS SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE APPROVED. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF AND NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN REVIEW OF THIS PROJECT.



No.	Date	Action
2	09/12/16	CONSTRUCTION
1	08/25/16	CONSTRUCTION
0	05/20/16	CONSTRUCTION
A	05/02/16	90% CD SUBMITTAL

Carrier:  
**eyeTower**  
2711 CENTERVILLE ROAD, STE 400, PMB 160  
WILMINGTON, DE 19809

Tower Owner/Client:  
**CROWN CASTLE**  
38 EXECUTIVE PARK, SUITE 310  
IRVINE, CA 92614

A/E Consultant:  
**CROWN CASTLE**  
260 SOUTHPOINTE BLVD, SUITE 400  
CANONSBURG, PA 15317

Project:  
**844966 LAX200**  
6237 MAYWOOD AVENUE  
HUNTINGTON PARK, CA 90255

Drawing Title:  
**TOWER ELEVATION & ANTENNA LAYOUT**

Application ID: 334125	JDE Job Number: 366010
Drawn By: MAJ	Date: 05/02/16
Checked By: JM	Client Approval

Issue No.:	Drawing No.
2	C-3

TOWER ELEVATION

22"x34" SCALE: NOT TO SCALE  
11"x17" SCALE: NOT TO SCALE

ANTENNA LAYOUT

22"x34" SCALE: NOT TO SCALE  
11"x17" SCALE: NOT TO SCALE

**CONDITIONAL USE PERMIT APPLICATION  
&  
ENVIRONMENTAL ASSESSMENT CHECKLIST**

**EXHIBIT F**

**CASE NO.** 2016-19 CUP



**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: 10.26.16 File No.: 2016.19 Fee/Receipt No.: 2,475.00 Initials: VA

**PROJECT INFORMATION**

Project Address: 6237 Maywood Ave  
 General Location: \_\_\_\_\_  
 Assessors Parcel Number (APN): 6318-007-013

**APPLICANT'S INFORMATION**

Applicant: Eyetaower - Justin Davis  
 Mailing Address: 38 Technology Suite 250 Irvine CA 92618  
 Phone 1: 602-391-0399 Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION**

Property Owner: Crown Castle  
 Mailing Address: PO BOX 849882 MW CELL TRS 1 LLC Los Angeles, CA 90084  
 Phone 1: 949-885-9879 Phone 2: \_\_\_\_\_ Fax: \_\_\_\_\_

**REQUEST**

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

Install 4 TV antennas on new mounts on existing tower. Install new 6' x 6' shelter inside existing compound. Install  
15 KW Generator.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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)  
This is an existing cell phone tower

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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 created by this project

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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)

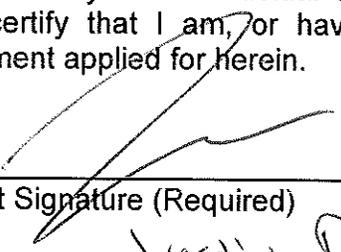
N/A existing cell tower

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

N/A existing cell tower

**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.

Applicant Signature (Required)



Date 8/30/16

Print Name

Justin Davis

*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)

See LOA

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

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: 10/6/16 File No.: 2016-19 CUP Fee/Receipt No.: \_\_\_\_\_ Initials: \_\_\_\_\_

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):  
 Name: Eytower  
 Address: 38 Technology Suite 250 Irvine CA 92618  
 Telephone: 602-391-0399 Fax: \_\_\_\_\_
  
2. **Contact Person concerning this project:**  
 Name: Justin Davis  
 Address: 38 Technology Suite 250 Irvine CA 92618  
 Telephone: 602-391-0399 Fax: \_\_\_\_\_
  
3. **Address of project:** 6237 Maywood Ave
  
4. **Assessor's Parcel Number (APN):** 6318-007-013
  
5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) for the project to which this form pertains:  
CUP
  
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:**  
None
  
7. **Existing Zone:** \_\_\_\_\_
  
8. **Proposed use of site:** Place antennas on existing cell tower

9. **Site size (lot dimensions and square footage):**  
59' tall monopole  
\_\_\_\_\_  
\_\_\_\_\_
10. **Project size:**  
Square feet to be added/constructed to structure(s):  
n/a equipment to be placed in existing shelter  
\_\_\_\_\_  
Total square footage of structure(s): \_\_\_\_\_
11. **Number of floors of construction:**  
Existing: n/a existing site  
\_\_\_\_\_  
Proposed: \_\_\_\_\_
12. **Parking:**  
Amount required: n/a existing site  
\_\_\_\_\_  
Amount provided: \_\_\_\_\_
13. **Anticipated time scheduling of project:** n/a existing site  
\_\_\_\_\_  
\_\_\_\_\_
14. **Proposed phasing of development:** n/a existing site  
\_\_\_\_\_  
\_\_\_\_\_
15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**  
n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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:**  
n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

n/a

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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:

n/a

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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.

n/a existing site

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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.).

n/a existing site

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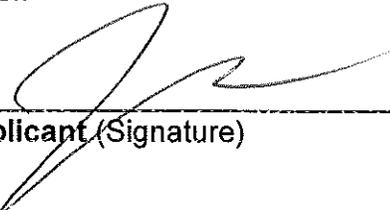
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**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented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

  
\_\_\_\_\_  
Applicant (Signature)

8/30/16  
\_\_\_\_\_  
Date

**P.C. RESOLUTION NO. 2016-19**

**EXHIBIT G**

**CASE NO.** 2016-19 CUP

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**PC RESOLUTION NO. 2016-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT TO INSTALL FOUR NEW TELEVISION ANTENNAS ON AN EXISTING WIRELESS TOWER FACILITY WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE ON PROPERTY LOCATED AT 6237 MAYWOOD AVENUE, HUNTINGTON PARK, CALIFORNIA**

**WHEREAS**, a public hearing was held in the City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, November 16, 2016 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from Justin Davis & Eyetower, requesting approval of a Conditional Use Permit to install four new television antennas on an existing wireless tower facility within the Manufacturing Planned Development (MPD) Zone on property located at 6237 Maywood Avenue, described as:

Assessor's Parcel No. 6318-007-013, City of Huntington Park, County of Los Angeles; and

**WHEREAS**, at the conclusion of the public hearing, the application was continued; 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 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.

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

4           **SECTION 1:** Based on the evidence within staff report and the Environmental  
5 Assessment Questionnaire, the Planning Commission adopts the findings in said  
6 Questionnaire and determines that the project, as proposed, will have no significant  
7 adverse effect on the environment and adopts an Environmental Categorical Exemption  
8 (CEQA Guidelines, Section 15301(e)(1), Existing Facilities).

9           **SECTION 2:** The Planning Commission hereby finds that the required findings can  
10 be made in connection with Conditional Use Permit No. 2016-19:

- 11           1. The proposed use is conditionally permitted within, and would not impair the  
12 integrity and character of, the subject zoning district and complies with all of the  
13 applicable provisions of this Code in that ***the proposed antennas on the existing***  
14 ***wireless facility are conditionally permitted within the subject zoning district.***  
15 ***The subject zoning district, MPD, is intended to provide for industrial and***  
16 ***manufacturing uses that serve a community-wide need.***
- 17           2. The proposed use is consistent with the General Plan in that ***it is conditionally***  
18 ***permitted within the MPD zoning district. The land uses for the General Plan***  
19 ***and Zoning Map have the same MPD designation and thus consistent.***  
20 ***Additionally, the proposed development also fulfills the Goal 1 General Plan's***  
21 ***Land Use Element, which includes providing a mix of land uses which meets***  
22 ***the diverse needs of the City.***
- 23           3. The approval of the Conditional Use Permit for the proposed use is in compliance  
24 with the requirements of the California Environmental Quality Act (CEQA) and the  
25 City's Guidelines in that ***the proposed television antennas on an existing***  
26 ***wireless tower facility are Categorically Exempt pursuant to Article 19,***  
27 ***Section 15301 (Existing Facilities) of the California Environmental Quality Act***  
28 ***(CEQA) Guidelines.***

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 in  
3 which the proposed use is to be located and will not create significant noise, traffic  
4 or other conditions or situations that may be objectionable or detrimental to other  
5 permitted uses operating nearby or adverse to the public interest, health, safety,  
6 convenience or welfare of the City in that ***the design, location, size, and***  
7 ***operating characteristics of the proposed antennas on the existing wireless***  
8 ***tower facility are compatible with the existing and future land uses as the***  
9 ***subject site is zoned MPD. The MPD zone, and the general vicinity, is host to***  
10 ***other manufacturing and industrial uses and there are no plans to change the***  
11 ***future land use designations within the area. As conditioned, it is not***  
12 ***expected that the Applicant's proposal will be detrimental to the public***  
13 ***health, safety, or welfare of the City.***

14 5. The subject site is physically suitable for the type and density/intensity of use being  
15 proposed in that ***the subject site is approximately 1,010 square feet and is***  
16 ***completely enclosed within an eight-foot high chain-link fence. Access to the***  
17 ***subject site is from the adjoining parcel (APN 6318-007-012). The adjoining***  
18 ***parcel is developed with manufacturing and industrial uses and is presently***  
19 ***occupied by a bumper repair shop and a contractor's storage yard. As***  
20 ***conditioned, it is not expected that the Applicant's proposal will be***  
21 ***detrimental to the public health, safety, or welfare of the City or adjoining***  
22 ***uses.***

23 6. There are adequate provisions for public access, water, sanitation and public  
24 utilities and services to ensure that the proposed use would not be detrimental to  
25 public health, safety and general welfare in that ***access to the site is from the***  
26 ***adjoining parcel's (APN 6318-007-012) driveway. The site is accessible from***  
27 ***Maywood Avenue. The site is already set-up with all utilities and services to***  
28 ***support the existing wireless facility monopole and the proposed antennas.***

1           **SECTION 4:** The Planning Commission hereby approves Case No. 2016-19  
2 Conditional Use Permit, subject to the execution and fulfillment of the following  
3 conditions:

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

1 Applicants shall also comply with all requirements of the National Pollutant Discharge  
2 Elimination System (NPDES), Model Programs, developed by the County of Los  
3 Angeles Regional Water Quality Board. This includes compliance with the City's Low  
4 Impact Development (LID) requirements.

5 10. That this entitlement shall be subject to review for compliance with conditions of the  
6 issuance at such intervals as the City Planning Commission shall deem appropriate.

7 11. That the violation of any of the conditions of this entitlement may result in a citation(s)  
8 and/or the revocation of the entitlement.

9 12. That this entitlement may be subject to additional conditions after its original issuance.  
10 Such conditions shall be imposed by the City Planning Commission as deemed  
11 appropriate to address problems of land use compatibility, operations, aesthetics,  
12 security, noise, safety, crime control, or to promote the general welfare of the City.

13 13. That the Applicant be required to apply for a new entitlement if any alteration,  
14 modification, or expansion would result in an increase to equipment and/or antennas.

15 14. That this entitlement shall expire in the event it is not exercised within one (1) year  
16 from the date of approval, unless an extension has been granted by the Planning  
17 Commission.

18 15. That if the use ceases to operate for a period of six (6) months the entitlement shall be  
19 null and void.

20 16. That should the operation of this establishment be granted, deemed, conveyed,  
21 transferred, or should a change in management or proprietorship occur at any time,  
22 this Conditional Use Permit shall be reviewed.

23 17. That the Applicant shall comply with all applicable property development standards  
24 including, but not limited to, outdoor storage, fumes and vapors, property  
25 maintenance, and noise.

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

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

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

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

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