



- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 P.M.**
- II. **FLAG SALUTE:**
- III. **ROLL CALL:** Chair Ortiz, Vice Chair Uva, Duarte, and Guerra
- IV. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- V. **REPORT ON CITY COUNCIL ACTIONS:**
- VI. **PRESENTATIONS:** None.
- VII. **PUBLIC COMMENTS: CONSENT CALENDAR/ OTHER BUSINESS/ NON-AGENDA**

Persons wishing to address the Planning Commission on any item listed on the Agenda, other than public hearing items, may do so at this time. Persons wishing to address public hearing items shall do so at the time of the public hearing.

It is requested, but not required, that you state your name, address, and subject matter upon which you wish to speak. Please limit your comments to no more than four (4) minutes. Pursuant to the Brown Act, no discussion or action, other than a brief response, referral to the City Planning staff or schedule for a subsequent agenda, shall be taken by the Planning Commission on any issue brought forth that is not listed on the Agenda.

VIII. **CONSENT CALENDAR ITEMS:**

- 1. **Approval of the Minutes from October 18, 2023.**

IX. **OTHER BUSINESS:** None

X. **PUBLIC HEARINGS:**

2. **PLN-23-00136 (Tentative Parcel Map)**

Location: 12020 Rives Avenue

Request: A Tentative Parcel Map application to subdivide an existing 29,209 square-foot Single Family Residential (R-1-5,000) zoned parcel into two (2) new parcels.

CEQA: Categorical Exemption – Section 15315 (Class 15, Minor Land Subdivisions).

Staff: Abraham Luna - Associate Planner

Recommendation: Approve



**3. PLN-23-00119 (Conditional Use Permit)**

Location: 12006 Lakewood Boulevard  
Request: A Conditional Use Permit application to locate a new rooftop mounted wireless communication facility on an existing building.  
CEQA: Categorical Exemption – Section 15303 (Class 3, New Construction of Small Structures).  
Staff: Abraham Luna - Associate Planner  
Recommendation: Approve

**XI. ITEMS TO BE PLACED ON FUTURE AGENDAS:**

**XII. STAFF MEMBER COMMENTS:**

**XIII. ADJOURNMENT:** To Wednesday, December 6, 2023 at 6:30 pm, at Downey City Hall, 11111 Brookshire Avenue, Downey, CA. 90241.

**NOTICE: SECTION 9806 – APPEALS OF A COMMISSION DECISION**

*A decision of the Planning Commission, within fifteen (15) calendar days after the date of such action, may be appealed by written notice of appeal filed in duplicate with the City Clerk. Such appeal shall specify where it is claimed that the Commission’s findings were in error, where the decision of the Commission is not supported by the evidence in the matter, and/or where the public necessity, convenience, and welfare require the applicable exception or permit. The City Clerk shall not accept for filing a notice of appeal until and unless the appellant or person requesting the appeal has submitted to the City Clerk a filing fee as determined by resolution of the Council. The appeal will be processed in accordance with Section 9806(b) of the Downey Municipal Code.*

Supporting documents are available at: [www.downeyca.org](http://www.downeyca.org) and City Hall, 11111 Brookshire Avenue, Monday – Friday, 7:30 a.m. – 5:30 p.m. Video streaming of the meeting is available on the City’s website.

The City of Downey prohibits discrimination on the basis of disability in any of its program and services. For questions, concerns, complaints, or for additional information regarding the ADA, contact the City’s ADA/Section 504 Coordinator at [ADACoordinator@downeyca.org](mailto:ADACoordinator@downeyca.org); Phone: (562) 299-6619; or TTY at 7-1-1.

In compliance with Title VI of the Civil Rights Act, the City of Downey prohibits discrimination of any person in any of its program and services. If written language translation of City agendas or minutes, or for oral language interpretation at a City meeting is needed, contact (562) 299-6619, **48 business hours prior to the meeting.**

En cumplimiento con el Título VI de la Ley de Derechos Civiles, la Ciudad de Downey prohíbe la discriminación de cualquier persona en todos sus programas y servicios. En caso de necesitar una traducción escrita de los órdenes del día o las actas de las reuniones de la ciudad, o para solicitar un intérprete oral para una reunion de la ciudad, comuníquese con el (562) 299-6619 en el horario de atención comercial, **48 horas antes de la reunión.**

I, Ria Ioannidis, Planning Secretary, City of Downey, do hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq. and City of Downey Ordinance at the following locations: Downey City Hall, Downey City Library, and Barbara J. Riley Senior Center.

Dated this 9<sup>th</sup> day of November, 2023

Ria Ioannidis  
Ria Ioannidis  
Planning Secretary

**MINUTES  
DOWNEY CITY PLANNING COMMISSION  
WEDNESDAY, OCTOBER 18, 2023  
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE  
DOWNEY, CALIFORNIA  
6:30 PM**

Chair Ortiz called the October 18, 2023, Regular Meeting of the Planning Commission to order at 6:35 pm, at Downey City Hall, 11111 Brookshire Avenue, Downey, CA.

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Guerra

**COMMISSIONERS PRESENT:** Horacio Ortiz, Jr., District 5, Chair  
Carmela Uva, District 4, Vice Chair  
Mario Guerra, District 2

**COMMISSIONERS ABSENT:** Miguel Duarte, District 1

**OTHERS PRESENT:** Irma Huitron, Director of Community Development  
John Funk, City Attorney  
Alfonso Hernandez, Principal Planner  
Abraham Luna, Associate Planner  
Ria Ioannidis, Planning Secretary

**PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:** Vice Chair Uva responded that she has none. Commissioner Guerra responded that he had none under the agenda but may have some at next meeting.

**REPORT ON CITY COUNCIL ACTIONS or GENERAL UPDATES:** Community Development Director Irma Huitron provided an update to Agenda Item No. 3, PLN-22-00101, a request for a Conditional Use Permit, is continued to a date uncertain at the request of the applicant.

**PRESENTATIONS:** None.

**NON-AGENDA PUBLIC COMMENTS:**

Speaker, name not provided, shared an opinion that alcohol is a regular part of a restaurant business. The speaker shared concerns related to the continuance of a public hearing item and wished to hear the item today.

Speaker, Victoria Fujimoto, property supervisor of a housing complex adjacent to Tempo Cantina, stated concerns related to Conditional Permit PLN-22-00101. The concerns relate to issues with noise, trash, pests, and traffic congestion.

Speaker, Amber Rodriguez, resident and property manager of a housing complex adjacent to Tempo Cantina, stated concerns related to Conditional Permit PLN-22-00101. The concerns relate to issues with noise, trash, pests, and traffic congestion. It was also stated that they experience issues stemming from the business operations affecting the leasing of rental units.

Speaker, no name, challenged the CEQA exemption determination. Believes noise related issues generate impacts that would not allow the exemption and a noise study is warranted, believes the Tempo Cantina project is not consistent with zoning of C-1 and a detriment to the community.

Community Development Director Irma Huitron announced to the members of the public a reminder that this was the time for non-agenda items and the Conditional Use Permit for Tempo Cantina is being continued at the request of the applicant for future date, and that public notices will be mailed out for any future meeting for the continued item. Huitron reminded the public that there would be no discussion with the Planning Commission on this item and that members of the public are welcome to submit any public comments to the Planning Division of the City's Community Development Department.

Speaker, Ivan Rios, Downey resident, expressed concern related to PLN-22-00101. Stated their displeasure with approvals of alcohol establishments. Stated concerns with public indecency from patrons of Tempo Cantina. Lastly the speaker believes the business operates like a club rather than a restaurant.

Speaker, Cesar Soto, Downey resident, expressed concerns related to PLN-22-00101. Stated concerns related to traffic, traffic collisions, drunk driving, parking, and safety. Lastly stated that the proposed use operates as a bar as opposed to a restaurant.

Speaker, Alexandria Beemer, Downey resident, expressed how much Downey has changed and expressed concerns related to safety.

Speaker, Anthony Felix, resident of the cul-de-sac directly behind Tempo Cantina, stated concerns related to Conditional Use Permit PLN-22-00101. Stated that issues exist related to noise, trash, traffic, and safety. Asked the Commission to consider whether the financial benefit, via tax revenue, of the expansion outweigh the concerns of the residents.

Speaker, no name, concerned with censorship related to the public not being displayed on the live stream video. Mentioned potential litigation and other forms of censorship. Requested the City demand better use of County-owned property.

Speaker, no name disclosed, expressed continued concern related to the multifamily project approved at the previous Planning Commission meeting. The speaker made comments related to the Community Development Director's support of the project. Shared concerns related to not be displayed on the stream video.

Speaker, Juan Martinez, believes moving an item from the agenda must be voted with an explanation provided. The speaker is not in support of Tempo Cantina's current use of temporary outdoor dining areas. Stated that Tempo Cantina's use is not allowed under the zone of C-1 and belongs in a C-2 zone. The speaker believes the item that was removed from the agenda needed a vote to remove and not by the Community Development Director alone. He stated there should be given an explanation to why the item is being moved. Speaker expressed it is not justifiable, the owner of the application requested the item to be moved. He detailed more transparency to the public. He addressed that Tempo Cantina is holding land from the pandemic and the public would like that land back and believes the land is in multiple violations. Speaker pointed out that the establishment is not in the correct zoning.

**CONSENT CALENDAR ITEMS:** Chair Ortiz asked the Commissioners if they had any questions or comments on the consent calendar item or a motion. It was moved by Vice Chair Uva and seconded by Commissioner Guerra, and passed by a vote of 3-0 approving the October 4, 2023 Minutes.

**OTHER BUSINESS:** None.

**PUBLIC HEARINGS:**

1. **PLN-23-00131 (Variance)**: Chair Ortiz opened the public hearing for PLN-23-00131, and Planning Secretary affirmed proof of publication.



Associate Planner Abraham Luna presented a request to reduce a required rear setback from 20-feet to 15-feet for a residential addition to an existing single-family home on a R-1,6000 zoned lot at 10853 Hasty Avenue. Upon completion of the presentation, Associate Planner Luna recommended the Planning Commission adopt a resolution approving Variance (PLN-23-00131). Associate Planner Luna addressed questions from Planning Commissioners related to the property.

Disclosures: Vice Chair Uva, and Commissioner Guerra disclosed they had separately driven by the property. Chair Ortiz had nothing to disclose.

The applicant explained the project is an extension of one of the rooms to add a bathroom to make it more comfortable for the family.

Correspondence: None.

Public Comment:

Speaker number one, name not disclosed, stated he attended the meeting in support of PLN-23-00131 and in support of the applicant for their Variance request.

Speaker number two, name not disclosed, voiced concerns with the City Attorney's advice to the Planning Commissioners and felt the applicant did not need to go through the Planning Commission to expand a room in their home.

Speaker number three, name not disclosed, mentioned there was no need for a City approved permit to expand a room and there is no need to go through the government and restrict homeowners to be able to build or add on. The Speaker behaved in a disruptive manner which disrupted the Planning Commission proceedings.

Commissioner Ortiz called for a five (5)-minute recess and cleared the Chambers.

Speaker number three provided additional comment after the meeting was resumed.

Speaker number four, Juan Martinez, expressed homeowners should have the rights to build on their property without Planning Commission approval.

Chair Ortiz closed the public hearing.

Deliberation: Chair Ortiz asked if any Commissioners had any questions on this item and Vice Chair Uva stated support of the homeowner's request. Commissioner Guerra and Chair Ortiz stated their support.

It was moved by Commissioner Guerra, seconded by Vice Chair Uva, and passed by a vote of 3-0 to pass Variance (PLN-23-00131).

ADJOURNMENT: Chair Ortiz adjourned the meeting at 7:55 pm, to Wednesday, November 1, 2023, at Downey City Hall, 11111 Brookshire Avenue.

APPROVED AND ADOPTED this 15<sup>th</sup> day of November, 2023.

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Horatio Ortiz, Jr., Chair  
City Planning Commission

I **HEREBY CERTIFY** that the foregoing Minutes were duly approved at a Regular meeting of the Planning Commission held on this 15<sup>th</sup> day of November, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ria Ioannidis, Planning Secretary  
Community Development Department



**DATE:** NOVEMBER 15, 2023

**TO:** PLANNING COMMISSION

**SUBMITTED/  
REVIEWED BY:** IRMA HUITRON, DIRECTOR OF COMMUNITY DEVELOPMENT

**PREPARED BY:** ABRAHAM LUNA, ASSOCIATE PLANNER

**SUBJECT:** **PLN-23-00136 – TENTATIVE PARCEL MAP NO. 84260 – A REQUEST TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS**

**LOCATION:** 12020 RIVES AVENUE

**ZONING:** R-1 5,000 (SINGLE-FAMILY RESIDENTIAL)

**GENERAL PLAN  
DESIGNATION:** LDR (LOW DENSITY RESIDENTIAL)

**REPORT SUMMARY**

The proposed Tentative Parcel Map (PLN-23-00136) is a request to subdivide a 29,209 square-foot parcel into two parcels. The site is currently developed with a 1,921 square foot single-family residential dwelling. Under this application, the applicant proposes to demolish the existing dwelling and garage to allow for the parcel to be subdivided into two new single-family residentially zoned parcels, which would allow for the future construction of one new dwelling unit on each newly created parcel.

Based on the analysis contained in this report, staff is recommending the Planning Commission adopt the following titled resolution:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING TENTATIVE PARCEL MAP (PLN-23-00136), THEREBY ALLOWING A SUBDIVISION OF ONE PARCEL INTO TWO PARCELS, ON A PROPERTY LOCATED AT 12020 RIVES AVENUE, ZONED R-1 5,000 (SINGLE-FAMILY RESIDENTIAL)**

**REQUEST**

On September 8, 2023, the applicant filed an application for a Tentative Parcel Map (TPM) to subdivide a single-family residential property. Downey Municipal Code (DMC) Section 9922 & 9924 requires approval of the TPM by the Planning Commission prior to creation of a Final Map.

## **BACKGROUND**

The subject property is located at the east portion of Rives Avenue, south of Stewart & Gray Road. The property is zoned R-1 5,000 (Single-Family Residential) with a General Plan Land Use Designation of Low Density Residential (LDR). The surrounding properties include single-family zones to the north, south, east and west of the subject site.

## **DISCUSSION**

The applicant is proposing to subdivide the into two (2) new parcels. The proposed subdivision will subdivide a single, 29,209 square-foot parcel, into two (2) parcels, each with similar widths and depths to the surrounding parcels located in the neighborhood. As a result, the newly created parcels would have an area of 14,639 and 14,570 square feet. Any future development on the newly created parcels must adhere to the development standards of the R-1 5,000 (Single Family Residential) zone as demonstrated in the table below.

<b>Table 1 R-1 5,000 Zone Property Development Standards</b>				
<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>		<b>Complies</b>
		<b>Parcel 1</b>	<b>Parcel 2</b>	
Lot Area	5,000 SF	14,639 SF	14,570 SF	Yes <i>Exceeds minimum by 7,570 SF.</i>
Lot Width	50' Min.	68.75'	68.75'	Yes <i>Exceeds minimum by 18.75'</i>
Lot Depth	160' Min. (Average of two adjacent parcels +10%)	212.65'	211.98'	Yes <i>Exceeds minimum by 51.98'</i>

## **DEVELOPMENT REVIEW COMMITTEE**

The project was reviewed by the Development Review Committee (DRC) which is composed of the Building & Safety Division, Fire Department, Public Works Department, and the Planning Division. As a result of the project review, standards comments were provided, and where applicable, have been incorporated into the Conditions of Approval (Exhibit B – Draft Resolution).

## **PUBLIC NOTICE**

On November 2, 2023, a notice of the public hearing was mailed to all property owners within 500-foot radius of the subject property and noticed in the Downey Patriot for the November 15, 2023 Planning Commission meeting as required by DMC Section 9804.

## **ENVIRONMENTAL ANALYSIS**

Staff has reviewed the proposed TPM application for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, staff has determined that this

request is categorically exempt from CEQA, pursuant to Guideline Section No. 15315 (Class 3 – Minor Land Subdivisions). Class 15 exemptions consist of division of property for residential use into four (4) or fewer parcels when the division is in conformance with the City’s General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

### **PUBLIC COMMENTS**

As of the date of the publishing of this report, staff has not received any correspondence regarding this application.

### **CONCLUSION**

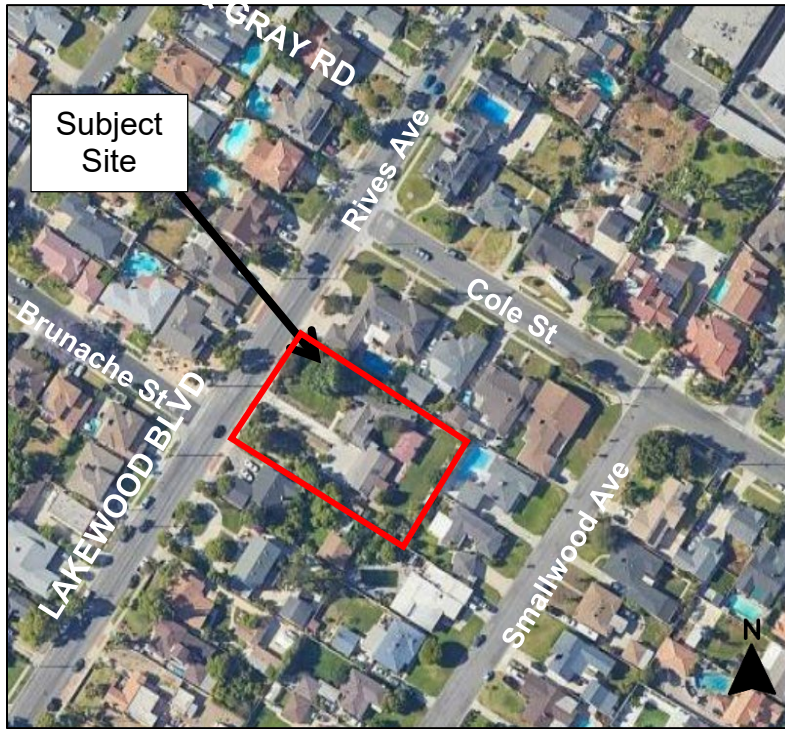
Based on the analysis contained within this report, staff is concluding that all required findings to approve the Tentative Parcel Map can be made in a positive manner (Exhibit B –Draft Resolution. As such, staff recommends that the Planning Commission approve the application (PLN-23-00136) for a Tentative Parcel Map (PLN-23-00136), thereby allowing a subdivision of one parcel into two parcels, on a property located at 12020 Rives Avenue, zoned R-1 5,000 (single-family residential).

### **EXHIBITS**

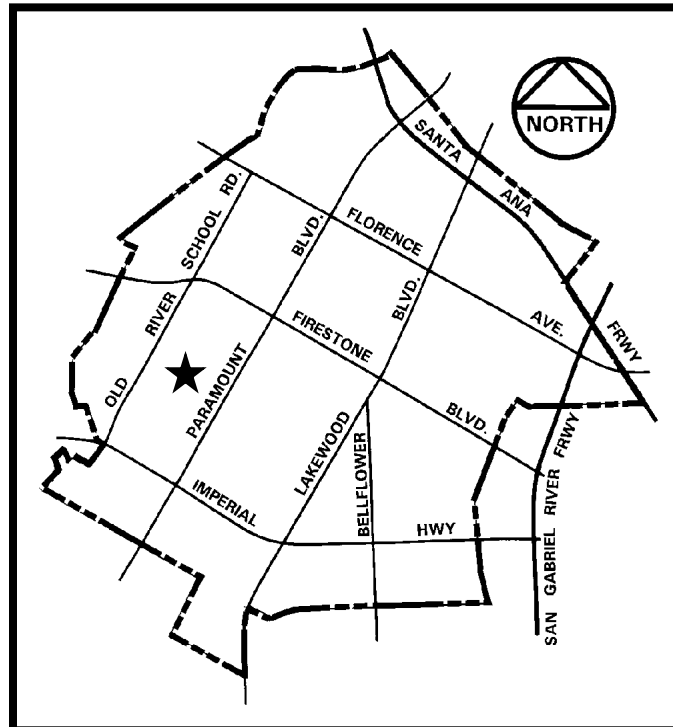
- A. Maps
- B. Draft Resolution
- C. Tentative Parcel Map No. 84260

**Exhibit 'A' – Maps**

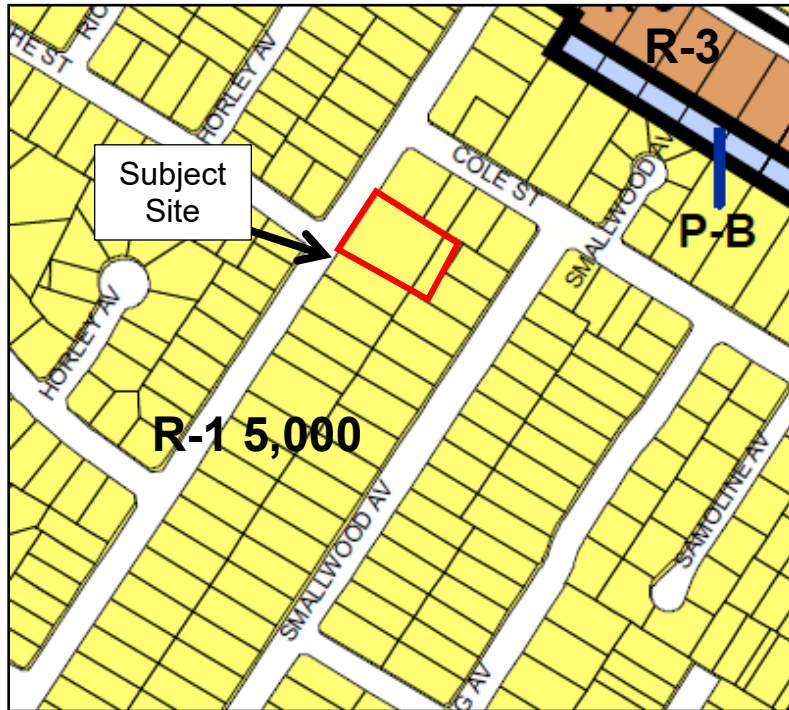
**AERIAL PHOTOGRAPH**



**LOCATION MAP**



**ZONING MAP**



**RESOLUTION NO. 23-4018**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING TENTATIVE PARCEL MAP (PLN-23-00136), THEREBY ALLOWING A SUBDIVISION OF ONE PARCEL INTO TWO PARCELS, ON A PROPERTY LOCATED AT 12020 RIVES AVENUE, ZONED R-1 5,000 (SINGLE-FAMILY RESIDENTIAL)**

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES RESOLVE AS FOLLOWS:

**SECTION 1.** The Planning Commission of the City of Downey does hereby find, determine and declare that:

- A. On September 8, 2023, an application was filed by Jose Luis Alday Martinez (hereinafter referred to as the “applicant”) requesting a Tentative Parcel Map (PLN-23-00136) to subdivide an existing property, zoned R-1 5,000.
- B. The application was deemed complete on October 12, 2023.
- C. On November 2, 2023, a notice of public hearing was sent to all property owners within 500-feet of the subject site and the notice was published in Downey Patriot.
- D. The Planning Commission held a duly noticed public hearing on November 15, 2023, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, adopted this resolution.

**SECTION 2.** The Planning Commission further finds, determines and declares that the proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is categorially exempt from CEQA, pursuant to Guideline Section 15315 (Class 15, Minor Land Subdivisions). Class 15 exemptions consist of division of property for residential use into four (4) or fewer parcels when the division is in conformance with the City’s General Plan and Zoning Code, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

**SECTION 3.** Having considered all of the oral and written evidence presented to it at said public hearing regarding the Site Plan Review, the Planning Commission further finds, determines and declares that:

- A. The proposed map is consistent with the General Plan. The subject property is located in the Low-Density Residential land use designation and allows single-family residential units at density of one house per every 5,000 square foot lot and is consistent with the following policies. *General Plan Program 1.3.1.5 - “Encourage land use consistent with the area’s designation as properties recycle.”* The existing oversized lot will be subdivided and as a result will create two lots which provide an additional residential parcel.
- B. The site is physically suitable for the type and density of development. The subject site is physically suitable for the proposed type of development due to its relatively large size. The proposed parcel size of more than 14,000 square feet exceeds the minimum



requirement of a 5,000 square foot parcel based on the zone it is situated in and can adequately accommodate a residential development meeting the R-1 5,000 development standards.

- C. The design of the subdivision or type of improvements is not likely to cause serious public health problems. The design of the proposed subdivision creates two standard shaped lots that exceed minimum R-1,5000 width, depth, and lots size, and would accommodate single-family dwellings on each lot and will not cause serious public health problems to existing residents in the neighborhood nor the future occupants of the single-family residential dwellings. Furthermore, the development of the single-family residential dwellings would be required to adhere to all Planning, Building & Safety, Public Works, and Fire Department requirements to create a safe structure for occupancy.
- D. The design of the subdivision or the type of improvement will not conflict with easements, acquired by the public at large, for access through or use of property with the proposed subdivision. The proposed subdivision will not conflict with easements needed by any public agency or utility purposes as no easements were identified in the tentative parcel map. The future development of residential dwellings

**SECTION 4.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby approves Tentative Parcel Map (PLN-23-00136), subject to conditions of approval attached hereto as Exhibit 'A', which are necessary to preserve the health, safety and general welfare of the community and enable the Planning Commission to make the findings set forth in the previous sections. The conditions are fair and reasonable for the accomplishment of these purposes.

**SECTION 5.** The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 15<sup>th</sup> day of November, 2023.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Horacio Ortiz, Chairman  
City Planning Commission

APPROVED AS TO FORM:

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John M. Funk  
City Attorney

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

I, Ria Ioannidis, Recording Secretary, do hereby attest to and certify that the foregoing Resolution is the original resolution adopted by the Planning Commission of the City of Downey at a regular meeting held on November 15, 2023.

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Ria Ioannidis  
Recording Secretary

**PLN-23-00136  
(TENTATIVE PARCEL MAP)  
EXHIBIT A – CONDITIONS OF APPROVAL**

**PLANNING DIVISION**

1. The approval of this Tentative Parcel Map (PLN-23-00136) allows for the subdivision of a 29,209 square foot property into two (2) residential parcels (Parcel No.1: 14,639 square feet; Parcel No.2: 14,570 square feet) on a property located at 12020 Rives Avenue for future residential development.
2. Approval of this Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Downey Municipal Code shall apply.
3. The applicant and the property owner shall sign and return an affidavit of Acceptance of Conditions, as provided by the City of Downey.
4. The Owner/Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.
5. The Community Development Director is authorized to make modifications to the approved preliminary plans or conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
6. Prior to the issuance of building permits for the demolition of the structures on-site, the Final Parcel Map shall be approved by the City and recorded with the County of Los Angeles.
7. The owner/ applicant shall remove or paint over any graffiti painted upon the premises, within twenty-four (24) hours
8. All future single-family residential development on the property shall adhere to the Downey Municipal Code Development standards, which include but are not limited to, Chapter 3 – Zones and Standards, Chapter 5 – Supplemental Regulation, and Chapter 7 – Parking within Article IX of the DMC and the Residential Design Guidelines adopted by the City, as they may be amended from time to time by Resolution or Ordinance.

9. Applicant shall be responsible for providing the City a check to pay any County document filing fees.

### **BUILDING & SAFETY DIVISION**

10. All future construction shall comply with the most recent version of the California Building Code, as adopted by the City of Downey.
11. Prior to the commencement of construction, the applicant shall obtain all required permits. Additionally, the applicant shall obtain all necessary inspections and permit final prior to beginning operation of the site.

### **FIRE DEPARTMENT**

12. The following comments pertain to a fire review of a limited design plan submittal. The comments contained herein shall not be construed as complete or encompassing all fire-life safety code requirements set forth in local, State, and/or National local codes.
13. Deferred automatic fire sprinkler plan submittal required for new Residential Group R occupancy. Automatic fire sprinkler system design, installation, and testing shall be per NFPA 13D or 13R based on the building construction type, height, fire separation, etc. [CFC § 903.2.8; DMC 3318]. This requirement shall be for all newly constructed residential structures, including proposed ADUs.
14. The maximum allowable distance from the existing roadway (Rives Ave.) to the farthest point of any structure shall be no greater than 150', measured along the path of travel. [22CFC 503.1]
15. Premises shall be appropriately addressed. An approved address identification shall be provided that is legible and placed in a position that is visible from the street/road. Sizing shall be approved and at a minimum meet requirement of CA Fire Code [CA Fire Code §505.1]
16. Smoke alarms shall be installed in Residential Group R occupancies on the ceiling or wall or each separate sleeping areas, rooms used for sleeping, in each story within the dwelling [CA Fire Code §907.2.11.2]
17. Carbon monoxide detection shall be installed in R-occupancies dwelling units in the following locations: (1) Outside each separate sleeping area in the immediate vicinity of bedroom, (2) On every occupiable level of the dwelling unit, (3) where fuel-burning equipment is located [915.2.1]
18. Project construction shall comply with requirements set forth in the CA Building and Residential Codes for egress, construction type and height, etc.

### **PUBLIC WORKS**

19. The owner/applicant hereby consents to the annexation of the property into the Downey City Lighting Maintenance District in accordance with Division 15 of the Streets and Highways Code, and to incorporation or annexation into a new or existing Benefit Assessment or Municipal Improvement District in accordance with Division 10 and Division

12 of the Streets and Highways Code and/or Division 2 of the Government Code of the State of California.

20. The owner/applicant shall install all utilities underground.
21. The owner/applicant shall be required to complete a construction & demolition (C&D) waste management plan per Article V, Chapter 8 of the Downey Municipal Code.
22. The owner/applicant shall replace and repair any broken, uneven, or sub-standard sidewalk, driveway, pavement, curb, and gutter along the property frontage on Rives Avenue to the satisfaction of the Department of Public Works. Contact the Public Works Inspection Office at (562) 904-7110 to have these areas identified just prior to applying for a Public Works Excavation Permit. The owner/applicant shall obtain all necessary plan approvals and permits and shall provide that the standards of improvements, construction materials, and methods of construction shall be in conformance with the Standard Plans and Specification for Public Works Construction and as modified by the City of Downey's Standard Plans and Specifications.
23. The owner/applicant shall submit an off-site public improvement plan(s) for review and approval by the Public Works Department prior to the start of construction in the Public Right-of-Way.
24. Proposed public improvements shall comply with the latest edition of Standard Plans and Specifications for Public Works Construction, the City of Downey standards, and the Americans with Disabilities Act (ADA).
25. The owner/applicant shall obtain permits from the Public Works Department for all improvements within the public right of way at least two weeks prior to commencing work. Contact Brian Aleman, Associate Civil Engineer, at (562) 904-7110 for information.
26. The owner/applicant shall remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.
27. The owner/applicant shall be removed all unused driveways and constructed with full-height curb gutter, and sidewalk to match existing improvements.
28. The owner /applicant shall construct all driveway approaches as wide as the driveway or parking aisle they serve.
29. The owner/applicant shall provide that all construction graffiti created as part of this project in the public right of way to be removed.
30. The owner/applicant shall submit an engineered grading plan and/or hydraulic calculations and site drainage plan for the site (prepared and sealed by a Registered Civil Engineer in the State of California) for approval by the Engineering Division and Building and Safety Division. All lot(s) shall not has less than one (1%) percent gradient on any asphalt or non-paved surface, or less than one quarter (1/4%) percent gradient on any concrete surface. Provide the following information on plans: topographic site information, including elevations, dimensions/location of existing/proposed public improvements adjacent to project (i.e. street, sidewalk, parkway and driveway widths, catch basins, pedestrian

ramps); the width and location of all existing and proposed easements, the dimensions and location of proposed dedications; (for alley dedications, show elevations of the four corners of the dedication and centerline of alley, existing and proposed underground utility connections); the location, depth and dimensions of potable water, reclaimed water and sanitary sewer lines; chemical and hazardous material storage, if any, including containment provisions; and the type of existing use, including the gross square footage of the building, and its disposition.

31. Any utilities and/or above-ground utility structures that are in conflict with the development shall be relocated at the owner/applicant's expense. The owner/applicant shall coordinate the relocation with the utility owner and a proper Public Works permit will need to be pulled.
32. The owner/applicant shall furnish and install a new (min. 1-inch) dedicated potable water service line, meter, and meter box for each unit.
33. The owner/applicant shall furnish and install a (min. 1-inch) dedicated water service line, meter, and meter box for the landscaping irrigation system.
34. The owner/applicant shall furnish and install the public potable water improvements, including extension and/or replacement of existing mains and associated facilities, necessary to provide adequate fire flow and pressure to the site.
35. The owner/applicant shall install a sewer main and sewer lateral (to the front property line) for each unit in the subdivision and shall provide that the design and improvements of sewers shall be to the standards of the City Engineering Division. Septic systems are not acceptable.
36. The owner/applicant is responsible for coordinating with and making the proper payment to the City and County Sanitation District of Los Angeles County for all sanitary sewer connection and capacity charges.
37. The owner/applicant shall provide separate sewer improvement plan sets for review and approval from the City of Downey Engineering Division prior to the start of construction.
38. The owner/applicant shall furnish and install dedicated fire protection lateral(s) including backflow devices, fire department connections, and other appurtenances as required by the Department of Public Works and the Downey Fire Department. Such improvements may include the removal and/or replacement of existing fire hydrants, laterals, backflow devices, and associated facilities with new facilities to current Downey standards and materials. Backflow devices, fire department connections, and associated appurtenances are to be located on private property and shall be readily accessible for emergency and inspection purposes. Backflow devices shall be screened from street view by providing sufficient landscaping to hide them.
39. The owner/ applicant shall confirm the availability of adequate fire flow and pressure in accordance with the Department of Public Works and Downey Fire Department requirements.
40. The owner/applicant shall retrofit existing fire hydrant(s) in accordance to the latest Fire Department and Department of Public Works standards including but not limited to furnishing and installation of a new riser, fire hydrant head, and associated fittings.

41. The owner/ applicant shall furnish and install backflow device(s) in accordance with the Department of Public Works and the State and County Department of Health Services requirements.
42. The owner/applicant shall provide and record utility easement(s) for access to, and inspection and maintenance of, public water lines, meters and appurtenances, and backflow devices.
43. The owner or tenant must establish accounts with the City Cashier prior to the City activating and the tenant using any fire and potable water service and meter.
44. The owner/applicant shall provide separate water improvement plan sets for review and approval from the City of Downey Utilities Division consisting of the following:
  - a) Potable Water Improvement Plans (all City-owned potable water and fire service lateral improvements)

Final City-approved potable water main improvement plans shall be submitted on mylars and shall be signed and stamped by a State of California licensed civil engineer. Improvement plans for potable main improvement shall be both plan and profile.

45. Upon completion of water improvements, the owner/applicant shall submit red-lined construction plans to the City noting all changes to the plan and profile of all water improvements installed. Such changes shall be incorporated into a final record drawing mylar which shall be signed and stamped by the original engineer and/or architect of record and submitted to the City along with digital files (AutoCAD – latest edition).
46. The Applicant shall comply with the National Pollutant Discharge Elimination System (NPDES); Ordinance 1142 of the Downey Municipal Code (DMC); and the Low Impact Development (LID) Plan. Furthermore, the applicant shall be required to Certify and append Public Works standard “Attachment A” to all construction and grading plans as required by the LACoDPW Storm Water Quality Management Plan (SQMP).
47. Owner/applicant shall comply with the Low Impact Development requirements. The owner/applicant shall provide a separate Low Impact Development plan and report for review and approval from the City of Downey Engineering Division
48. If any hazardous material is encountered on the site that has the potential to reach the groundwater supply, the owner/applicant shall secure a permit for the State Regional Water Quality Control Board.
49. If any hazardous material is encountered on the site, the owner/applicant shall secure an ID number from the EPA.
50. Paint property address numbers (4” height) on the curb face in front of the proposed development to the City’s satisfaction.
51. Provide proof establishing that the Parcel Map was created in accordance with subdivision requirements (deed prior to City incorporation with current metes and bounds description, City subdivision action, or other proof).

52. The owner/applicant shall provide that no easements of any type be granted over any portion of the subdivision to any agency, utility, or organization (private or public), except to the City of Downey prior to the recordation of the tract or parcel map. The owner/applicant shall grant easements in the name of the City, including:
  - a) Vehicular easements
  - b) Walkway easements
  - c) Drainage easements
  - d) Utility easements
53. The filed map shall comply with the latest edition of the state subdivision Map Act, the City of Downey Municipal Code, and all the applicable state and local laws. Prior to recordation, the Applicant shall:
  - a) Prepare a map under the direction of a Registered Civil Engineer authorized to practice land surveying or a Licensed Land Surveyor. The map must be processed through the Dept. of Public Works prior to being filed with the County Recorder.
54. A preliminary Title Report (or a chain of title) prepared by the title company for the subdivision is required to show all fee interest holders and encumbrances. An updated title report shall be provided (not older than 90 days) before the final tract/parcel map is released for filing with the County Recorder.
55. Monumentation of the tract/parcel map boundaries, street centerline, and lot boundaries is required for a map based on a record of survey. In the absence of such record, a licensed land surveyor shall set up all the missing monumentation.
56. Upon City Council approval, the final tract/parcel map shall be filed by the Engineer of Record with the Los Angeles County Public Works Department for its recordation. One (1) Mylar copy of the filed map shall be submitted to the City Dept. of Public Works prior to the Certificate of Occupancy.
57. Certificate of Occupancy is contingent upon the completion of the public improvements required in these conditions. If the improvements are not completed prior to the approval of the map, the owner/applicant must enter into a subdivision agreement and post a necessary Faithful and Performance Bond in the amount estimated by the Public Works Dept. guaranteeing the completion of the improvements.
58. The City reserves the right to impose any new plan check and/or permit fees approved by the City Council subsequent to the Planning Commission's tentative approval of this map.
59. Any required property in the form of easement, fee simple or irrevocable offer, and any right-of-way vacation in the form accepted by the city engineer shall be shown on the map.
60. The owner/applicant shall submit a recorded mylar copy of the final map, a digital AutoCAD format file (AutoCAD 2012 or later) and scanned, uncompressed TIFF images of final map on a portable media for city's GIS system data updates and maintenance.
61. The owner/applicant shall obtain all necessary plan approvals and permits.



**[End of Conditions]**

**Attachment A**

**Storm Water Pollution Control Requirements for Construction Activities  
Minimum Water Quality Protection Requirements for All Development Construction  
Projects/Certification Statement**

***The following is intended as an attachment for construction and grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction sites regardless of size.***

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other \_\_\_\_\_

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Project Name: \_\_\_\_\_

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

Print Name \_\_\_\_\_  
(Owner or authorized agent of the owner)

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Owner or authorized agent of the owner)

# TENTATIVE PARCEL MAP No. 84260

IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE RANCHO SANTA GERTRUDES AS PER MAP RECORDED  
IN BOOK 1, PAGE 156 ET. SEQ., OF PATENTS AND PORTIONS OF LOTS 15 AND 16 OF TRACT NO. 15844  
M.B. 347/3-4 OF MAPS, BOTH ON FILE IN RECORDS OF THE COUNTY RECORDER OF SAID COUNTY.

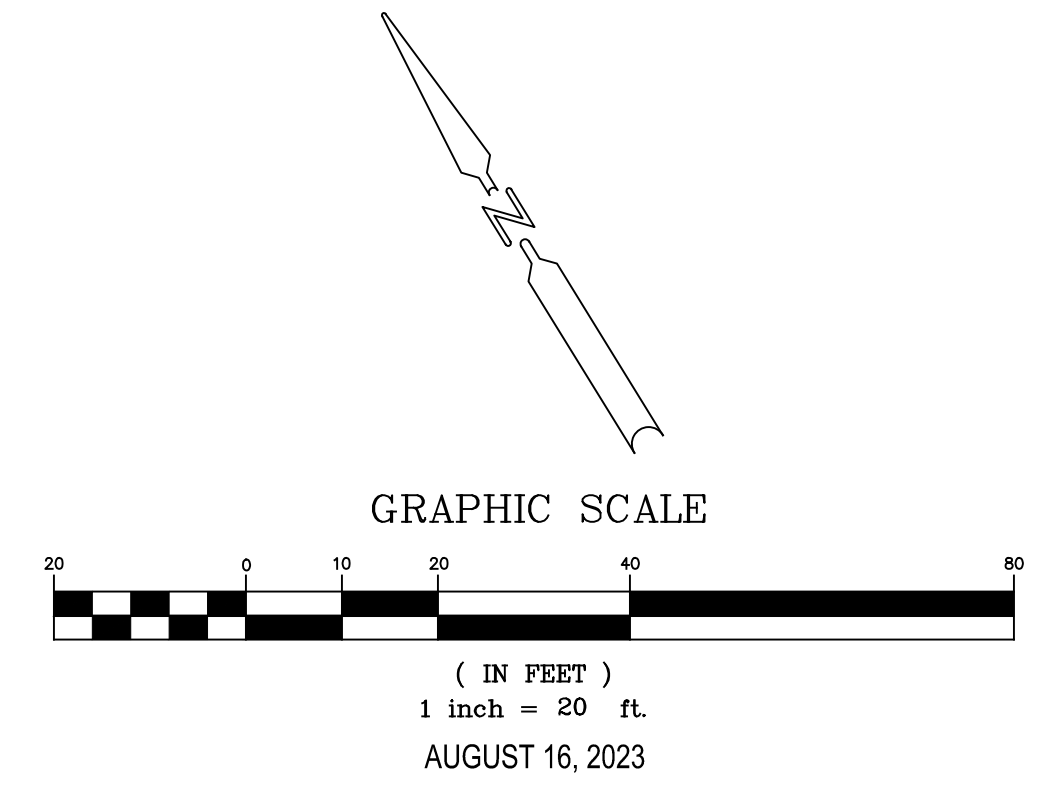
APN = 6246-003-024

SITE ADDRESS: 12020 RIVES AVENUE

GROSS SITE AREA = 29,209 SF.

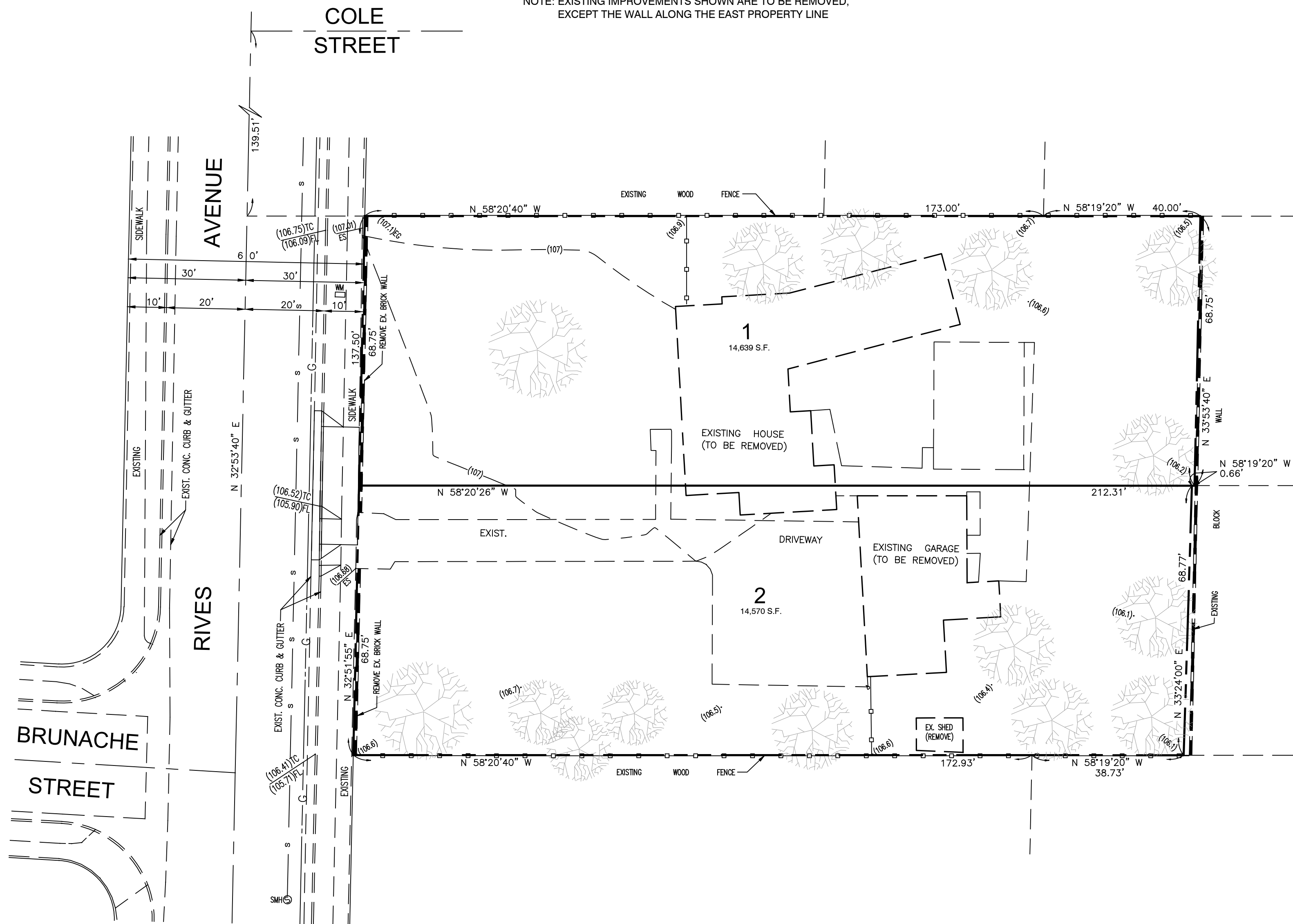
EXISTING AND PROPOSED ZONING = R-1, 5000 SINGLE FAMILY RESIDENTIAL

DEVELOPER & SUBDIVIDER:  
**LB CONSTRUCTION SERVICES**  
3251 FLOWER STREET  
LYNWOOD, CA 90262  
(562) 479-5805

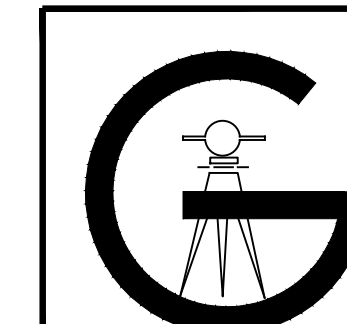
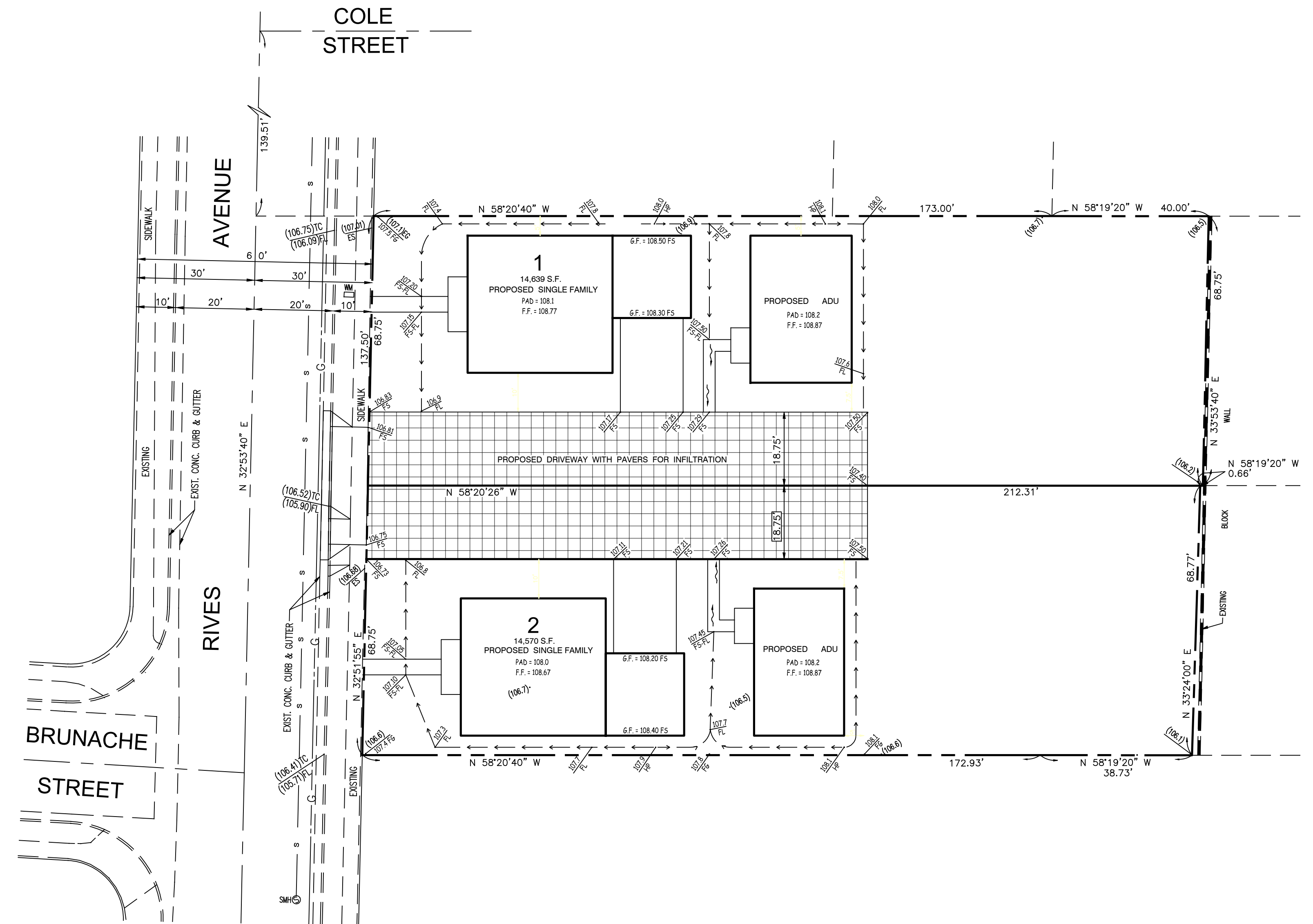


## TENTATIVE MAP

NOTE: EXISTING IMPROVEMENTS SHOWN ARE TO BE REMOVED,  
EXCEPT THE WALL ALONG THE EAST PROPERTY LINE



## PROPOSED GRADING PLAN



PREPARED BY:  
**GILBERT ENGINEERING COMPANY, INC.**  
P.O. BOX 940  
GLENORA, CALIFORNIA 91740  
(626) 253-2443  
email - gilbertcivil@gmail.com  
ED ECKERT, RCE 34587 & LS 5279



**DATE:** NOVEMBER 15, 2023

**TO:** PLANNING COMMISSION

**SUBMITTED/  
REVIEWED BY:** IRMA HUITRON, DIRECTOR OF COMMUNITY DEVELOPMENT

**PREPARED BY:** ABRAHAM LUNA, ASSOCIATE PLANNER

**SUBJECT:** **PLN-23-00119 (CONDITIONAL USE PERMIT) – A REQUEST TO LOCATE A NEW WIRELESS COMMUNICATION FACILITY ON AN EXISTING BUILDING ROOFTOP**

**LOCATION:** 12006 LAKEWOOD BOULEVARD

**ZONING:** DOWNEY LANDING SPECIFIC PLAN (DLSP)

**GENERAL PLAN  
DESIGNATION:** MU (MIXED USE)

**REPORT SUMMARY**

The proposed Conditional Use Permit (PLN-23-00119) is a request to locate a new wireless communication facility on an existing building rooftop (Verizon Wireless store) located at 12006 Lakewood Blvd. The wireless communication antenna and remote radio units (RRU) will be mounted to a non-penetrating ballast located on an existing building rooftop. The ancillary mechanical equipment will be located within an existing equipment mechanical room located inside the Verizon Wireless store.

Based on the analysis contained in this report, staff is recommending the Planning Commission adopt the following titled resolution:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING A CONDITIONAL USE PERMIT (PLN-23-00119), THEREBY ALLOWING A NEW WIRELESS COMMUNICATION FACILITY CONSISTING OF ONE (1) CYLINDAR ANTENNA AND THREE (3) REMOTE RADIO UNITS ON THE BUILDING ROOFTOP OF A PROPERTY LOCATED WITHIN THE DOWNEY LANDING SPECIFIC PLAN AT 12006 LAKEWOOD BOULEVARD**

**REQUEST**

On August 15, 2023, the applicant filed an application on behalf of Verizon Wireless for a Conditional Use Permit (CUP) to allow a wireless communication facility on an existing building.

Verizon Wireless is proposing to install one (1) cylinder antenna and three (3) remote radio units (RRU) which will all be installed on the rooftop of an existing building, above the Verizon Wireless retail store located at 12006 Lakewood Blvd. A new communication wireless facility requires approval by the Planning Commission per Downey Municipal Code (DMC) Section 9426.

## **BACKGROUND**

The subject site is developed and zoned as part of the Downey Landing Specific Plan with a General Plan Land use designation of Mixed Use (MU). The 154-acre site is comprised of multiple parcels that make up the Downey Promenade, Downey Landing shopping/retail center, and Kaiser Medical Center extending south to Imperial Highway. Properties north of the subject site are zoned Multi-Family Residential (R-3) and Single-Family Residential (R-1). Properties to the west are Neighborhood Commercial (C-1) with retail uses.

The initial submittal on August 15, 2023, was deemed incomplete on September 11, 2023 after the review of staff. The applicant resubmitted the requested information and documents on October 12, 2023, and was deemed complete on October 17, 2023.

The site is situated on an individual 3.95-acre parcel at the southeast intersection of Lakewood Boulevard and Stewart & Gray Road. The wireless communication facility is proposed to be roof-mounted on a 10,063 square foot building that is occupied by the four (4) tenants: Starbucks Coffee, Rubio's Coastal Grill, Philly's Best, and Verizon Wireless. Two (2) other detached buildings occupied by restaurant tenants are also located on the parcel.



***Existing Site Conditions***

## **DISCUSSION**

Pursuant to the Downey Municipal Code, a Wireless Communication Facility is “an antenna structure and any appurtenant facilities or equipment located within City limits that provide commercial wireless service”. Wireless communication facilities owned by individual wireless carriers, such as Verizon Wireless, AT&T, Sprint, etc., are necessary to provide cellular service to its customers. As cellular technology advances the demand for bandwidth increases, existing wireless facilities are updated to provide better coverage, and new antennas are added to increase coverage area. Verizon Wireless is proposing to install one (1) cylinder antenna and three (3) remote radio unit's (RRU) which will all be mounted to a prefabricated galvanized steel



structure (ballast frame) located on the rooftop of an existing building, above the Verizon Wireless retail store.

The existing building's overall height is 22'-4" from grade to the top of the parapet wall. As measured from the grade to the rooftop the building is 16'-10" high and from rooftop to the top of the parapet wall the height is five-feet, six-inches (5'-6"). The existing parapet wall provides screening for other existing roof-mounted mechanical equipment servicing the existing tenants. The rooftop ballast frame will be located more than five-feet (5') from the edge of the existing parapet, screening the entire ballast frame. The photo simulation image below provides an image of the proposal.



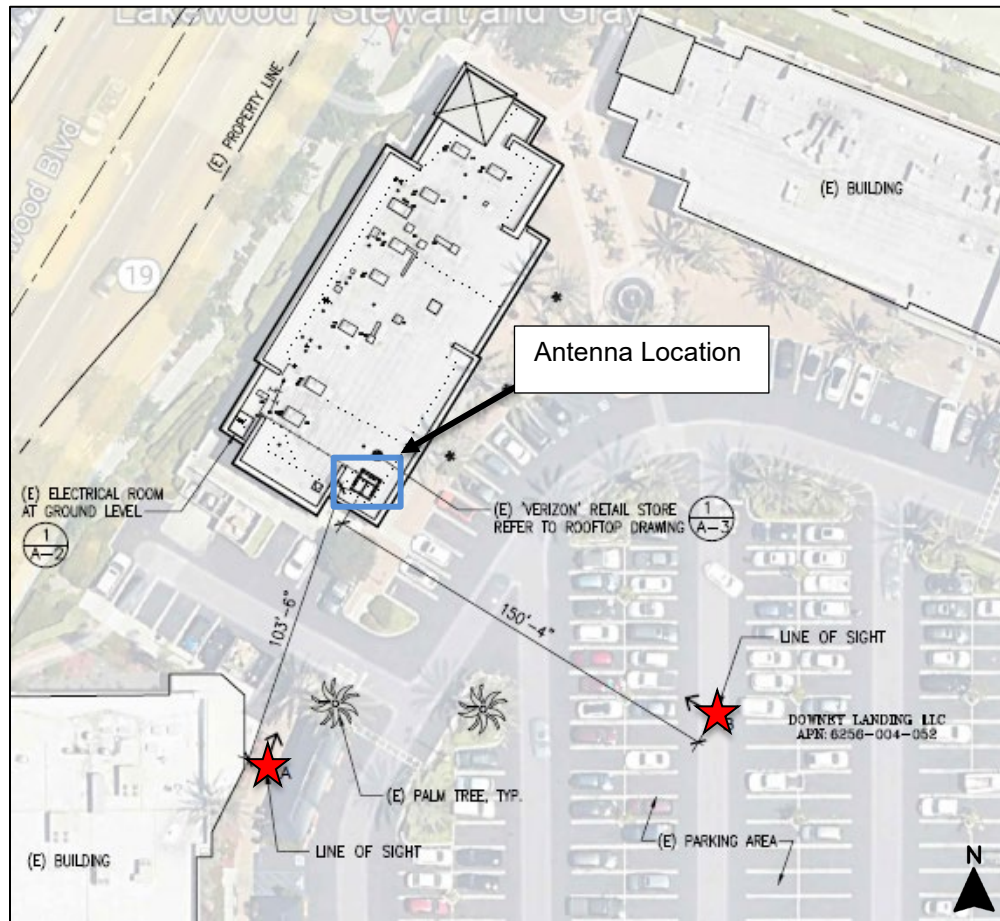
**Photo simulations**

The proposed antenna height is twenty-four inches (24") in height and has a diameter size of less than fourteen-inches (14"). The remote radio unit's height are eighteen-inches (18") and are less than fourteen-inches (14") wide. The remote radio units mounted to the ballast will be completely screened behind the existing parapet. To achieve the best cellular coverage at the lowest possible height, the antenna will be mounted to the ballast at an elevation height two-feet (2') above the parapet, wall height, thereby providing an antenna height of 24'-4". The maximum height permitted in the Downey Landing Specific Plan that pertains to this retail center is 36-feet (36'). The exposed antenna will be painted to match the existing color of the building façade to increase its concealment.

In order to achieve the maximum screening of the cylinder antenna by the existing parapet wall, Staff requested that the applicant locate the proposed antenna further away from the parapet wall.

However, the applicant stated that providing a further setback from its proposed location will decrease coverage range due to a “shadowing effect” caused by the building which blocks signal strength to the service area. The applicant informed staff in order to provide the same strength and coverage after setting it back towards the center of the building, the antenna height would potentially be increased to forty-one feet (41’), which would exceed the parapet wall height by eighteen-feet, eight-inches (18”-8”).

Additionally, staff requested a line of sight study to illustrate the distance a person needs be, to view the antenna at the proposed location. Below is a Site Plan depicting the result of the study. The red stars on the map indicate the location of where an individual would need to stand in order to see the proposed single cylinder roof-mounted antenna.



**Locations of Line of Sight Study**

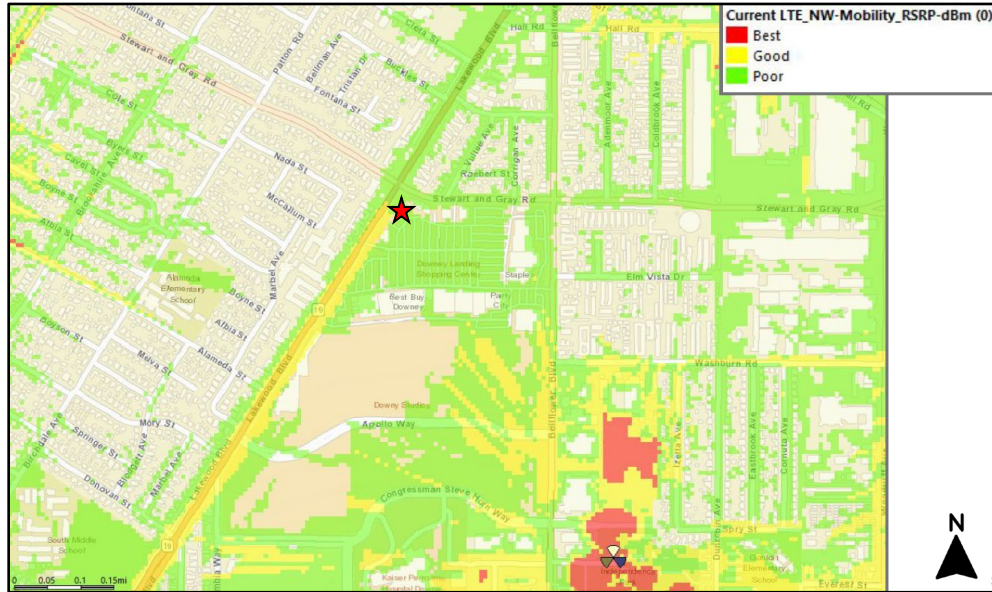
At the first location, east of the building, an individual would need to be standing ninety-eight-feet, three-inches (98’-3”) away from the building to begin to see the antenna extending above the parapet wall. At the second location, an individual would need to be standing fifty-feet, 10-inches (50’-10”) away from the building to see the antenna extending above the parapet wall. Furthermore, the roof-top mounted antenna will not be visible from the Lakewood Boulevard and Stewart & Gray Road due to the location of the antenna, existing parapet height, and existing street trees that screen the view. All other equipment related to the wireless communication facility will be located within an existing mechanical room inside the Verizon Wireless retail store.



Based on the *Development Regulations* in Section 9426.04, the new wireless communication facility complies with the height restrictions, concealment methods, and will be visually compatible with the existing building and its surroundings per the Findings provided in Attachment B.

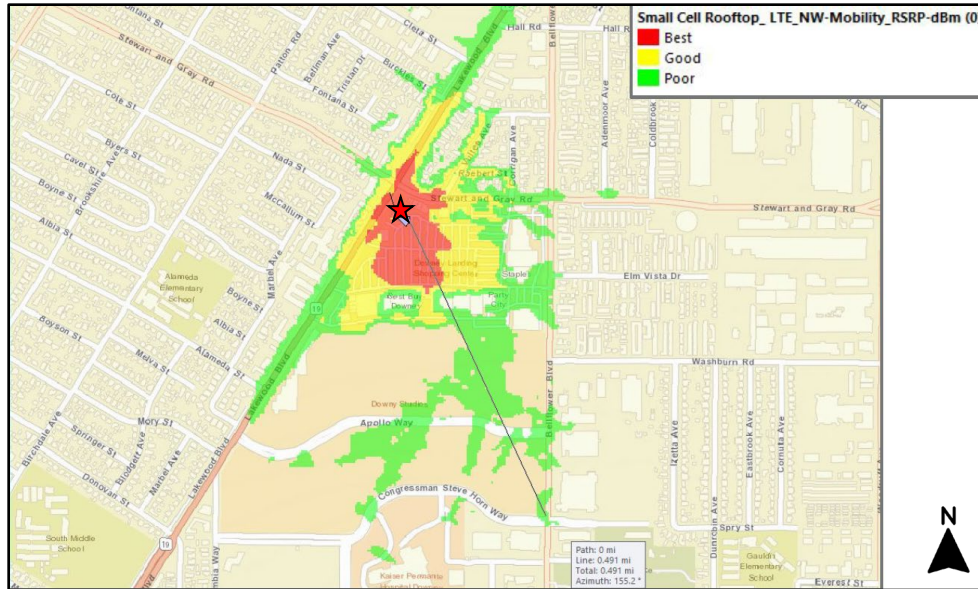
Network Coverage

Verizon Wireless has directly identified a need for additional coverage and a lack of capacity in this area of the City. The need for an increase in network coverage can be described in the service map below which shows poor coverage within the shopping center.



**Propagation Map without proposed wireless communication facility**

The map above shows the location of the proposed wireless communications facility indicated with a red star. As shown on the map, the cellular service provided at the at the retail center cell site is less potent than others areas throughout the City prompting which is why the site is identified as “a gap in coverage” area. The installation of the proposed wireless communication facility is predicted to directly improve the cellular coverage in the Downey Landing area by providing additional coverage. The map below shows the new cellular coverage area with the proposed wireless communication facility.



**Propagation Map with proposed wireless communication facility**

**DEVELOPMENT REVIEW COMMITTEE**

The project was reviewed by the Development Review Committee (DRC) which is composed of Building & Safety Division, Fire Department, Public Works Department, and the Planning Division. As a result of the project review, standards comments were provided.

**PUBLIC NOTICE**

On November 2, 2023, a notice of the public hearing was mailed to all property owners within 500-feet of the subject property and noticed in the Downey Patriot for the November 15, 2023 Planning Commission meeting as required by DMC section 9804.

**ENVIRONMENTAL ANALYSIS**

Staff has reviewed the proposed conditional use permit for a new wireless communication facility for compliance with the California Environmental Quality Act (CEQA). Upon completion of this review, it has been determined that this request is categorically exempt from CEQA, pursuant to Guideline Section No. 15303 (Class 3 – New Construction or Conversion of Small Structures). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of the California Environmental Quality Act. Class 3 exemptions consist of installation of small new equipment and facilities in small structures.

**PUBLIC COMMENTS**

As of the date of the publishing of this report, staff has not received any correspondence regarding this application.

**CONCLUSION**



Based on the analysis contained within this report, staff is concluding that all required findings to approve the Conditional Use Permit can be made in a positive manner (Exhibit B – Draft Resolution). As such, staff recommends that the Planning Commission approve the application (PLN-23-00119) for a new wireless communication facility.

**EXHIBITS**

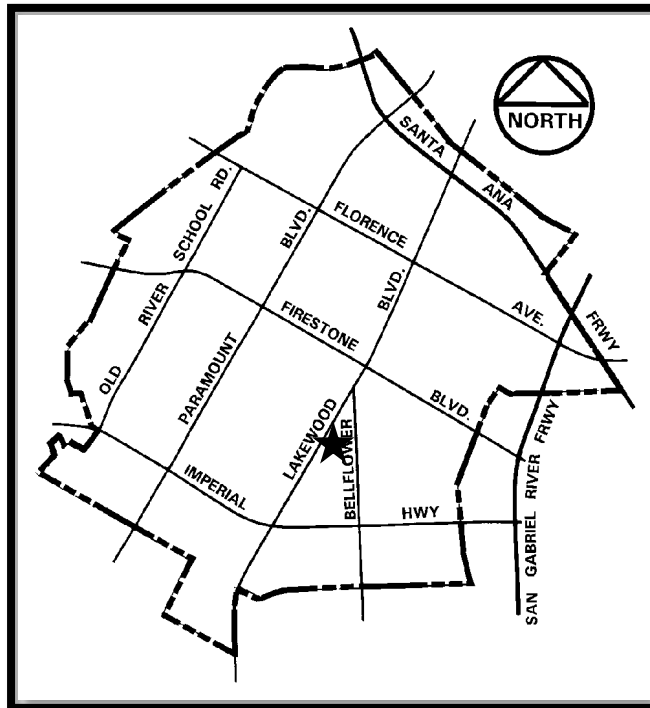
- A. Maps
- B. Draft Resolution
- C. Propagation Maps
- D. Photo Simulations
- E. Project Plans
- F. Line of Sight Study

**Exhibit 'A' – Maps**

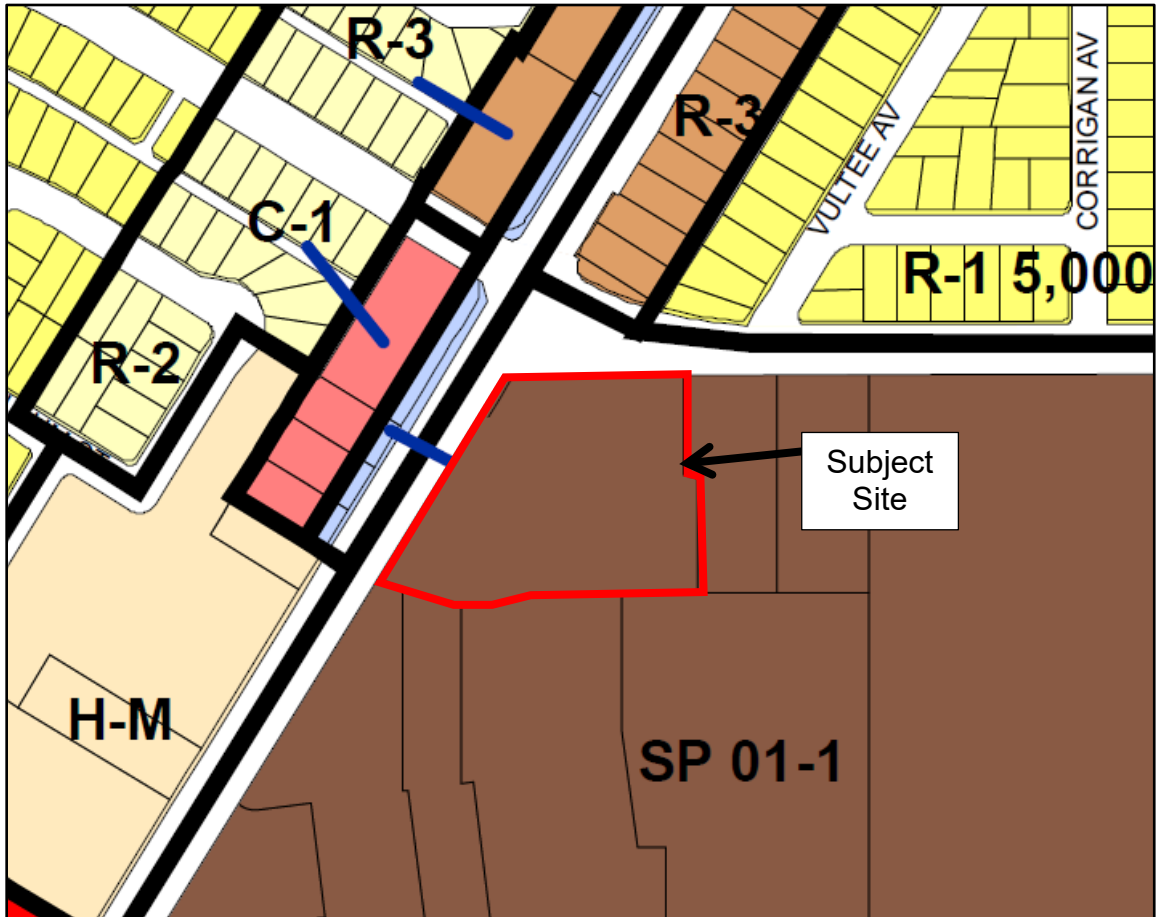
**AERIAL PHOTOGRAPH**



**LOCATION MAP**



ZONING MAP



**RESOLUTION NO. 23-4019**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING A CONDITIONAL USE PERMIT (PLN-23-00119), THEREBY ALLOWING A NEW WIRELESS COMMUNICATION FACILITY CONSISTING OF ONE (1) CYLINDER ANTENNA AND THREE (3) REMOTE RADIO UNITS ON THE BUILDING ROOFTOP OF A PROPERTY LOCATED WITHIN THE DOWNEY LANDING SPECIFIC PLAN AT 12006 LAKEWOOD BOULEVARD**

THE PLANNING COMMISSION OF THE CITY OF DOWNEY DOES RESOLVE AS FOLLOWS:

**SECTION 1.** The Planning Commission of the City of Downey does hereby find, determine and declare that:

- A. On August 15, 2023, an application was filed by Gregory Parros (hereinafter referred to as the “applicant”) requesting a Conditional Use Permit (PLN-23-00119) for a new Wireless Communication Facility at the above location zoned R-1 5,000; and,
- B. The application was deemed incomplete on September 11, 2023; and
- C. On October 12, 2023, the applicant resubmitted required documents for review, and the application was deemed complete on October 17, 2023; and,
- D. On November 2, 2023, a notice of public hearing was sent to all property owners within 500-feet of the subject site and the notice was published in Downey Patriot; and,
- E. The Planning Commission held a duly noticed public hearing on November 15, 2023, and after fully considering all oral and written testimony, facts, and opinions offered at the aforesaid public hearing, adopted this resolution.

**SECTION 2.** The Planning Commission further finds, determines and declares that the proposed project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is categorically exempt from CEQA, pursuant to Guideline Section No. 15303 (Class 3 – New Construction or Conversion of Small Structures). Categorical Exemptions are projects, which have been determined not to have a significant effect on the environment and have been exempted from the requirements of the California Environmental Quality Act. Class 3 exemptions consist of installation of small new equipment and facilities in small structures.

**SECTION 3.** Having considered all of the oral and written evidence presented to it at said public hearing regarding the Conditional Use Permit, the Planning Commission further finds, determines and declares that:

A. The requested Conditional Use Permit will not adversely affect the purpose and intent of the Zoning Code or the City’s General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof. A purpose of the Zoning Code is to regulate the use of land in order to promote the public’s health, safety, and the general welfare. The Conditional Use Permit allows Wireless Communication Facilities subject to specific standards listed in Section 9426.04(b) of the Downey Municipal Code. As the project conforms to the development standards applicable to Wireless Communication Facilities, it is determined

that the Conditional Use Permit will therefore not adversely affect the purpose and intent of the Zoning Code.

General Plan Policy 2.7.1 states: "Provide adequate utility and communications infrastructure". Furthermore, General Plan Program 2.7.1.2 states: "Promote the expansion of communication networks to meet the needs of city residents, business and other land uses". This project will improve the communication network by adding a new facility and fulfill the aforementioned program. Therefore, the Conditional Use Permit will not adversely affect the City's General Plan.

The Zoning Code and the General Plan function to promote the public convenience and general welfare of persons residing or working throughout the City. As the Conditional Use Permit is consistent with the Zoning Code and the General Plan, it is therefore determined that it will not adversely affect the public convenience or the general welfare of persons residing or working in the surrounding neighborhood.

B. The requested use will not adversely affect the adjoining land uses and the growth and development of the area in which it is proposed to be located. The uses and structures on the site as well as those on nearby sites will remain the same, and uninterrupted by the proposed wireless facility. Staff does not anticipate adverse impacts as a result of the proposal specifically because the wireless site will be placed on the roof to a mounted ballast structure and is consistent with the required development regulations in Section 9426. In addition, roof-mounted wireless facilities are common within commercial corridors and the proposal has limited visibility from the public right of way and on-site. The wireless facility will not negatively affect the current or future use of the building.

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area. The site is approximately 3.95 acres and is improved with an existing 10,063 square foot building. Installation of the antennas and various related equipment will occur on the roof of the existing building and any extra mechanical equipment will be located within the tenant space of the Verizon wireless retail store. The wireless facility will not interfere with the potential future expansion of the existing commercial building as long as the building complies with the applicable development standards. Therefore, the size and shape of the site is adequate to allow the proposed use without being detrimental to the area.

D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The proposed Wireless Communication Facility will generate limited visits to the site for maintenance purposes only. The facility operates automatically without the presence of a working crew. The limited visits will not impose an undue burden upon the streets and highways in the area as the capacity of the surrounding streets and highways can accommodate the trips generated by the maintenance of the facility.

**SECTION 4.** Based upon the findings set forth in Sections 1 through 3 of this Resolution, the Planning Commission of the City of Downey hereby approves Conditional Use Permit PLN 23-00019, subject to conditions of approval attached hereto as Exhibit 'A', which are necessary to preserve the health, safety and general welfare of the community and enable the Planning Commission to make the findings set forth in the previous sections. The conditions are fair and reasonable for the accomplishment of these purposes.

**SECTION 5.** The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 15<sup>th</sup> day of November, 2023.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Horacio Ortiz, Chairman  
City Planning Commission

APPROVED AS TO FORM:

---

John M. Funk  
City Attorney

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

I, Ria Ioannidis, Recording Secretary, do hereby attest to and certify that the foregoing Resolution is the original resolution adopted by the Planning Commission of the City of Downey at a regular meeting held on November 15, 2023.

---

Ria Ioannidis  
Recording Secretary

**PLN-23-00119  
(CONDITIONAL USE PERMIT)  
EXHIBIT A – CONDITIONS OF APPROVAL**

**PLANNING DIVISION**

1. The approval of this Conditional Use Permit (PLN-23-00119) allows for the new Wireless Communication Facility to include the following:
  - One (1) new antennas and three (3) new remote radio units (RRUS);
2. Approval of the Conditional Use Permit (PLN-23-00119) shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Downey Municipal Code shall apply.
3. The applicant and the property owner shall sign and return an affidavit of Acceptance of Conditions, as provided by the City of Downey.
4. The Owner/Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution, to challenge the determination made by City under the California Environmental Quality Act or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.
5. The Community Development Director 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.
6. The project shall be constructed and maintain in strict compliance with the approved set of plans.
7. All utilities servicing the facility shall be installed underground.
8. The project must satisfy all necessary standards, requirements, licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies prior to initiating the operation of the Wireless Communication Facility.
9. The applicant shall file, receive, and maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies prior to initiating the operation of the Wireless Communication Facility. The applicant shall supply the Community Development Director with the documentation of these licenses and registrations.

10. Within 30 days following the activation of the Wireless Communications Facility, the applicant shall provide a radio frequency emissions compliance report to the Community Development Director certifying that the unit has been inspected and tested in compliance with FCC standards.
11. Every 5 years following the date of the building permit final, the applicant shall, at their own expense, prepare and submit to the Community Development Director an independently prepared updated radio frequency emissions compliance report and certification in compliance with all applicable FCC standards.
12. If any radio frequency emissions compliance report and certification, required by the Downey Municipal Code or these Conditions of Approval, demonstrates that the cumulative levels of radio frequency emissions exceed or may exceed FCC standards, the Community Development Director may require the applicant to modify the location or design of the facility and/or implement other mitigation measures to ensure compliance with FCC standards. The Director may require additional independent technical evaluation of the facility, at the applicant's expense, to ensure compliance with FCC standards.
13. In the case of discontinuation, within 30 days after discontinuation of use, the facility's operator shall notify the Community Development Director in writing that use of the facility has been discontinued. Within 180 days after discontinuation of use, the facility must be completely removed.
14. Applicant shall be responsible for providing the City a check to pay any County document filing fees.

#### **BUILDING & SAFETY DIVISION**

15. All future construction shall comply with the most recent version of the California Building Code, as adopted by the City of Downey.
16. Prior to the commencement of construction, the applicant shall obtain all required permits. Additionally, the applicant shall obtain all necessary inspections and permit final prior to beginning operation of the site.

#### **PUBLIC WORKS**

17. If any work is done in the public right-of-way, obtain permits from the Public Works Department for all improvements within the public right-of-way at least two weeks prior to commencing work. Contact Brian Aleman, Assistant Civil Engineer, at (562) 904-7110 for information.
18. Any new public utilities shall be installed underground.
19. All or any proposed public improvements shall comply with the latest edition of Standard Plans and Specifications for Public Works Construction, City of Downey standards, and the Americans with Disabilities Act (ADA).
20. Remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.

**[End of Conditions]**



# Downey Landing Retail

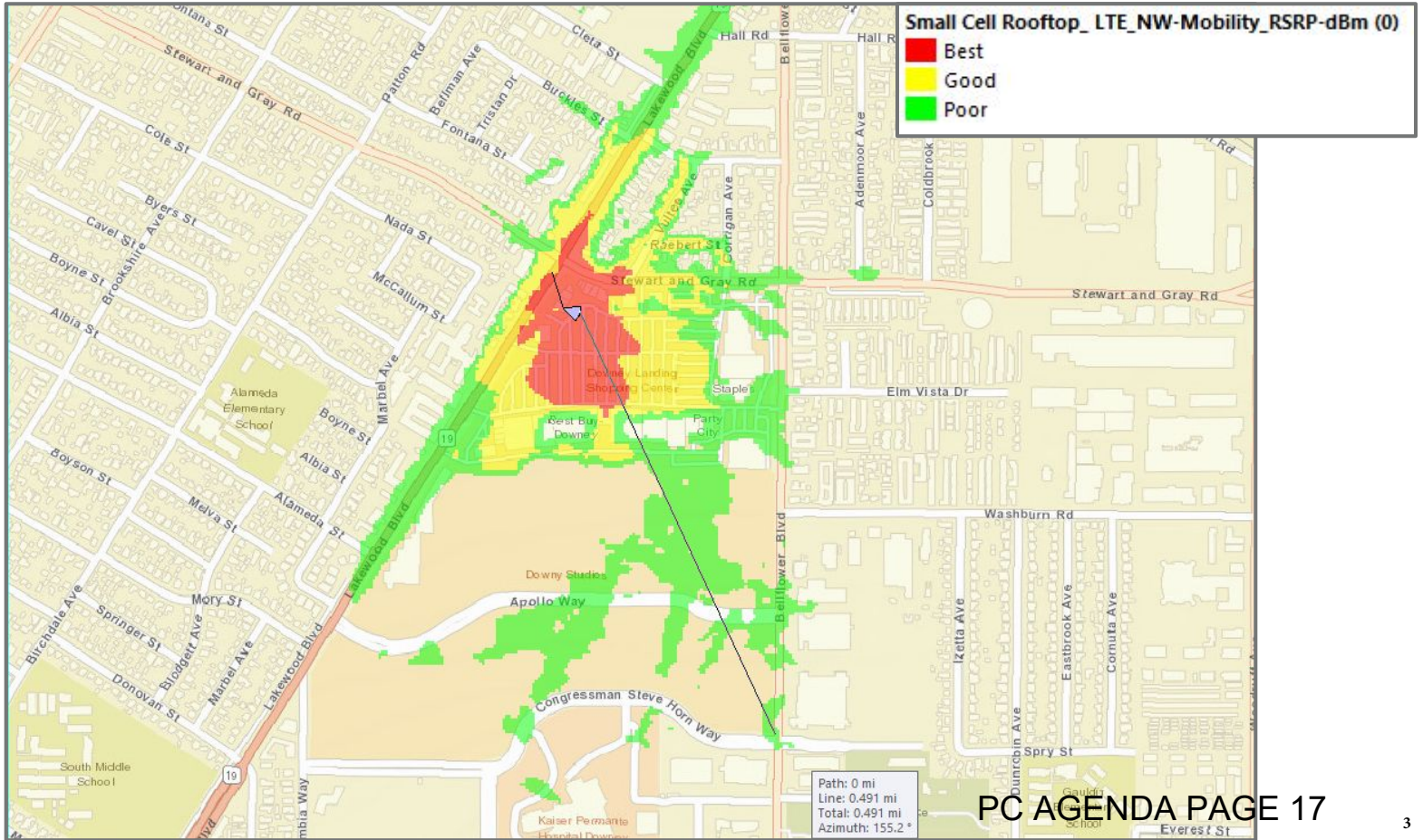
August 2023

PC AGENDA PAGE 15





# Coverage with Sector on Roof







# AERIAL MAP



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# EXISTING



# PROPOSED



NEW VERIZON OMNI ANTENNA  
INSTALLED AT ROOFTOP OF (E)  
BUILDING



**DOWNEY LANDING (PERM)  
DAS**  
12006 LAKEWOOD BOULEVARD  
DOWNEY, CA 90242

VIEW	SHEET
A	1 / 3



# AERIAL MAP



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# PROPOSED



# EXISTING



**DCI PACIFIC**  
A|E|C WORKS

**verizon**

**DOWNEY LANDING (PERM)  
DAS**  
12006 LAKEWOOD BOULEVARD  
DOWNEY, CA 90242

<b>VIEW</b>	<b>SHEET</b>
<b>B</b>	<b>2 / 3</b>



# AERIAL MAP



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# PROPOSED



NEW VERIZON OMNI ANTENNA INSTALLED AT ROOFTOP OF (E) BUILDING

# EXISTING



**DCI PACIFIC**  
A|E|C WORKS

**verizon**<sup>v</sup>

**DOWNEY LANDING (PERM)  
DAS**  
12006 LAKEWOOD BOULEVARD  
DOWNEY, CA 90242

VIEW	SHEET
<b>C</b>	<b>3 / 3</b>







**GENERAL NOTES**

- THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HERE IN.
- THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY VERIZON WIRELESS CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.
- DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE-DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE **VERIZON WIRELESS** CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE **VERIZON WIRELESS** CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH **VERIZON WIRELESS** CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE **VERIZON WIRELESS** CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO **VERIZON WIRELESS**.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- WORKMANSHIP THROUGHOUT BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:
 

SMACNA	NATIONAL ROOFING CONTRACTORS ASSOCIATION O'HARE INTERNATIONAL CENTER 10255 W. HIGGINS ROAD, SUITE 600 ROSEMONT, IL 60018
NRCA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION 4201 LAFAYETTE CENTER DRIVE CHATILLY, VA 22021-1209
ITLP	INTERNATIONAL INSTITUTE FOR LATH AND PLASTER 820 TRANSFER ROAD ST. PAUL, MN 55114-1406
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND **VERIZON WIRELESS** PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF **VERIZON WIRELESS**, AND THE PROPERTY OWNER, OR THE OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY **VERIZON WIRELESS** UNDER THIS CONTRACT.

**GENERAL NOTES (CONT.)**

- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES. WHETHER SHOWN HERE IN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGE IN CONJUNCTION WITH THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY **VERIZON WIRELESS**.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER, VERIZON WIRELESS AND THE CITY OR GOVERNING AGENCY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION DOCUMENTS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS SHALL BE DONE AFTER THE SITE HAS BEEN AWARDED FINAL INSPECTION BY THE RESPONSIBLE BUILDING AGENCY. ONE SET OF REDLINED DRAWINGS SHALL BE PROVIDED TO THE **VERIZON WIRELESS** CONSTRUCTION MANAGER.
- THE LATEST EDITION OF ALL PERMITTED AND APPROVED PLANS PERTAINING TO THIS PROJECT SHALL BE KEPT IN A PLAN BOX AND NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS, EXCEPT FOR THAT SPECIFIED AS REMAINING THE PROPERTY OF THE BUILDING OR PROPERTY OWNER AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEAN-UP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY AND VACUUM CLEAN CONDITION, FREE FROM PAINT, SPOTS, DUST OR SMUDGES OF ANY NATURE TO COMPLETION OF WORK.
- THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
- ALL EXPOSED METAL SHALL BE HOT-DIPPED GALVANIZED.
- SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF AND WHERE APPLICABLE TO THIS FACILITY AND PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
- ELECTRICAL AND POWER SYSTEM SHALL BE GROUNDED PER NEC ARTICLES 250 AND 810.
- ALL NEW OPENINGS IN THE EXTERIOR ENVELOPE OF CONDITIONED SPACES SUCH AS AT WALL AND ROOF PENETRATIONS SHALL BE CAULKED OR SEALED TO LIMIT INFILTRATION OF AIR AND MOISTURE.
- UPON COMPLETION OF CONSTRUCTION, **VERIZON WIRELESS** CONSTRUCTION MANAGER SHALL CONDUCT A WALK-THRU WITH PROPERTY OWNER OR REPRESENTATIVE OF PROPERTY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEM EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY **VERIZON WIRELESS**.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATION TAKE PRECEDENCE.

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE AND DIMENSIONS ARE FOR REDUCED OR ENLARGED SHEET SIZES.

**ISSUE STATUS**

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0	02/14/2023	100% CD (PERM)	FC/HH

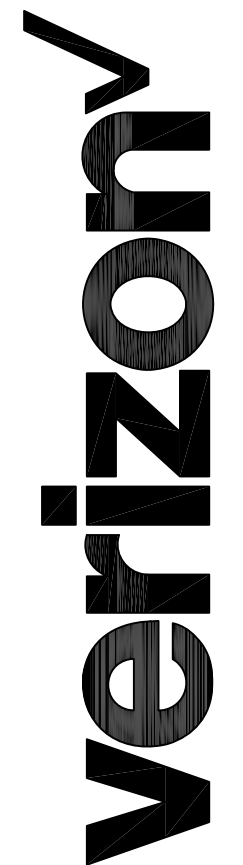
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**A|E|C WORKS**

ARCHITECTURE | ENGINEERING | CONSULTING  
26 EXECUTIVE PARK | SUITE 170  
IRVINE | CA 92614

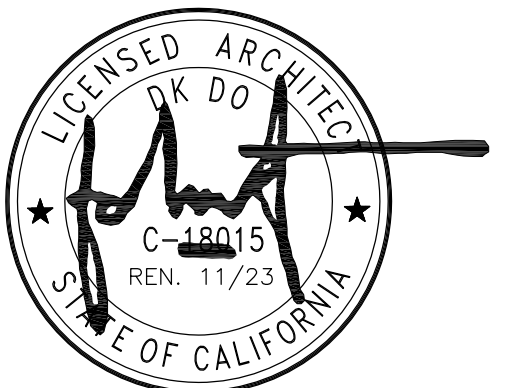
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IRVINE, CA 92618



**DOWNEY**  
**LANDING (PERM)**  
**DAS**

12006 LAKEWOOD BLVD  
DOWNEY, CA 90242

SHEET TITLE:

**GENERAL NOTES**

**T-2**

ISSUE STATUS

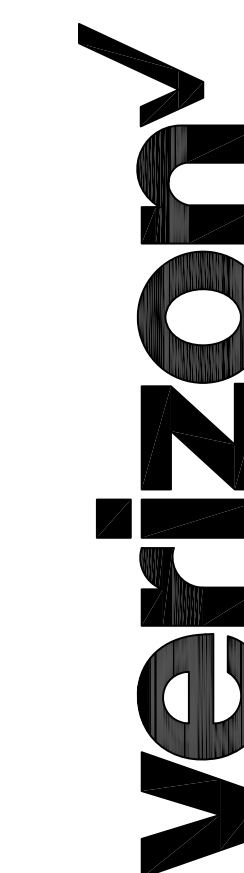
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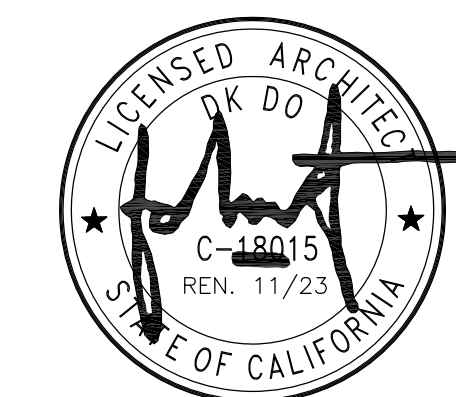
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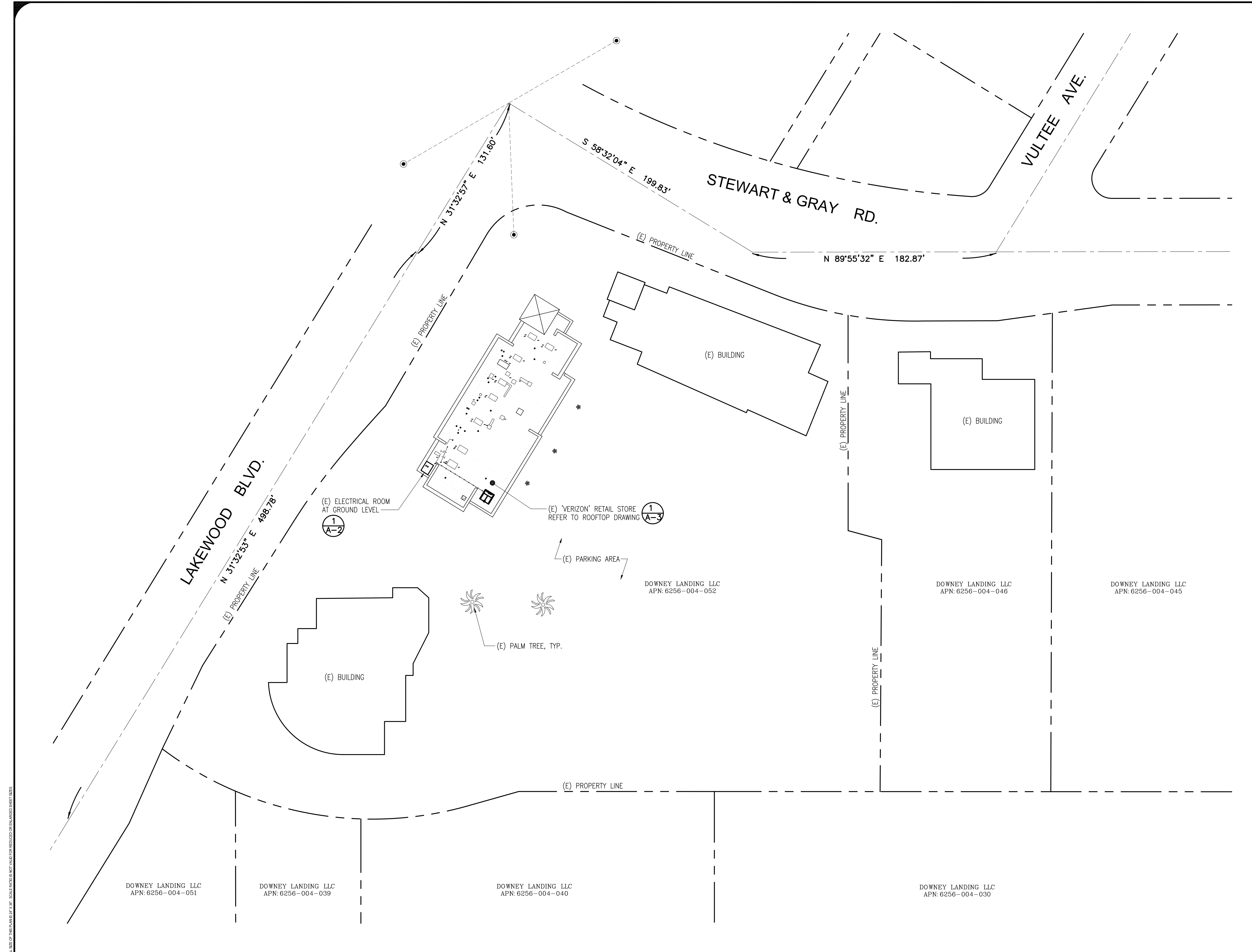
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DAS**

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DOWNEY, CA 90242

SHEET TITLE:

SITE PLAN

**A-1**



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SITE PLAN

NORTH  
0 5' 10' 20' 32'  
SCALE: 1/32"=1'-0" 1



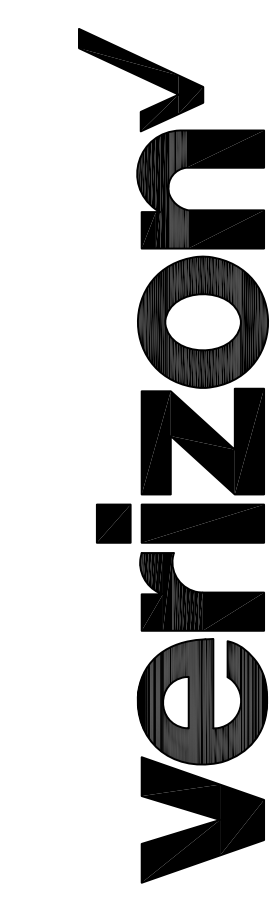
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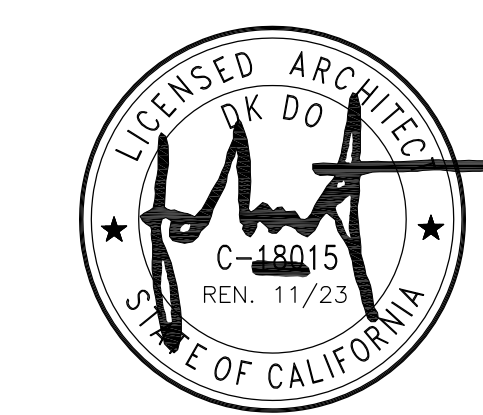
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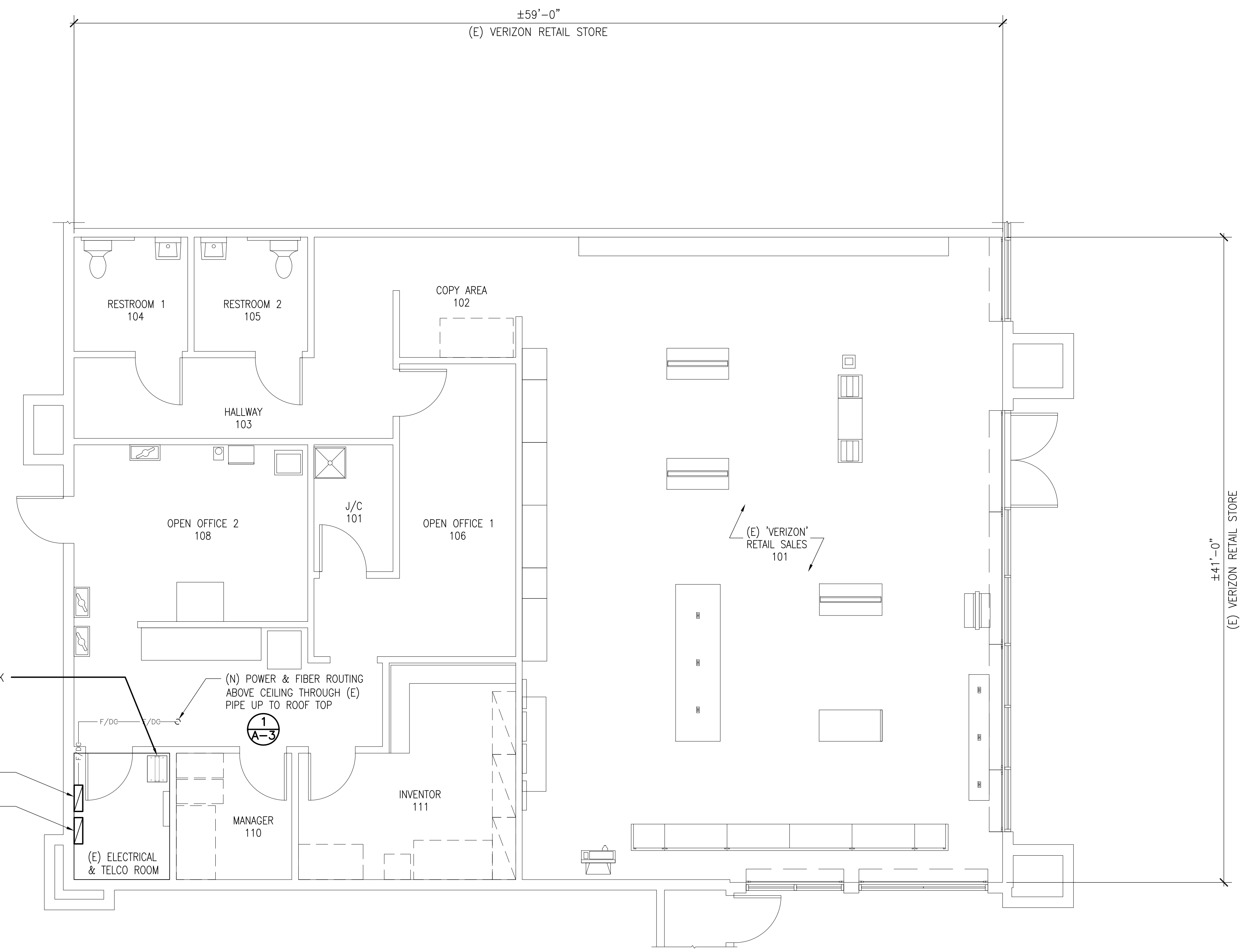
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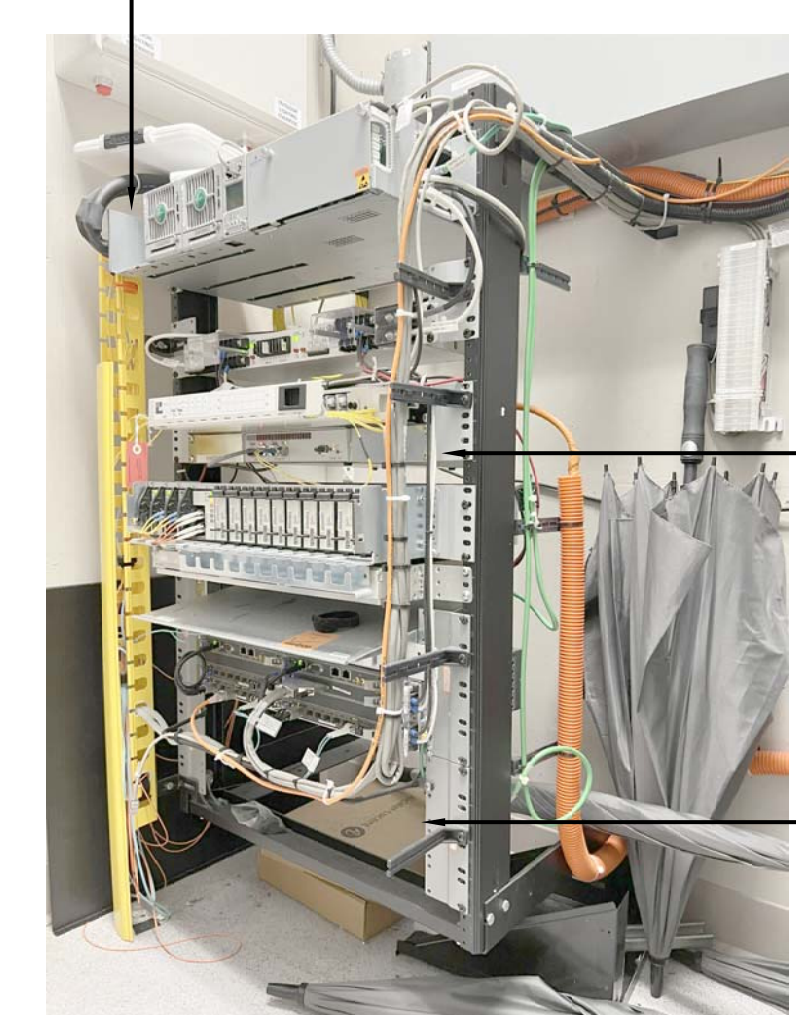
**DOWNEY LANDING (PERM) DAS**  
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DOWNEY, CA 90242

SHEET TITLE:  
**(E) VERIZON RETAIL STORE PLAN / (E) ELECTRICAL ROOM**

**A-2**



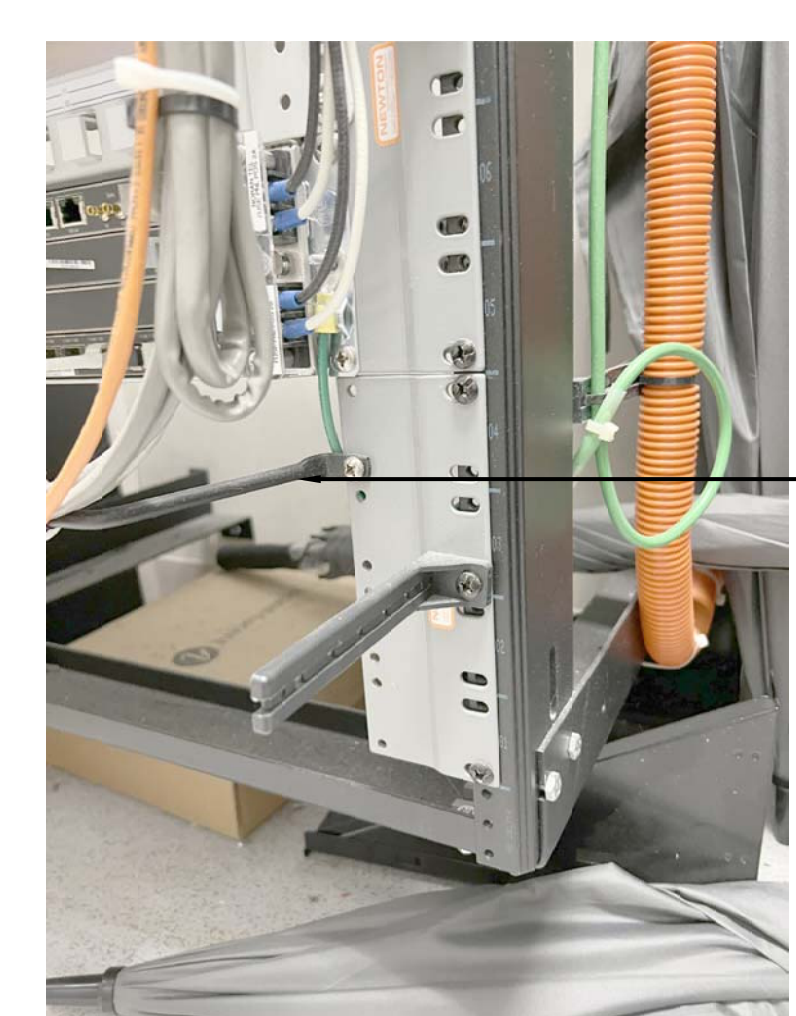
UTILIZE (E) RACK TO INSTALL:  
- (1) 20A RECTIFIER TO MATCH (E)



(E) VERIZON RACK  
(N) POWER & FIBER ROUTING ABOVE CEILING THROUGH (E) PIPE UP TO ROOF TOP

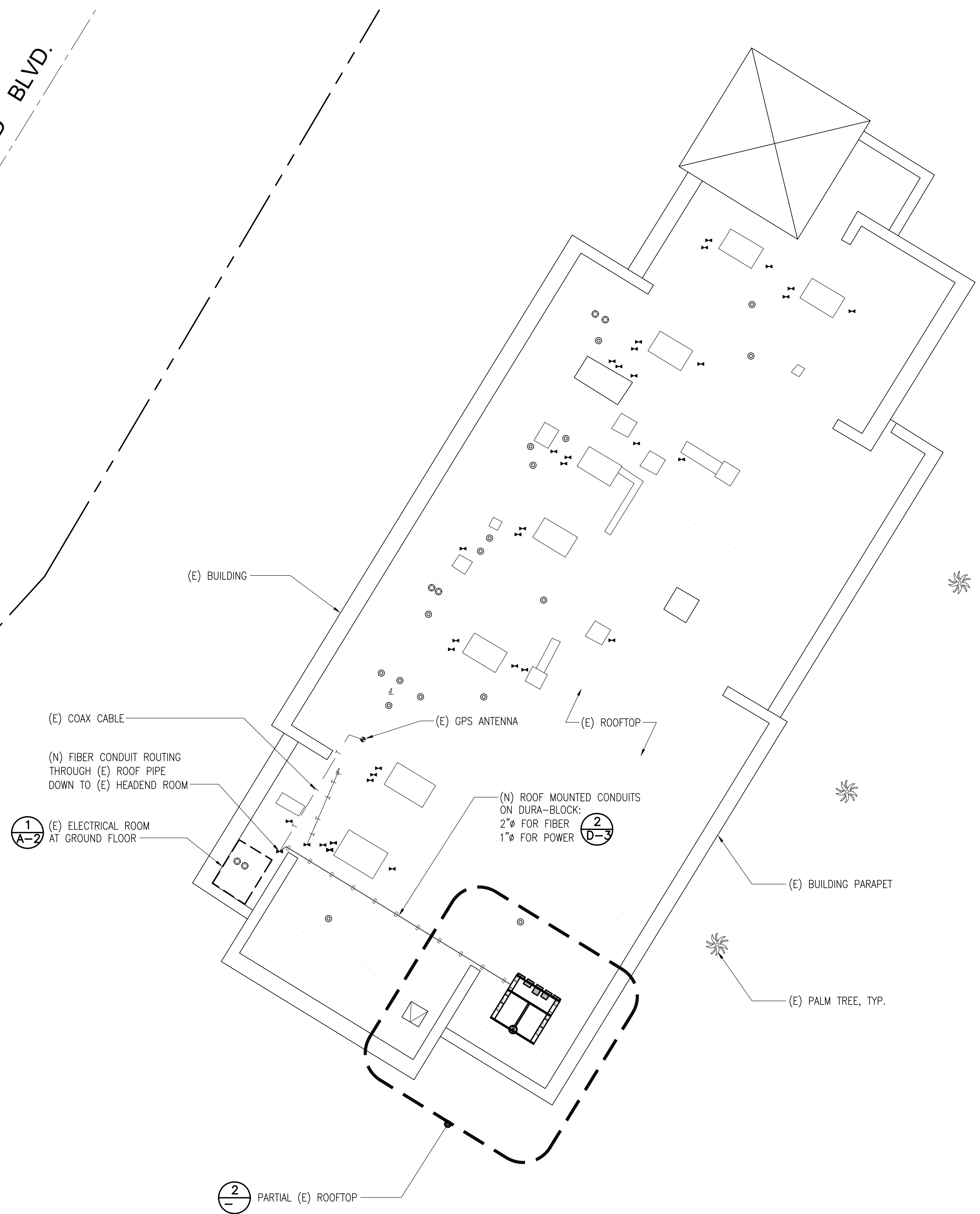
(E) PANEL B  
(E) PANEL A

UTILIZE (E) RACK TO INSTALL:  
- (1) IXRE ROUTER  
- (1) 6630 BASEBAND

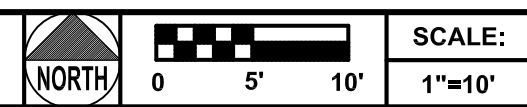


(E) VERIZON RETAIL STORE PLAN / (E) ELECTRICAL & TELCO ROOM

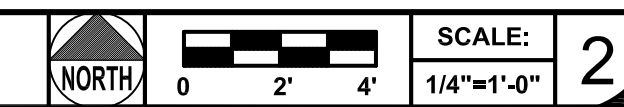
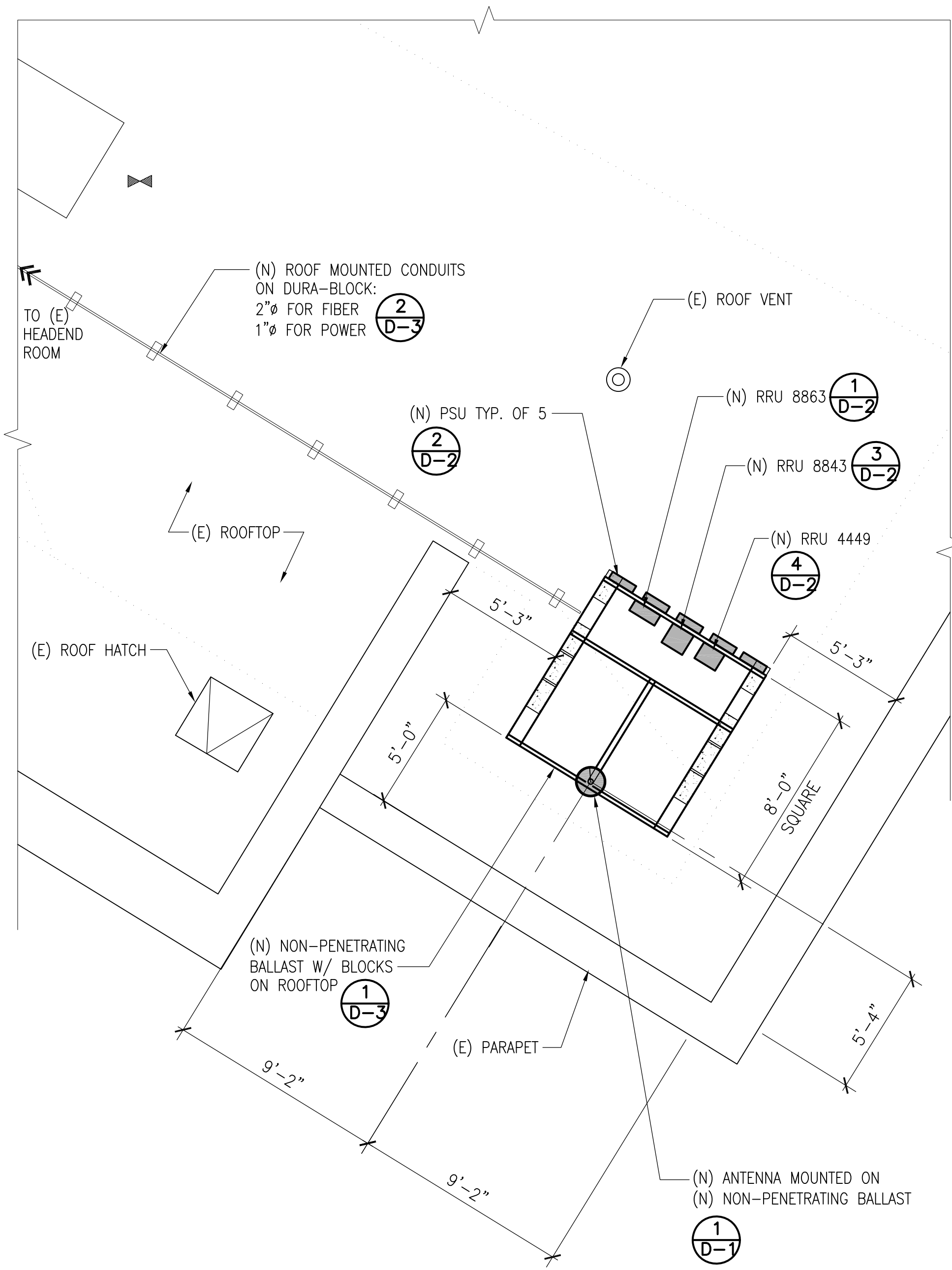
LAKWOOD BLVD.



(E) VERIZON BUILDING ROOFTOP



PARTIAL (E) VZW BLDG. ROOFTOP



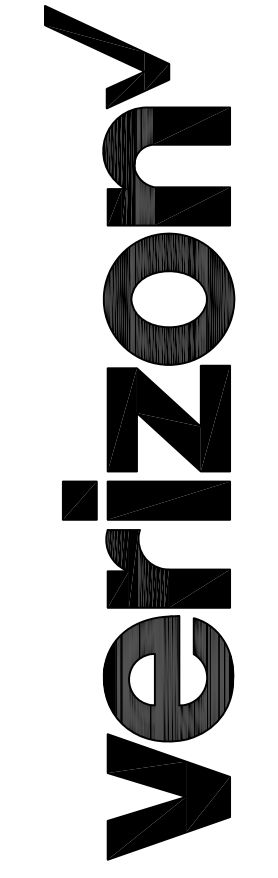
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DOWNEY  
LANDING (PERM)  
DAS

12006 LAKEWOOD BLVD  
DOWNEY, CA 90242

SHEET TITLE:  
(E) VERIZON BUILDING ROOFTOP & PARTIAL VERIZON BUILDING ROOFTOP

**A-3**



ISSUE STATUS

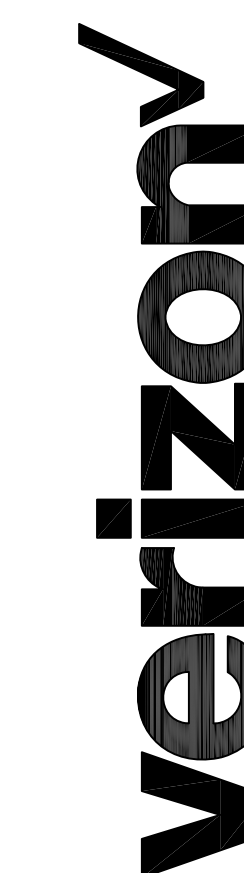
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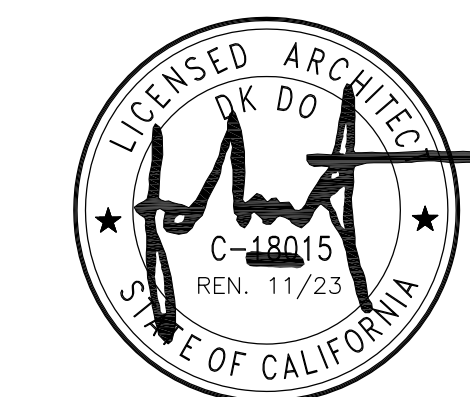
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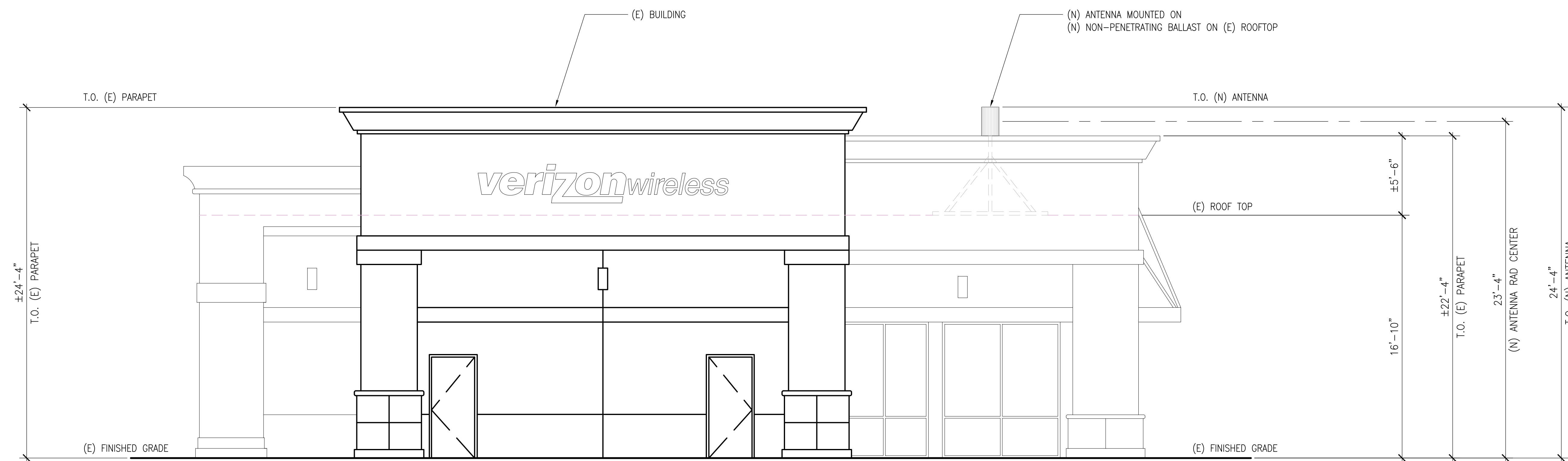
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SHEET TITLE:

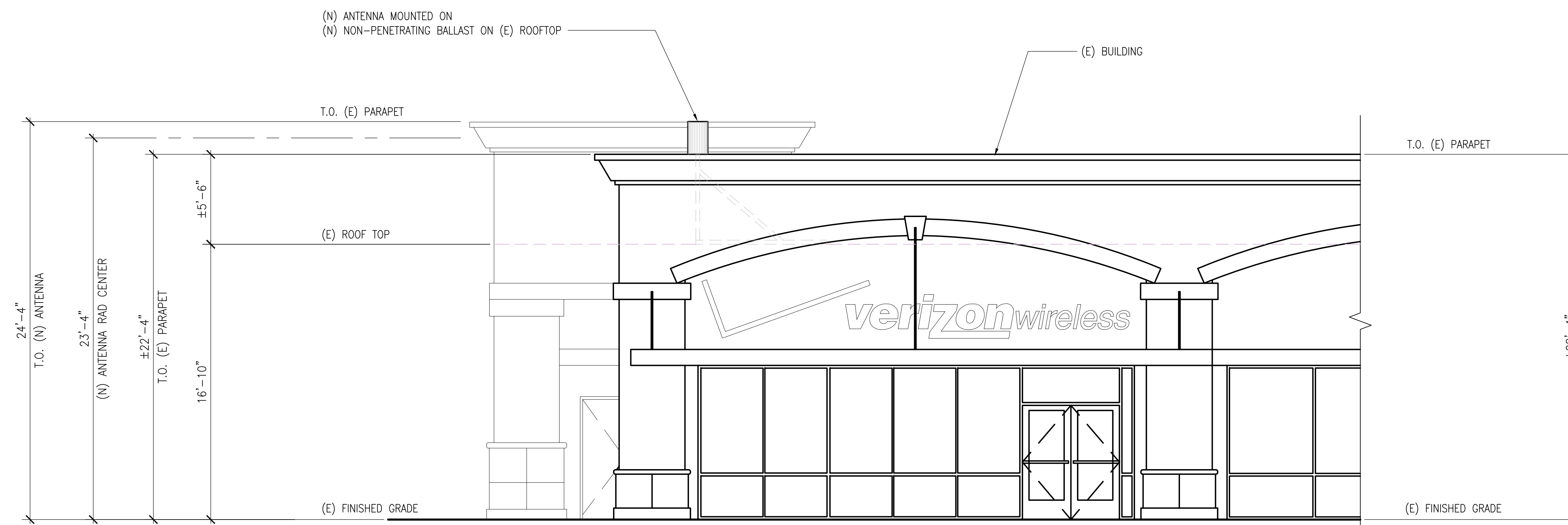
ELEVATIONS

**A-4**



WEST ELEVATION

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



SOUTH ELEVATION

SCALE: 2  
1/4"=1'-0"

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE SHOULD NOT BE USED FOR REDUCED OR ENLARGED SHEET SIZES.



**JMA**  
**CX200MI224-3Hxy**  
 NWA<sup>TM</sup> Cylinder Antenna

20-port cylinder antenna 698-4200 MHz:

4 ports 698-960, 8 ports 1695-2700 MHz, and 8 ports 3400-4200 MHz

- Small Cell Omni antenna with Heart pattern shape
- Supports deployments with 4x4 MIMO capability with all bands
- Excellent cross-polar discrimination for enhanced MIMO performance
- Center-mounted lift ring for easy installations
- Future-proof design to support up to 4200 MHz
- Optimal 3400-4200 MHz gain to realize EIRP limit



	Low band	Mid band	3.6 GHz
Frequency bands, MHz	(2x) 698-960	(4x) 1695-2700	(4x) 3400-4200
Array	R1 R2 Y1 Y2 Y3 Y4		P1 P2 P3 P4
Connector	4 PORTS	8 PORTS	8 PORTS
Polarization	XPOL	XPOL	XPOL
Horizontal beamwidth (HBW), degrees <sup>1</sup>	240	240	240
Electrical downtilt (EDT), degrees <sup>1</sup>	0	2, 6, 10	0
Configuration	Heart omni antenna		
Connector type	(20x) 4.3-10 female		
Dimensions, in. (mm)	24.0 / 14.6 (609.6 / 370.8)		
Maximum composite power, watts (all ports)	1000		
Radome color	Gray (Pantone 420C)		

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**JMA** CX200MI224-3Hxy  
 NWA<sup>TM</sup> Cylinder Antenna

Electrical specifications Low Band R1 R2

Frequency range, MHz	(2x) 698-960			
Polarization	(2x) ± 45°			
Gain, BASTA, dBi	3.6 ± 0.5			
Gain, MAX, dBi	5.0			
Horizontal beamwidth (HBW), 3 dB, degrees <sup>1</sup>	240			
Vertical beamwidth (VBW), 3dB, degrees <sup>1</sup>	66.0			
Electrical downtilt (EDT), degrees	0			
Impedance, ohms	50			
VSWR	≤ 1.5:1			
PIM, 2x20W carrier, dBc	< -153			
Isolation, intra-band, dB	>25			
Isolation, inter-band, dB	>28			
Input power per port, watts	150			

Electrical specifications Mid Band Y1 Y2 Y3 Y4

Frequency range, MHz	(4x) 1695-2700			
Frequency sub-range, MHz	1695-1880	1850-1990	1920-2200	2300-2700
Polarization	(4x) ± 45°			
Gain, BASTA, dBi	7.8 ± 0.5	8.1 ± 0.4	8.8 ± 0.7	9.2 ± 0.5
Gain, MAX, dBi	8.4	8.7	9.5	10.0
Horizontal beamwidth (HBW), 3 dB, degrees <sup>1</sup>	240	240	240	240
Vertical beamwidth (VBW), 3dB, degrees <sup>1</sup>	31.0	28.3	25.0	22.8
Electrical downtilt (EDT), degrees	2 or 6 or 10			
Impedance, ohms	50			
VSWR	≤ 1.5:1			
PIM, 2x20W carrier, dBc	< -153			
Isolation, intra-band, dB	>25			
Isolation, inter-band, dB	>28			
Input power per port, watts	125			

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**JMA** CX200MI224-3Hxy  
 NWA<sup>TM</sup> Cylinder Antenna

Electrical specification 3400-4200 MHz P1 P2 P3 P4

Frequency range, MHz	(4x) 3400-4200
Polarization	(4x) ± 45°
Gain, BASTA, dBi	9.3 ± 0.5
Gain, MAX, dBi	9.8
Horizontal beamwidth (HBW), 3 dB, degrees <sup>1</sup>	240
Vertical beamwidth (VBW), 3dB, degrees <sup>1</sup>	19.2 ± 2
Electrical downtilt (EDT), degrees	0
Impedance, ohms	50
VSWR	≤ 1.5:1
PIM, 2x20W carrier, dBc	< -145
Isolation, intra-band, dB	>25
Isolation, inter-band, dB	>28
Input power per port, watts	100

<sup>1</sup> Typical value over frequency and tilt.

Mechanical specifications

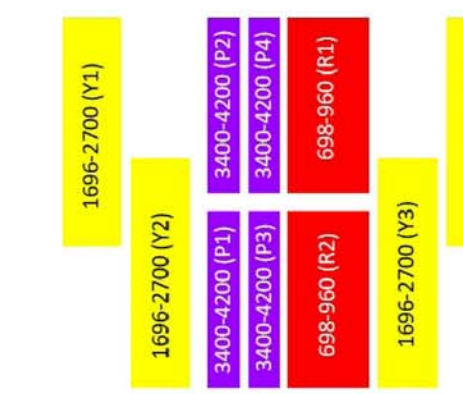
Dimensions height/diameter, inches (mm)	24.0 / 14.6 (609.6 / 370.8)
Antenna volume (cubic feet)	2.32
No. of RF input ports, connector type, and location	20 x 4.3-10 RF, bottom
RF connector torque	96 lbf in (10.85 N·m or 8 lbf ft)
Net antenna weight, lb (kg)	36 (16.32)
Rated wind survival speed, mph (km/h)	150 (241)
Frontal wind loading @ 160 km/h, lbf (N)	30 (133)
Equivalent flat plate @ 100 mph and Cd=2, sq ft	1.170.69

Array topology

10 sets of radiating arrays

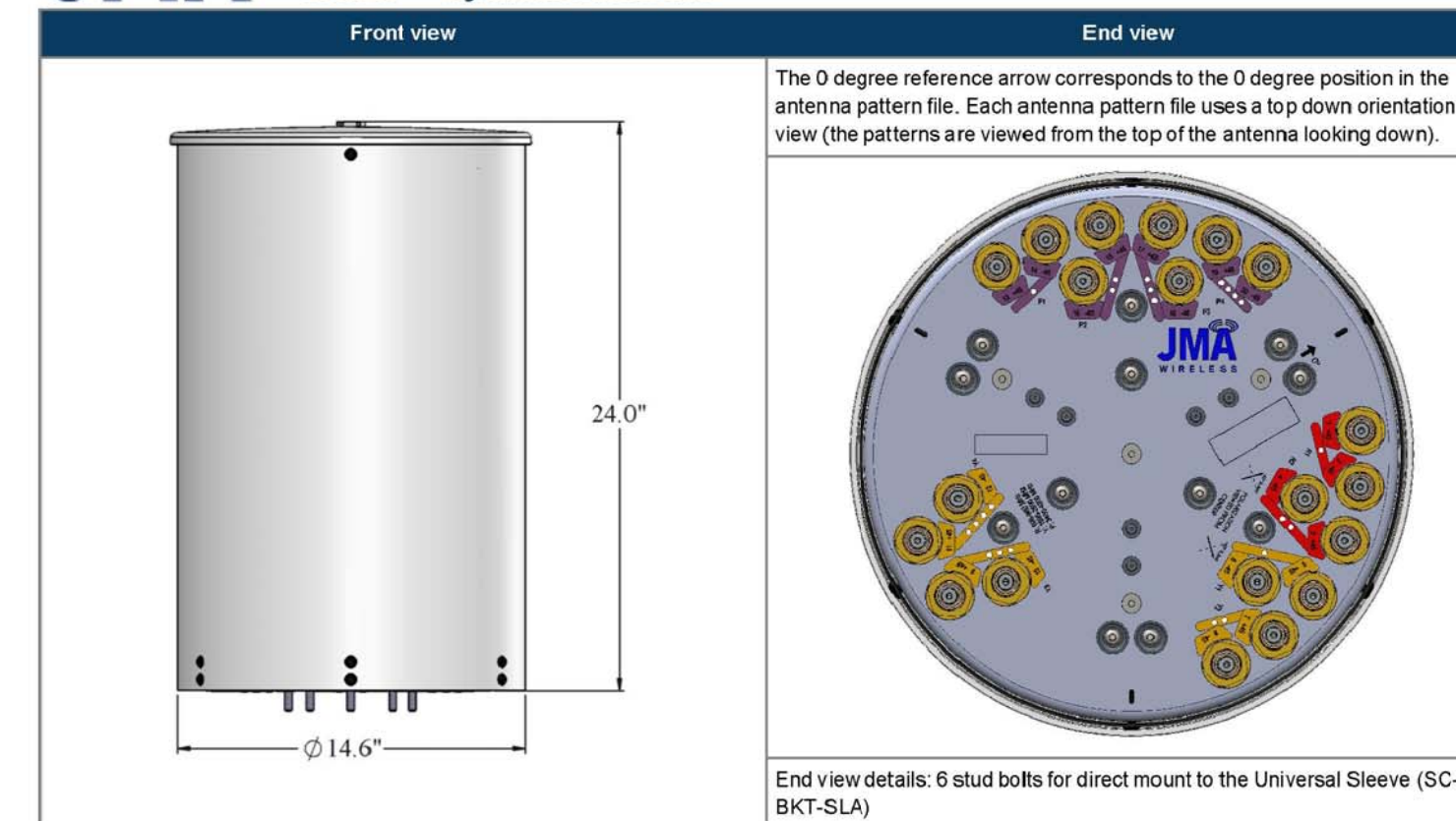
- R1: 698-960 MHz
- R2: 698-960 MHz
- Y1: 1695-2700 MHz
- Y2: 1695-2700 MHz
- Y3: 1695-2700 MHz
- Y4: 1695-2700 MHz
- P1: 3400-4200 MHz
- P2: 3400-4200 MHz
- P3: 3400-4200 MHz
- P4: 3400-4200 MHz

Band	RF port
698-960	1-2
698-960	3-4
1695-2700	5-6
1695-2700	7-8
1695-2700	9-10
1695-2700	11-12
3400-4200	13-14
3400-4200	15-16
3400-4200	17-18
3400-4200	19-20



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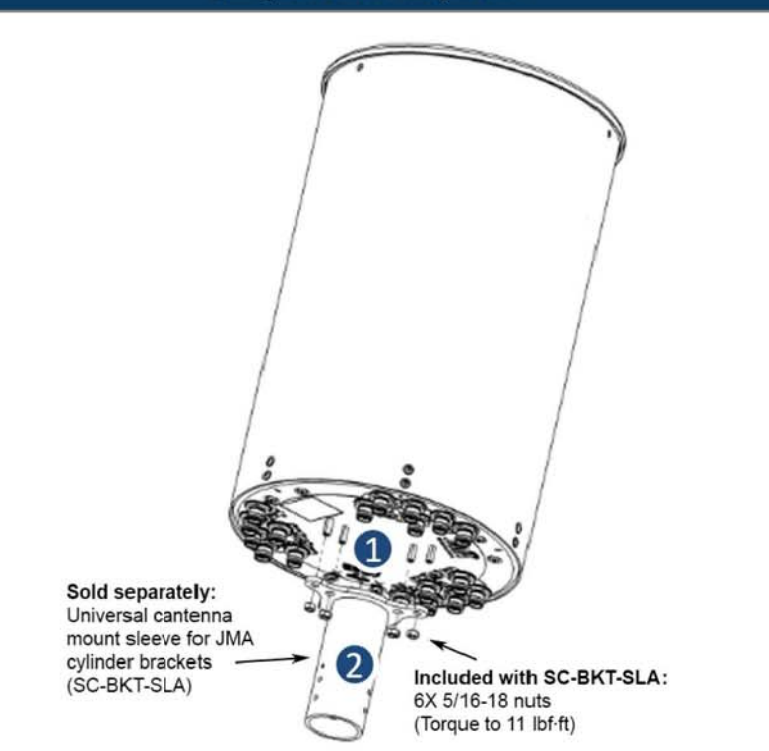
**JMA** CX200MI224-3Hxy  
 NWA<sup>TM</sup> Cylinder Antenna



Notes on mounting brackets

- The antenna comes with the bottom mount studs (marked as 1) factory-installed.
- JMA cylinder brackets are compatible with bottom mount via universal antenna mount sleeve (marked as 2) (SC-BKT-SLA), sold separately with JMA cylinder mounting systems.
- To mitigate potential risk of PIM issues, the recommended torque values need to be applied.

Example bracket configuration



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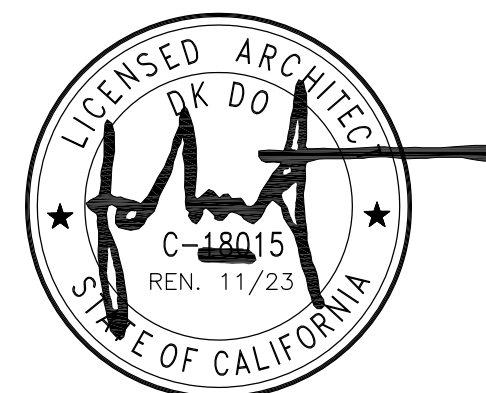
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15505 SAND CANYON AVENUE, D1  
 IRVINE, CA 92618



**DOWNEY**  
**LANDING (PERM)**  
**DAS**  
 12006 LAKEWOOD BLVD  
 DOWNEY, CA 90242

SHEET TITLE:

JMA CX200MI224-3Hxy  
 SPECIFICATIONS

**D-1**



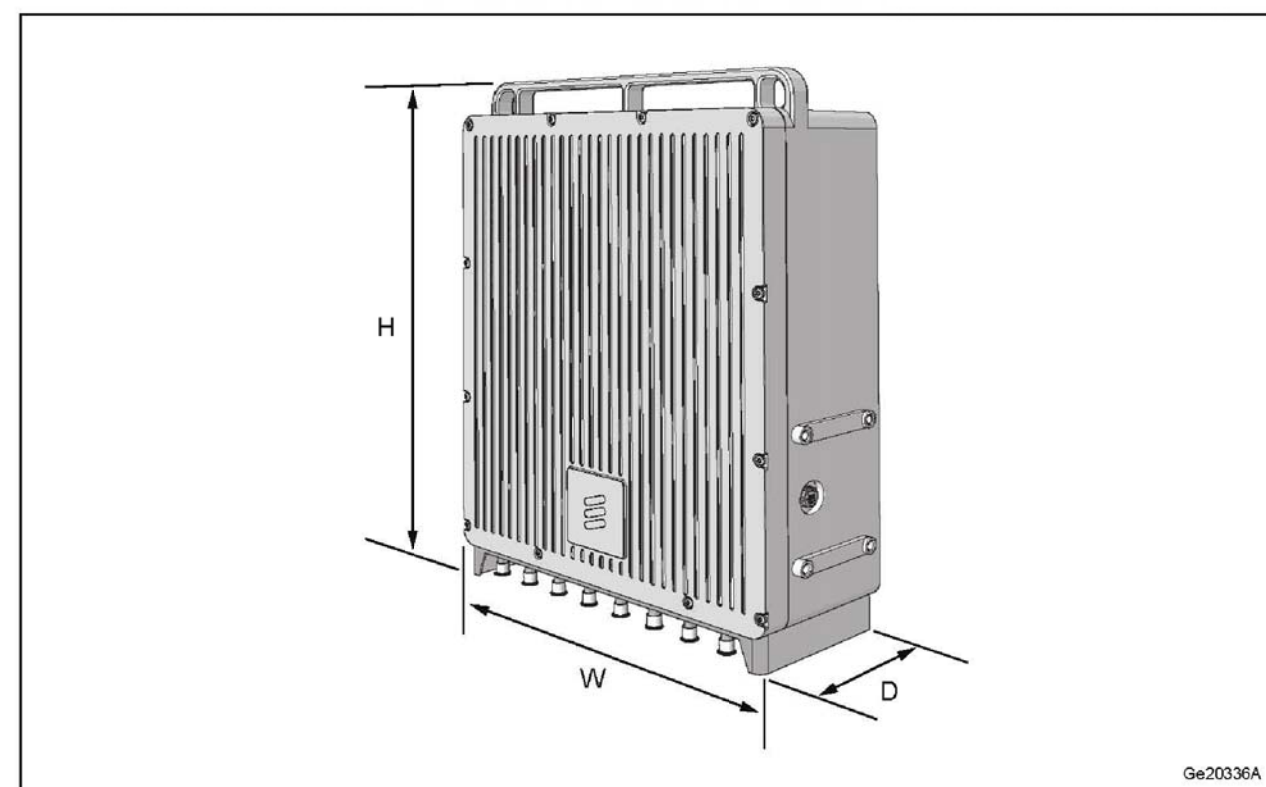


Figure 2 Radio 8863 Height, Width, and Depth

Table 1 Radio 8863 Technical Data

Description	Value
Maximum nominal output power <sup>(1) (2)</sup>	8 × 40 W for B78K, B41 and B41K (License key is required for total output power over 20 W.)
Minimum configurable output power on an RF port	2.5 W
Number of carriers per branch	NR: 3 downlink, 3 uplink LTE: 6 downlink, 6 uplink Mixed mode: 6 downlink, 6 uplink
Number of carriers per radio	NR: 8 × 3 downlink, 8 × 3 uplink LTE: 8 × 6 downlink, 8 × 6 uplink Mixed mode: 8 × 6 downlink, 8 × 6 uplink
Frequency <sup>(3) (4)</sup>	B41 for NR and LTE 2496–2690 MHz B41K for NR and LTE 2515–2675 MHz B78K for NR 3420–3800 MHz
<b>Dimensions with or without Fan Unit</b>	
Radio 8863 B41	H×W×D: 478 × 375 × 145 mm
Radio 8863 B41K	(19") × (15") × (6")
Radio 8863 B78K	
<b>Weight without Fan Unit</b>	
Radio 8863 B41	22.6 kg (50#)
Radio 8863 B41K	22.4 kg (49#)
Radio 8863 B78K	23.3 kg (51#)
<b>Weight with Fan Unit</b>	
Radio 8863 B41	23.1 kg (51#)
Radio 8863 B41K	22.9 kg (50#)

Table 2 Fan Unit Technical Data

Description	Value
<b>Dimensions</b>	
Height	96 mm (4")
Width	333 mm (13")
Depth	37 mm (2")
<b>Weight</b>	
Fan unit	0.5 kg (1#)
<b>Color</b>	
Fan unit	NCS S 6502-B

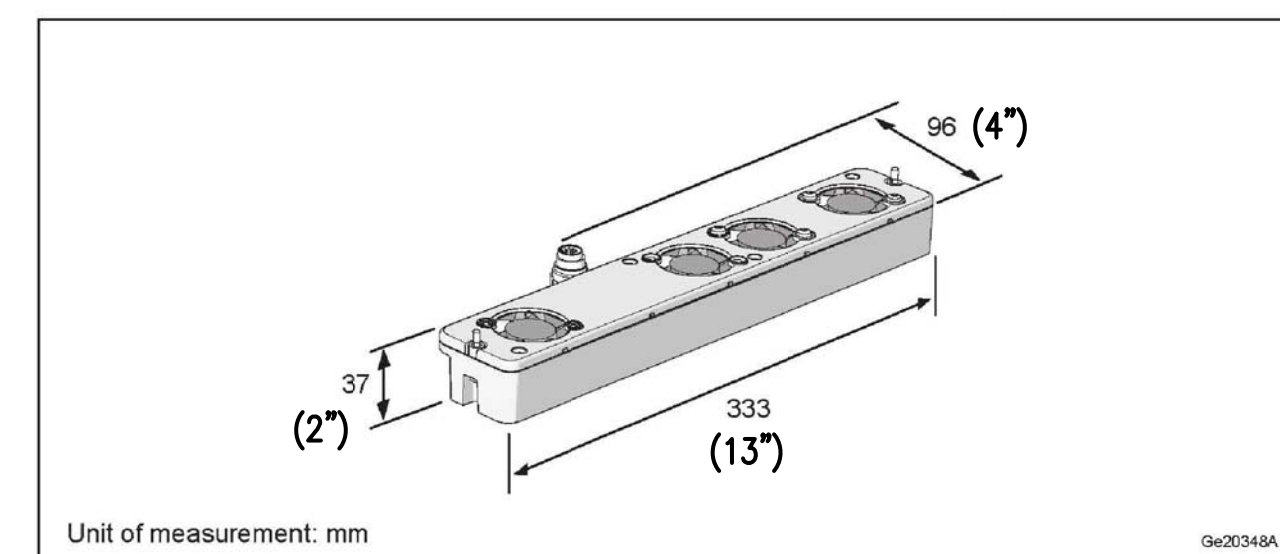


Figure 4 Fan Unit Height, Width, and Depth

# Power 6304



## Power 6304

MECHANICAL	
Module Dimensions (H x W x D):	90 x 350 x 298 mm (4") x (14") x (12")
Weight:	< 10 kg (22#)
IP protection	IP 65 according to IEC/EN 60 529, Class 3 according to UL 50E and CAN/CSA-C22 No 94.2-07
ELECTRICAL	
Nominal voltage:	-48 VDC
AC input voltage range	Rated 100 – 250 VAC (Tolerance 86 – 275 VAC)
SPD protection level	4kA 10/350µs
Total DC output power	2300W @ 180 – 275 VAC and 1700W @ 86 – 140 VAC
Number of DC output ports	3
Max DC output power for each port	815W
DESIGN LIFE	
Calendar Life	>10 Years
ENVIRONMENTAL	
Normal Operating Temp. Range	-40 to +60 °C
Storage Temperature	-40 to +55 °C
PRODUCT SAFETY	
IEC/EN	IEC/EN 62 368-1:2014 Ed.2 IEC/EN 60 950-22 IEC/EN 60529
North America incl Canada	UL 62368-1: Ed.2 / CSA C22.2 No 62368-1-14 Ed.2 UL 60950-22:2017 Ed.2/CSA C22.2#60950-22:2017 Ed.2 UL50E / CAN/CSA No. 94.2

UNIT: ERICSSON RRUS4449 B5 B13 W/  
PROTRUDING ITEMS

HEIGHT: 18 INCHES

WIDTH: 13.2 INCHES

LENGTH: 9.4 INCHES

WEIGHT: 70 LBS (EXCLUDES MOUNTING HARDWARE)



## RRU 4449 SPECIFICATIONS

4

UNIT: ERICSSON RRUS8843 W/  
PROTRUDING ITEMS

HEIGHT: 18 INCHES

WIDTH: 13.2 INCHES

DEPTH: 11.3 INCHES

WEIGHT: 75 LBS



## RRU 8863 SPECIFICATIONS

## PSU 6304 SPECIFICATIONS

## RRU 8843 SPECIFICATIONS

## ISSUE STATUS

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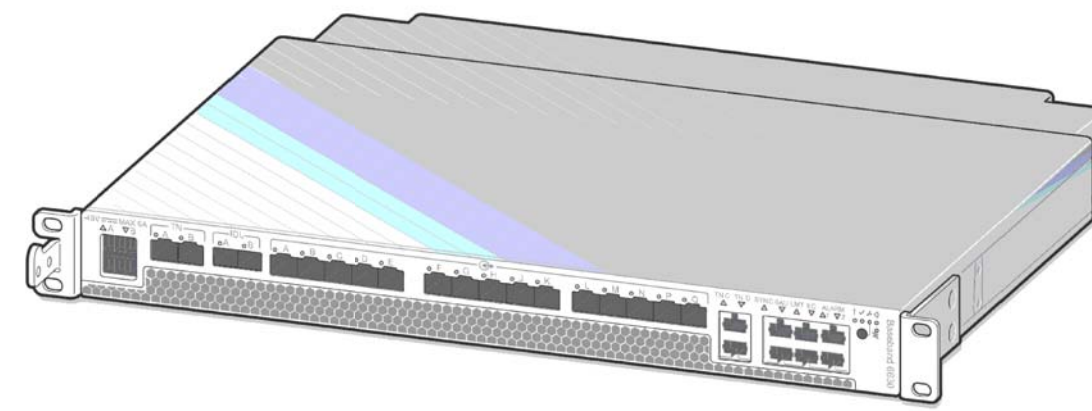
DOWNEY  
LANDING (PERM)  
DAS  
12006 LAKEWOOD BLVD  
DOWNEY, CA 90242

SHEET TITLE:

RRUS SPECIFICATIONS

D-2



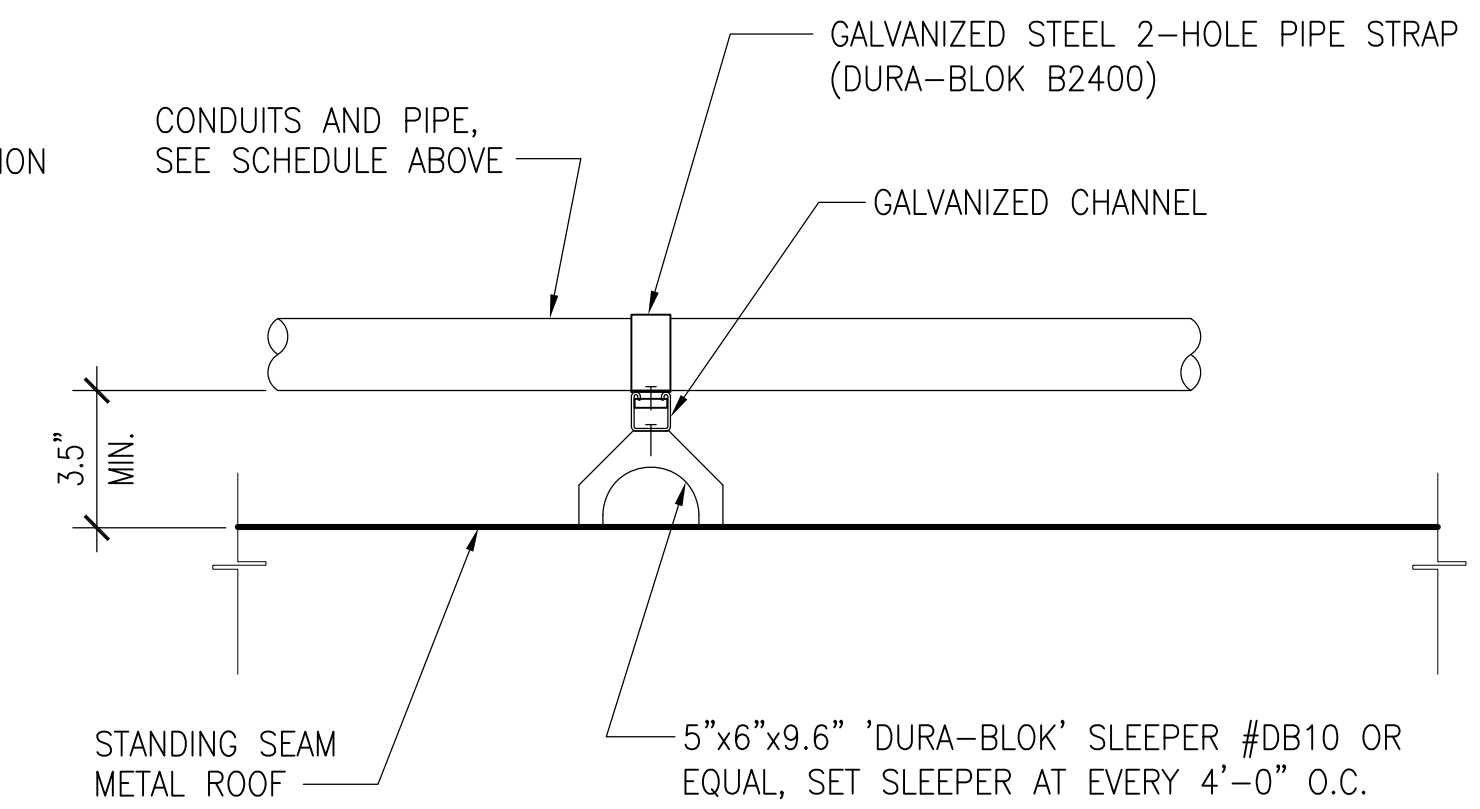


Baseband	Height	Width	Depth	Weight
Baseband 6620	1 U (1.75") (44.45 mm)	19-inch	350 mm (13.78")	< 6.5 kg (14 LBS)
Baseband 6630				

Baseband	Radio Interface Line Rate	
	CPRI	eCPRI
Baseband 6620	2.5 Gbps, 4.9 Gbps <sup>(1)</sup> , 9.8 Gbps <sup>(1)</sup> , and 10.1 Gbps <sup>(1)</sup>	Not supported
Baseband 6630	2.5 Gbps, 4.9 Gbps <sup>(1)</sup> , 9.8 Gbps <sup>(1)</sup> , and 10.1 Gbps <sup>(1)</sup>	10.3 Gbps <sup>(1)</sup>

Condition	Value
Nominal voltage	-48 V DC
Operating voltage range	-38.0 to -58.5 V DC
Non-destructive range	0 to -60 V DC

CONDUIT SCHEDULE ON DURA-BLOK:  
 2"Ø FOR FIBER  
 1"Ø FOR POWER  
**NOTE:**  
 MAINTAIN 4" CONDUIT/PIPE SIDE-TO-SIDE SEPARATION



**BASEBAND 6630 SPECIFICATIONS**

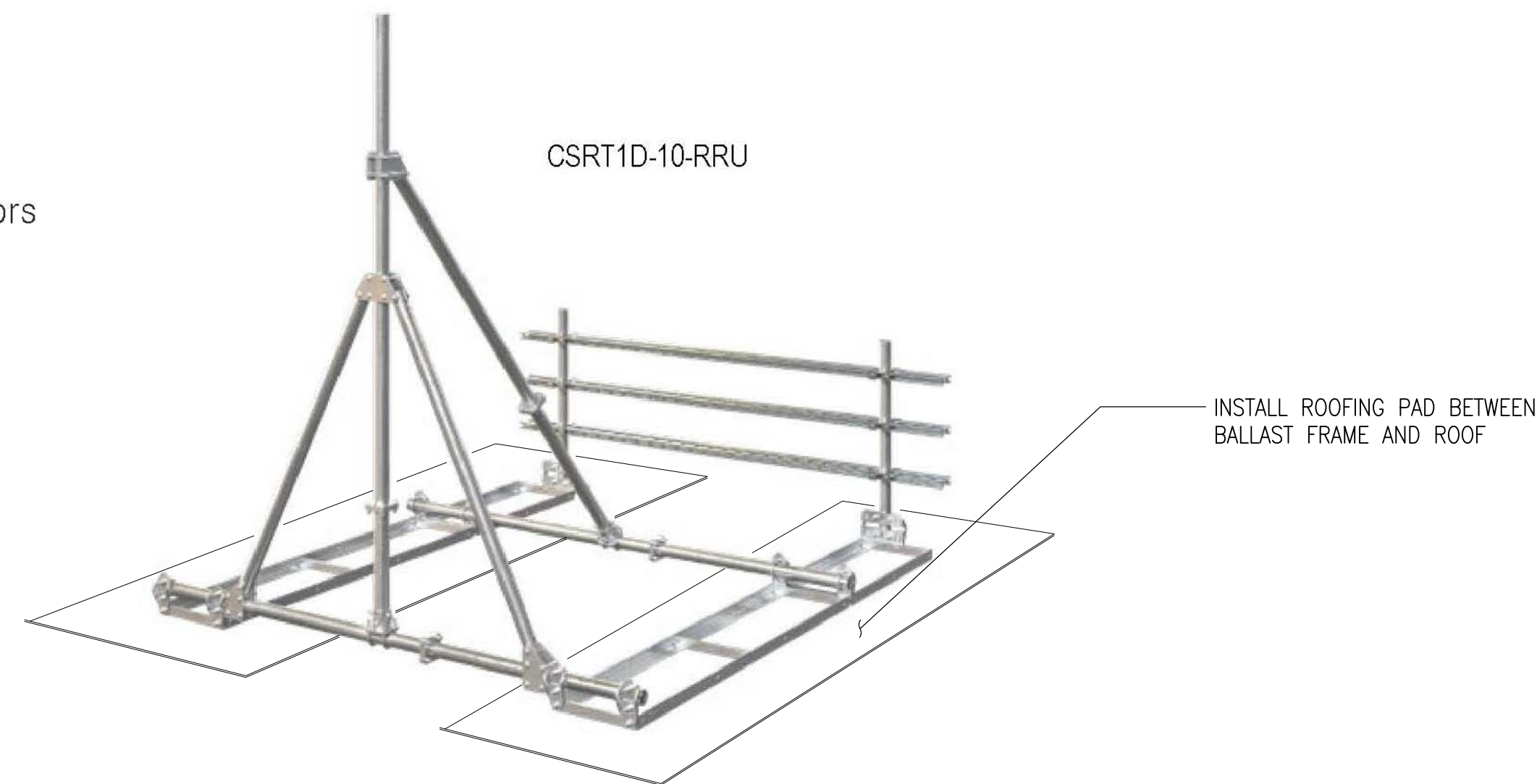
3

**ROOF MOUNTED CONDUITS DETAIL**

2

**Constructor-Set Rooftop Mast** NEW

- For difficult-access rooftop sites
- Bolt-together design; all hardware is 1/2"
- All members are 96" or less in length for transport in elevators
- Maximum member weight 70 lb
- RRU Mount included
- Purchase Rubber Mat Kits (p. 108) and Ballast Tray Tie-Down Kits (p. 107) separately



Part #	Mounting Pipe	Footprint	Mats	RRU Mounts	Weight	Price
CSRT1-10-RRU	2-7/8" X 10'	96" x 96"	4	1	640 lb	\$1,565.00
CSRT1D-10-RRU	2-7/8" X 10'	96" x 140"	6	1	750 lb	\$2,025.00
MAT18		1/2' x 18" x 48" Rubber Mat			16 lb	\$29.75
CSRT-BTD	Ballast Tie-Down Kit	(2 required)				\$70.00

**NON PENETRATING BALLAST DETAIL**

1

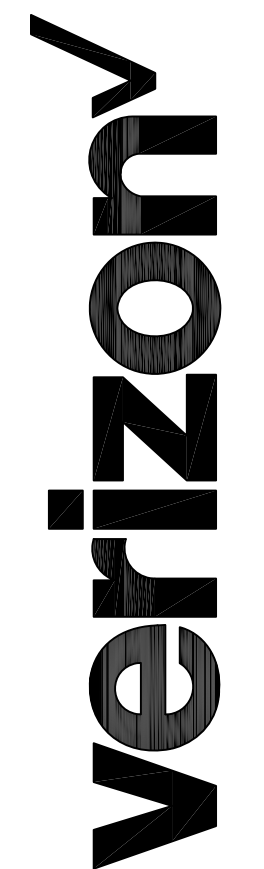
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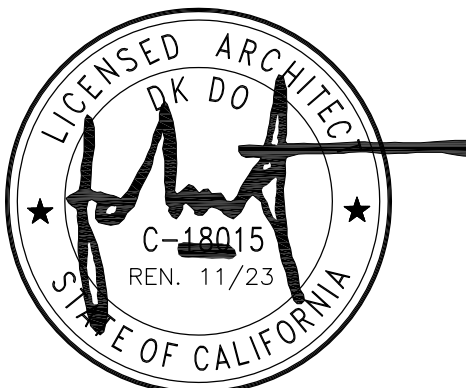
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 IRVINE, CA 92618



**DOWNEY**  
**LANDING (PERM)**  
**DAS**

12006 LAKEWOOD BLVD  
 DOWNEY, CA 90242

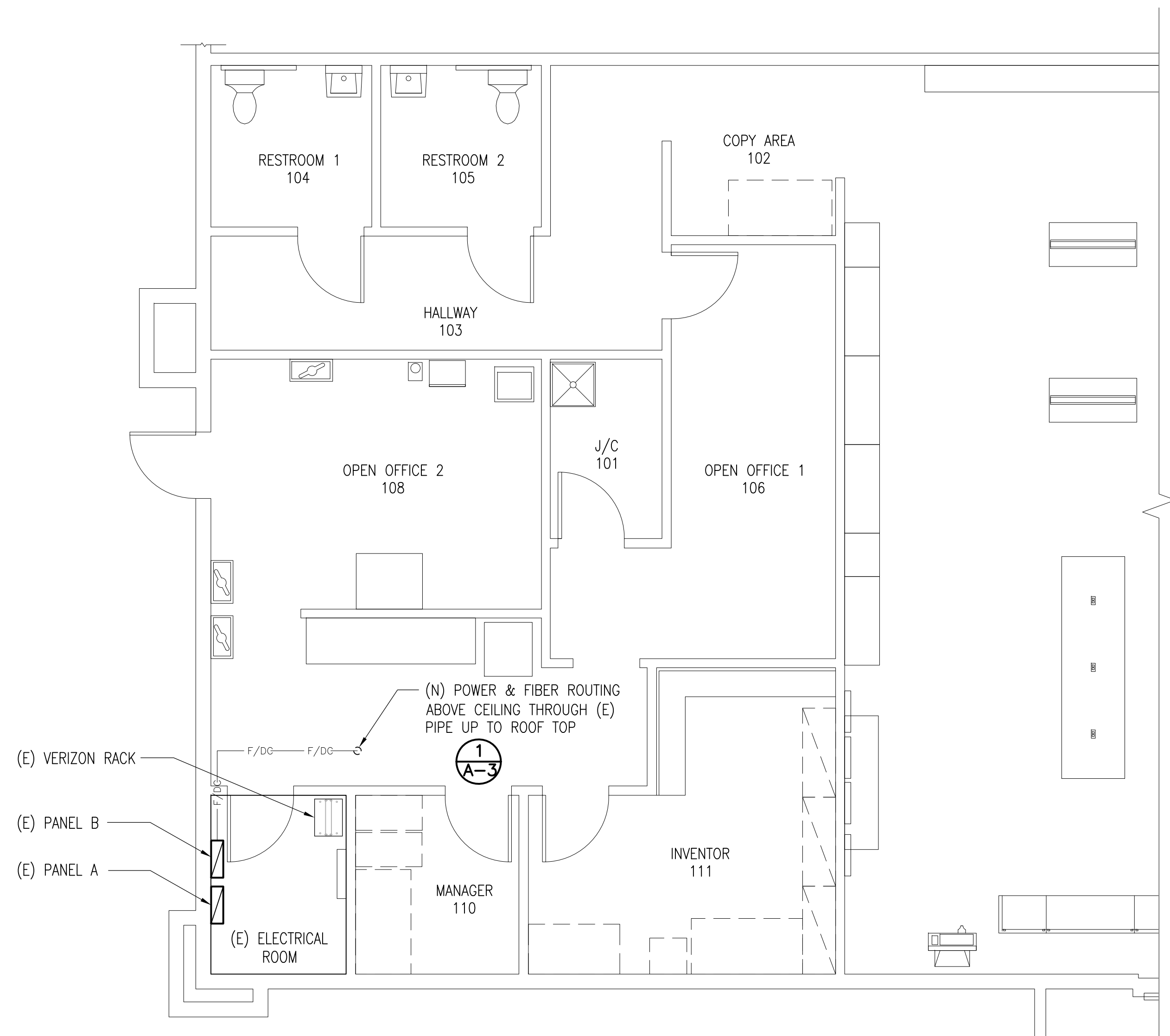
SHEET TITLE:

**DETAILS**

**D-3**

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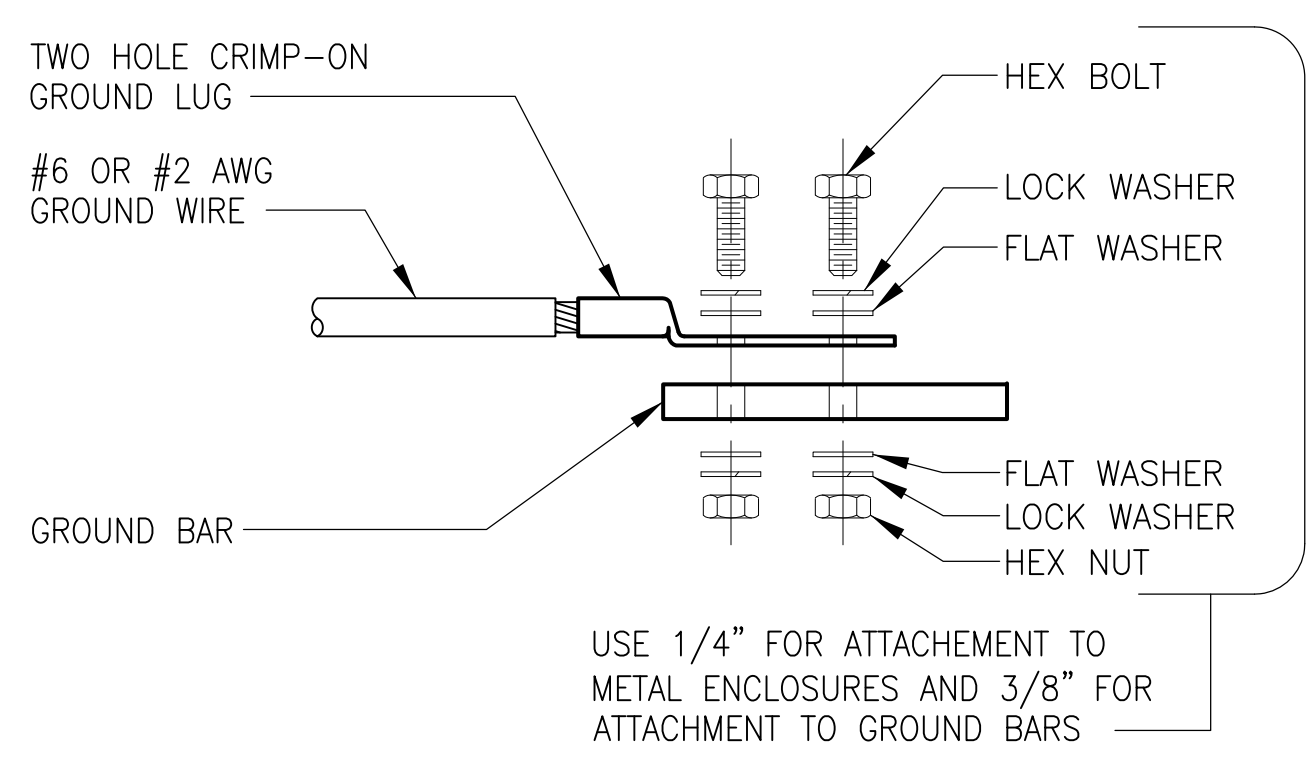


PANEL B

PANEL B		PANEL B 120/208V	
1 WATER HEATER	2 RECP IT EQUIPMENT	2 RECP IT EQUIPMENT	
3 WATER HEATER	4 SPARE	4 SPARE	
5 SPARE	6 RECP RESTROOMS	6 RECP RESTROOMS	
7 SPARE	8 RECP EMS CONTACTORS	8 RECP EMS CONTACTORS	
9 SPARE	10 RECP WATER COOLER	10 RECP WATER COOLER	
11 LTG BACK AREA	12 RECP BREAK COUNTER	12 RECP BREAK COUNTER	
13 LTG EXTERIOR	14 SPARE	14 SPARE	
15 SIGN	16 RECP BACK AREA COPIER	16 RECP BACK AREA COPIER	
17 EF1	18 RECP INVENTORY CPU	18 RECP INVENTORY CPU	
19 RECP ROOF TOP UNITS	20 RECP REFRIGERATOR	20 RECP REFRIGERATOR	
21 SPARE	22 RTU 2	22 RTU 2	
23 RECP BACK AREA	24 RTU 2	24 RTU 2	
25 RECP MANAGER	26 RTU 2	26 RTU 2	
27 RECP OPS	28 RECP SECURITY	28 RECP SECURITY	
29 SPARE	30 SPARE	30 SPARE	
31 RECP TELCO RACK	32 RECP INVENTORY	32 RECP INVENTORY	
33 SPARE	34 SPARE	34 SPARE	
35 RECP UPS	36 SPARE	36 SPARE	
37 RECP INSTORE MUSIC	38 PHASE LOSS RELEY	38 PHASE LOSS RELEY	
39 CU1/CRU1	40 PHASE LOSS RELEY	40 PHASE LOSS RELEY	
41 CU1/CRU1	42 PHASE LOSS RELEY	42 PHASE LOSS RELEY	

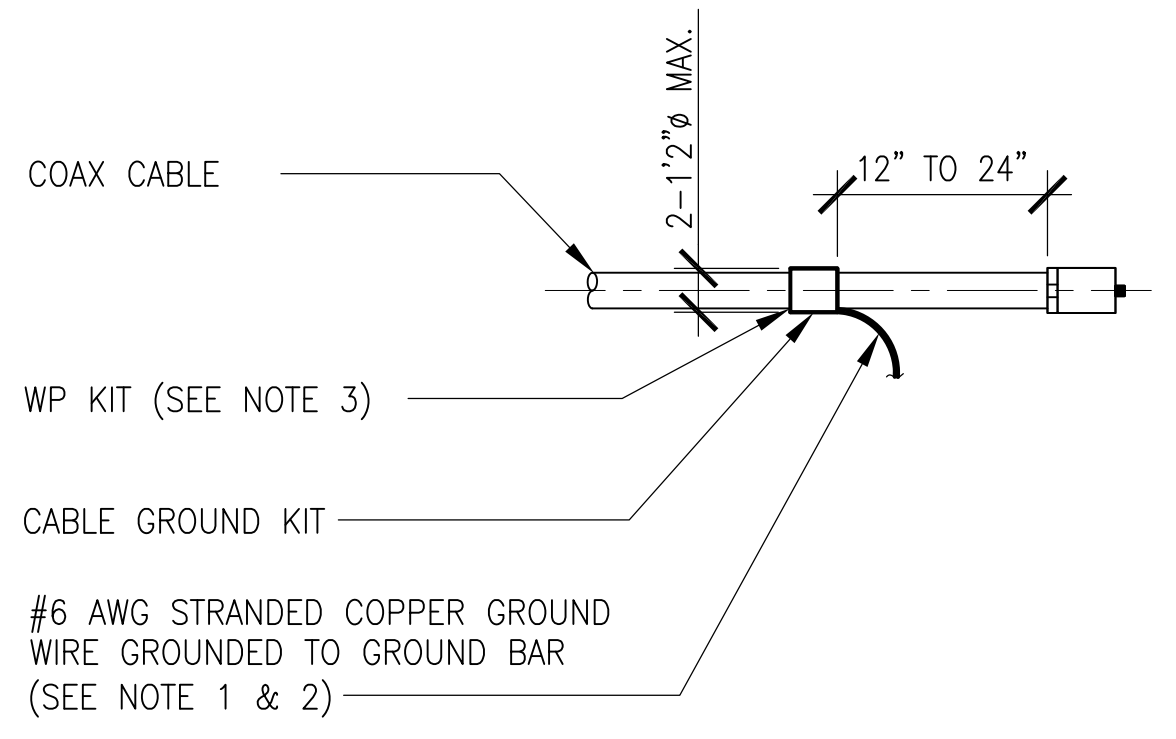
UTILITY PLAN

SCALE: N.T.S. 3



- INSTALLATION NOTES:**
- BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL.
  - SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
  - BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
  - APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.

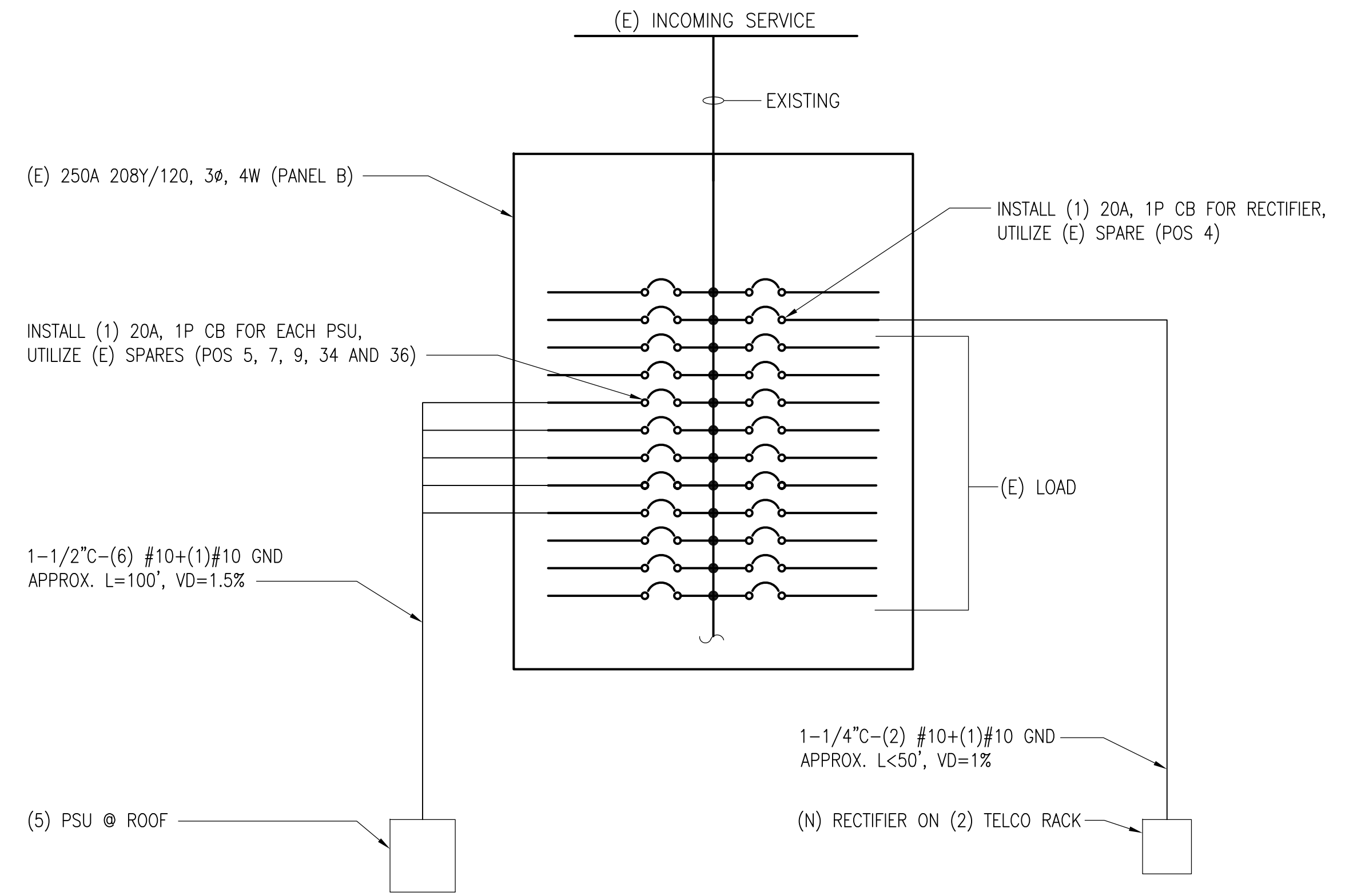
GROUNDING TO GROUND BAR



- NOTES:**
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
  - GROUNDING KIT SHALL BE ANDREW SUREGROUND TYPE KIT WITH TWO-HOLE LUG.
  - WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE SUPPLIED WITH KIT. COLD SHRINK SHALL NOT BE USED.

CABLE GROUND KIT

1



SINGLE LINE DIAGRAM

SCALE: N.T.S. 2

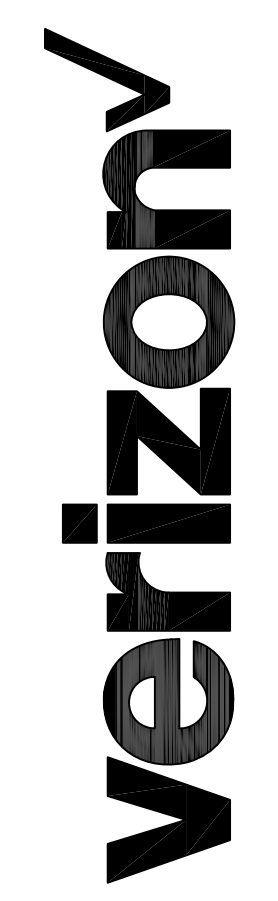
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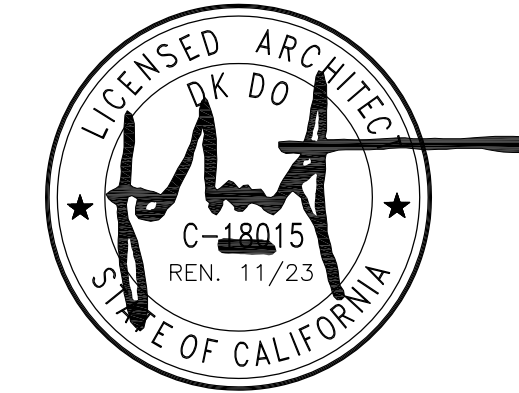
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IRVINE, CA 92618



**DOWNEY LANDING (PERM) DAS**

12006 LAKEWOOD BLVD  
DOWNEY, CA 90242

SHEET TITLE:  
UTILITY PLAN, SINGLE LINE DIAGRAM & GROUNDING DETAILS

**E-1**







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12006 LAKEWOOD BLVD  
DOWNEY, CA 90242

SHEET TITLE:

SITE PLAN

**A-1**



NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE: 1/32"=1'-0". THIS DRAWING IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SITE PLAN

NORTH  
 SCALE: 1/32"=1'-0"  
1



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0	02/14/2023	100% CD (PERM)	FC/HH
1	09/18/2023	INCORPORATE PLAN CHECK COMMENTS	FC

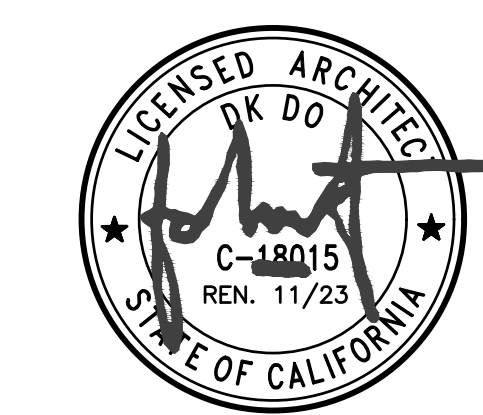
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IRVINE, CA 92618



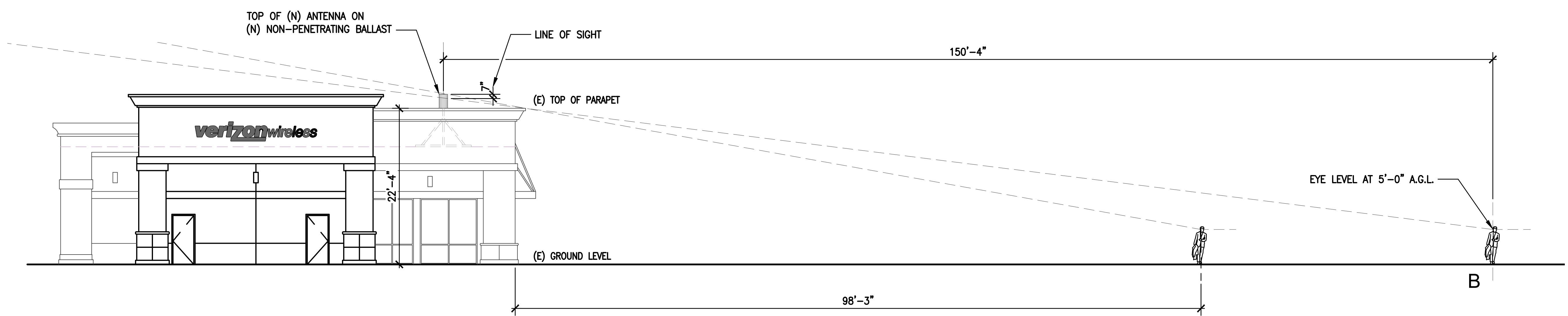
**DOWNEY LANDING (PERM) DAS**  
12006 LAKEWOOD BLVD  
DOWNEY, CA 90242

SHEET TITLE:

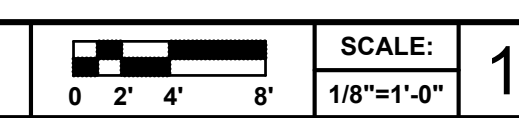
LINE OF SIGHT

**A-5**

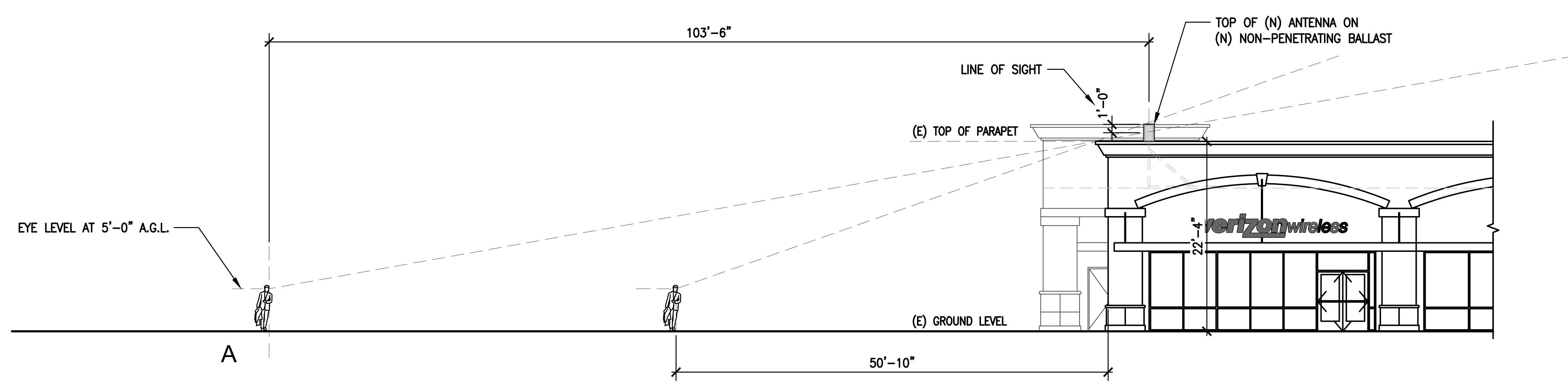
**NOTES:**  
1. IN ORDER TO SEE THE ANTENNA, A PERSON NEEDS TO STAND 98'-3" AWAY FROM THE BUILDING.  
2. PAINT EXPOSED ANTENNA TO MATCH BUILDING EXTERIOR WALLS.



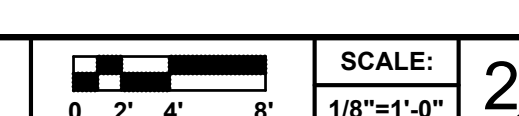
LINE OF SIGHT (SOUTHEAST)



**NOTES:**  
1. IN ORDER TO SEE THE ANTENNA, A PERSON NEEDS TO STAND 50'-10" AWAY FROM THE BUILDING.  
2. PAINT EXPOSED ANTENNA TO MATCH BUILDING EXTERIOR WALLS.



LINE OF SIGHT (SOUTHWEST)



NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.