



- I. **CALL TO ORDER: A REGULAR PLANNING COMMISSION MEETING - 6:30 PM**
- II. **FLAG SALUTE**
- III. **ROLL CALL:** Lujan, Saikaly, Morales, Vice Chair Guerra, Chair Uva
- IV. **PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:**
- V. **PRESENTATIONS:** None
- VI. **REPORT ON CITY COUNCIL ACTIONS:**
- VII. **PUBLIC HEARINGS:**

1. **PLN-23-00035 (General Plan Amendment, Zone Change, Site Plan Review, Tentative Tract Map, Density Bonus)**

Location: 7360 Foster Bridge Boulevard  
 Request: A request to for a General Plan Amendment and Zone Change to facilitate the construction a 33-unit multifamily residential townhome development.  
 CEQA: Mitigated Negative Declaration  
 Staff: Principal Planner, Alfonso Hernandez  
 Recommendation: Continue to a date uncertain

2. **PLN-23-00039 (Conditional Use Permit)**

Location: 8327 Davis Street  
 Request: A request for a Conditional Use Permit (CUP) for AT&T to construct a new roof mounted wireless communication facility on an existing 40'-5" three story medical office building to be concealed behind a decorative screen that will resemble an additional floor.  
 CEQA: Categorical Exemption – Section 15303 (Class 3, New Construction of Small Structures).  
 Staff: Associate Planner, Jerry Clemente  
 Recommendation: Approve

3. **PLN-23-00043 (Conditional Use Permit)**

Location: 8327 Davis Street  
 Request: A request for a Conditional Use Permit (CUP) for Verizon Wireless to construct a new roof mounted wireless communication facility on an existing 40'-5" three story medical office building to be concealed behind a decorative screen that will resemble an additional floor.  
 CEQA: Categorical Exemption – Section 15303 (Class 3, New Construction of Small Structures).



Staff: Associate Planner, Jerry Clemente

Recommendation: Approve

VIII. 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.

IX. CONSENT CALENDAR ITEMS:

4. Approval of the Minutes from February 7, 2024

X. OTHER BUSINESS: None

XI. ITEMS TO BE PLACED ON FUTURE AGENDAS:

March 6, 2024:

- 9300 Hall Rd. – New 510,110 sq. ft. industrial development (Site Plan Review, Variance, Lot Merger)

XII. STAFF MEMBER COMMENTS:

XIII. ADJOURNMENT: To Wednesday, March 6, 2024, at 6:30 pm, at Downey City Hall, 11111 Brookshire Avenue, Downey, CA 90241.

**NOTICE: SECTION 9806 – APPEALS**

Any person aggrieved or affected by any final determinations of the Commission concerning an application for action of an administrative nature, including a variance or a permit, or any condition or requirement thereon, or upon the failure of the Commission to make its findings and determinations within thirty (30) days after the closure of the hearing thereon, no later than fifteen (15) calendar days, (Exception: subdivisions. no later than ten (10) calendar days) after the date of the decision or of the Commission's failure to make a determination, may file with the City Planner a written notice of appeal there from to the Council. Such appeal shall set forth specifically wherein it is claimed the Commission's findings were in error, and wherein the decision of the Commission is not supported by the evidence in the matter, and wherein the public necessity, convenience, and welfare require the Commission's decision to be reversed or modified

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 15<sup>th</sup> day of February, 2024

*Ria Ioannidis*

Ria Ioannidis  
Planning Secretary



**DATE:** FEBRUARY 21, 2024

**TO:** PLANNING COMMISSION

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

**PREPARED BY:** JERRY CLEMENTE, ASSOCIATE PLANNER

**SUBJECT:** **PLN-23-00039 (CONDITIONAL USE PERMIT) – A REQUEST TO CONSTRUCT A NEW ROOF MOUNTED WIRELESS COMMUNICATION FACILITY ON AN EXISTING 40’ (FOOT) 5” (INCH) THREE STORY MEDICAL OFFICE BUILDING.**

**LOCATION:** 8327 DAVIS STREET

**ZONING:** H-M (HOSPITAL-MEDICAL)

**GENERAL PLAN  
DESIGNATION:** O (OFFICE USE)

**REPORT SUMMARY**

The proposed Conditional Use Permit (PLN-23-00039) is a request for AT&T to construct and operate a new wireless communications facility on top of an existing 40’(foot) 5” (inches) three story medical office building. The permit is filed in conjunction with a separate roof mounted Verizon wireless communications facility on the same building. Each company will for the majority occupy opposite ends of the building. Specific to this application, the AT&T facility will be primarily located at the West end of the building’s rooftop. Both facilities will be enclosed with one uniform new decorative roof screening with black tinted spandrel glass. The screen will expand the length of the building. Behind the FRP screening will be essential components of new wireless equipment such as antennas, RRUS, surge suppressors, and equipment cabinets. All screening and equipment will be painted and textured to match the existing building detail and color.

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-23-00039), THEREBY ALLOWING THE CONSTRUCTION OF A NEW ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY CONSISTING OF SIXTEEN (16) ANTENNAS, FORTY-EIGHT (48) REMOTE RADIO UNITS, NINE (9) SURGE SUPPRESSORS AND EQUIPMENT CABINETS WITH A NEW 10’ (FOOT) 6”**



**(INCH) ROOF SCREENING ON AN EXISTING 40' (FOOT) 5" (INCH) THREE STORY BUILDING ON A PROPERTY LOCATED AT 8327 DAVIS STREET, ZONED HOSPITAL-MEDICAL (H-M).**

**REQUEST**

On March 20, 2023, applicant Jeremy Siegel AT&T representative, filed an application for a Conditional Use Permit (CUP) on behalf of AT&T for a new rooftop wireless communication facility on an existing three story building. The proposal of the new equipment would boost the wireless coverage to both the local and surrounding area. In accordance with Downey Municipal Code (DMC) Section 9426, any new wireless communication facility requires approval by the Planning Commission.

**BACKGROUND**

The subject property, centrally located within the City, is zoned Hospital-Medical Arts (H-M) with a General Plan land use designation of Office (O). More specifically, the property is situated at the northern corner of the Dolan Avenue and Davis Street intersection. The subject site is a 13,280 square foot parcel developed in 1987 with a three story 7,692 square foot building. The building's first floor is used as tucked under parking, and the remaining two floors above are used for medical offices. The overall building height is 40' 5". Surrounding properties to the north, west, and east are also zoned Hospital-Medical Arts (H-M), and developed with medical related uses. Properties to the south are zoned as Multiple-Residential (R-3), and developed with single-family homes.



***Existing Site Conditions***

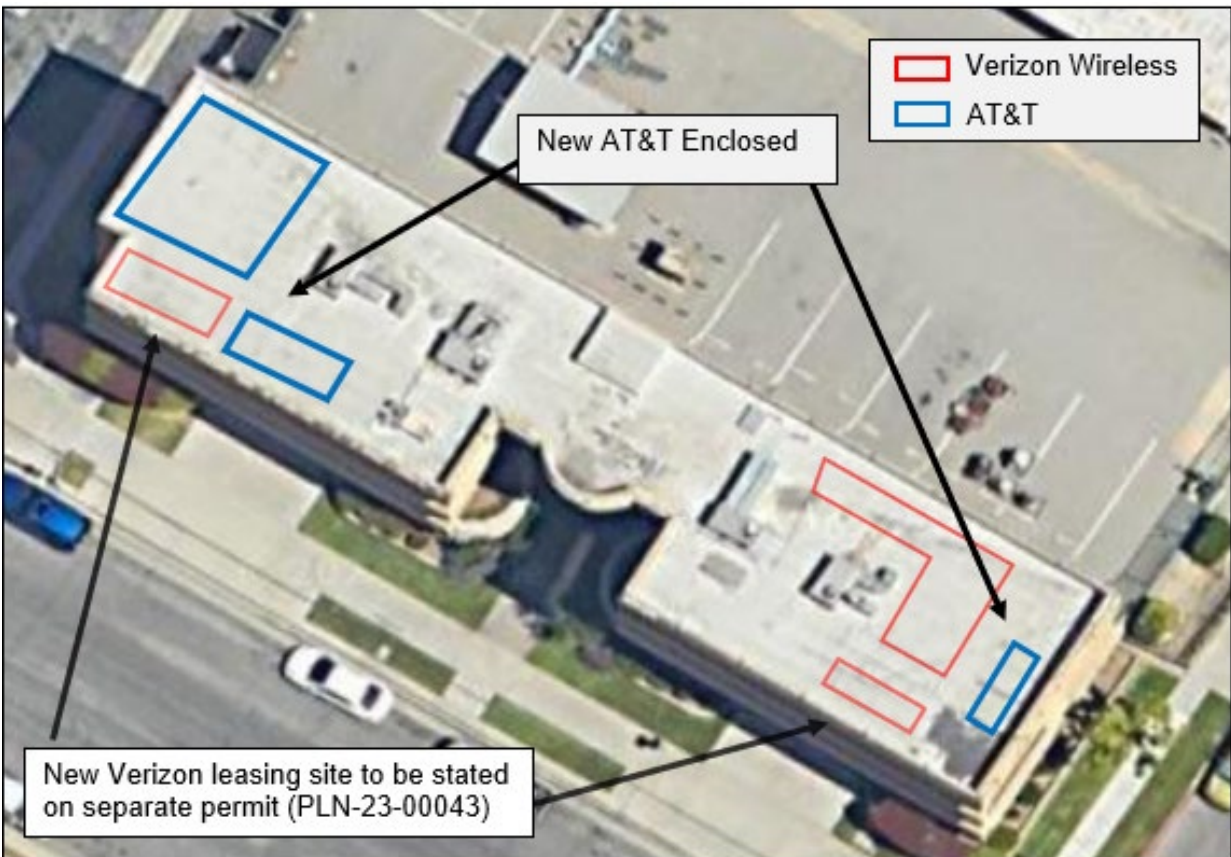
**DISCUSSION**

In accordance with the Downey Municipal Code, regulations governing Wireless Communication Facilities aim to establish criteria for placement, design, and screening to ensure the responsible establishment of such wireless communication facilities. This effort is geared towards protecting public health, safety, general welfare, and the overall quality of life within the city, while simultaneously allowing for essential flexibility for wireless communication providers. Moreover, these regulations strive to maintain the visual harmony of the community by promoting the use of stealth techniques that seamlessly integrate or conceal cellular facilities within their surroundings.

Wireless Communication Facilities owned by individual wireless carriers, such as Verizon Wireless, AT&T, Sprint, etc., are necessary to provide cellular service to their customers. As cellular technology advances, the demand for bandwidth increases, prompting updates to existing wireless facilities for better coverage, and the addition of new antennas to expand coverage areas.

As previously mentioned, this application is processed in conjunction with a separate Wireless Communications Facility with the majority of each facility to be located on either side of the building's roof top. Specific to this proposal, the AT&T facility is primarily located on the West end of the rooftop with one segment of antennas located along the eastern edge of the building. AT&T is proposing the installation of sixteen (16) antennas, forty-eight (48) remote radio units (RRUs), twelve (9) surge suppressors, and a new equipment platform. These elements will be dispersed into four sections and mounted on a steel platform. The new equipment will occupy a space, or leasing area, of 120 square feet (10' width x 12' length) to house a battery for powering and regulating the unmanned antennas.

The size of the antenna panel is eight feet (8') in height. Each antenna panel will have 3 sets of remote radio units, thirty-one inches (31") in height, attached to its rear for a total of 48 RRU's. The proposed panel antennas and the remote radio units will be all mounted on a support framed and screened behind the proposed 10'-5" roof screening. All antennas' placements will mount at a distance of 1'-9" away from the parapet.



**Aerial View of the Site**

Design

In order to maintain the building’s visual aesthetics roof screening is proposed that incorporates the existing elements, texture and color of the building. This ensures maximum concealment and visually integrates the wireless equipment and antennas. The applicant’s final proposal displays a parapet that will mimic the effect of an additional floor by utilizing black spandrel glass for faux windows. The look provides a visually consistent and unified appearance using black tinted windows identical in appearance to the windows of the stories below. This design maintains the aesthetic appeal of the building, reducing visual clutter, and preserving the overall appearance of the area.



Additionally, the roof screening will wrap around the south, west and east portion of the building as seen in the simulation below. The north section of the building is 146’ ft in length, with only twenty-seven (27) linear feet of roof screening to be provided. This means that on the Northern section of the building, the mid-section, will not be screened, to provide fire ladder access for the fire department in the event of an emergency. Therefore, each side of the north building will have a roof screening that bends towards in the interior section of the roof to cover the remaining wireless equipment as seen below.



**Northern section of the roof screening off Dolan Avenue**

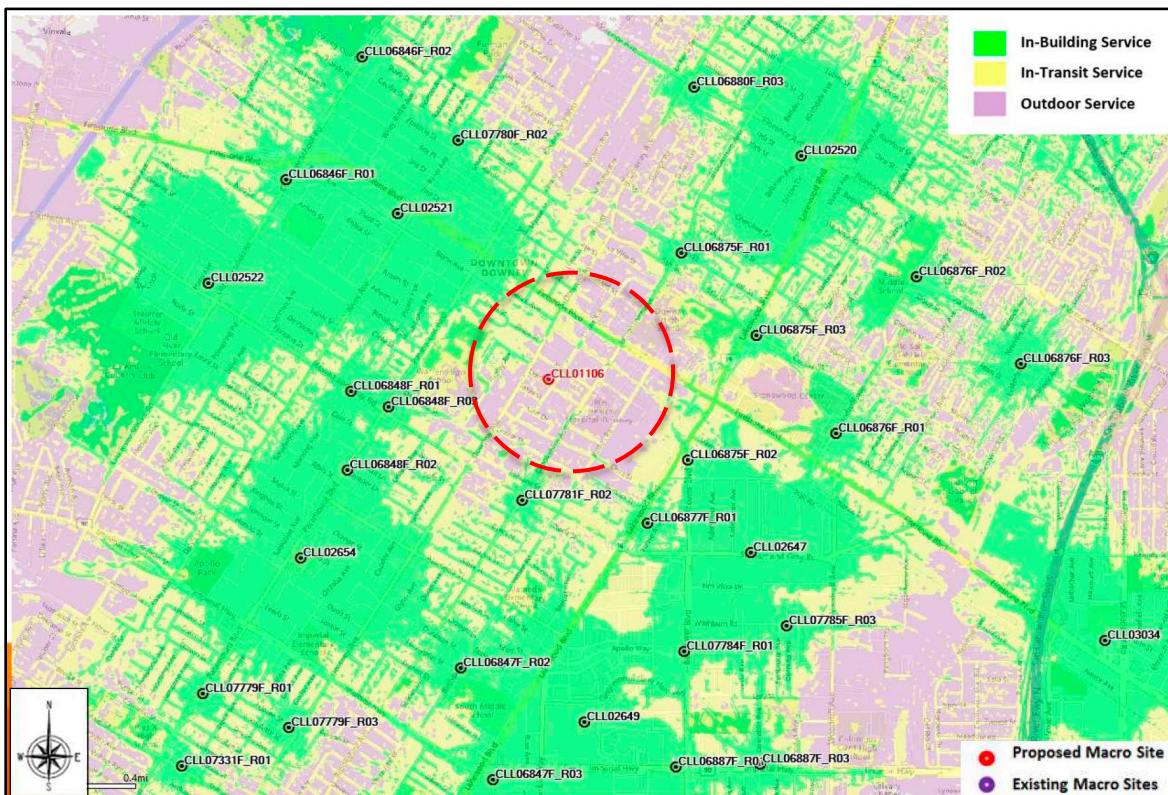
Furthermore, concealing mechanical and communications equipment from public view will ensure that the visual integrity of the building structure remains intact. Roof screening, in addition to aesthetics, also protects mechanical components from damage. The height of the



existing building stands at 40'5" from grade to rooftop. A proposed roof screening to conceal the wireless equipment will incorporate a 10'5" high parapet extending the building height to 50'10". The maximum height permitted in the zoning designation of Hospital- Medical (H-M) stands at 75-feet or 5 stories whichever is less.

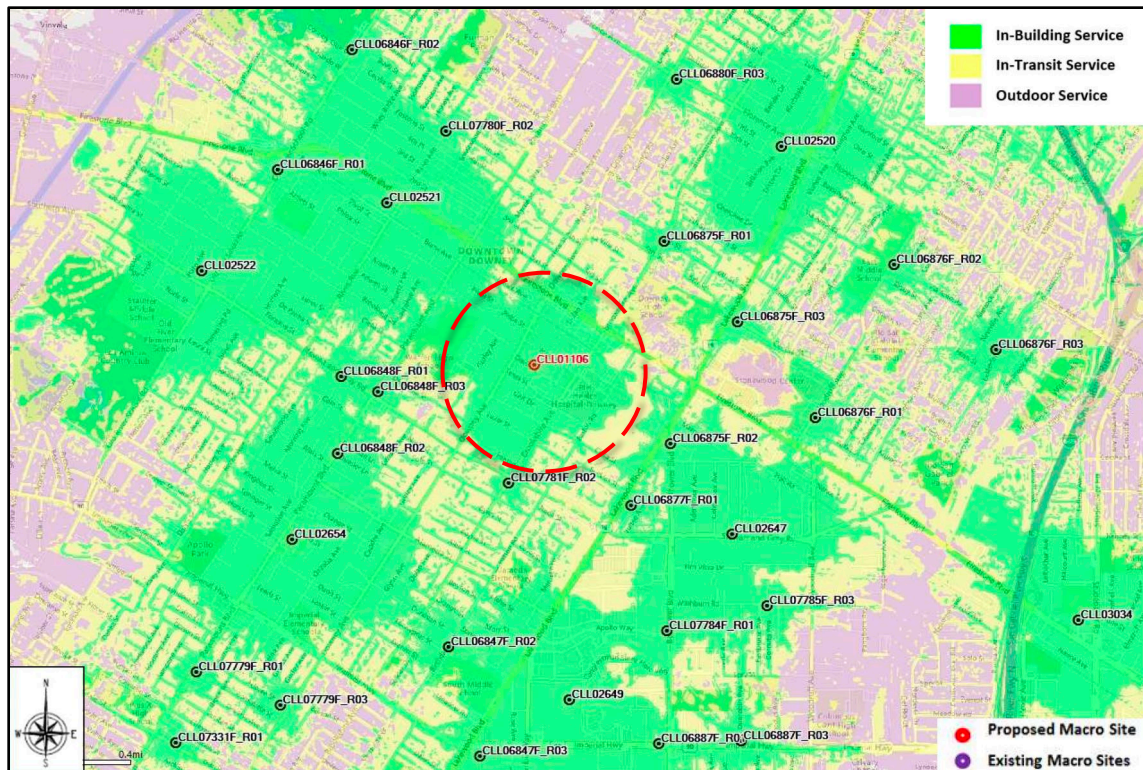
Network Coverage

AT&T has identified a need for additional coverage and a lack of capacity in this area, as can be seen in the propagation map below. The lack of coverage may be a result of advancing cellular technology and demand for bandwidth, this in turn may lead to dips in service and speed due to a high use. Thus, carriers choose to compensate with additional facilities or if possible upgrade existing facilities. AT&T determines that nearby existing facilities cannot be upgraded to meet the coverage gap.



**Propagation Map without proposed modifications**

The center of the map above shows the location of the proposed wireless communications facility. As can be seen, the service provided by the center cell site is less potent than others located throughout the city prompting a gap in coverage. The construction of the proposed wireless communications facility is intended to provide additional coverage. Below is the new coverage area with the proposed modification. The circle outlined in both coverage maps is not intended to depict the coverage area, rather it is provided for readability.



**Propagation Map with proposed modifications**

**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.

**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. Standard comments are provided, and can be reviewed in the attached resolution.

The fire department did initially express concerns regarding the design of the roof screening, primarily due to the heightened parapet's potential obstruction for roof ladder access. Additionally, the presence of electrical wires along Davis and Dolan presented a safety hazard for fire department personnel. Consequently, it was determined that the northern section of the building would remain unobstructed and free of roof screening to facilitate fire roof access along Dolan Avenue. Coordination between Planning Staff, Fire Staff, and the applicant resulted in the final design.

## **PUBLIC NOTICE**

On February 8, 2024, a notice of the public hearing was mailed to all property owners within 500-feet of the subject property and advertised in the Downey Patriot.

## **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 can be made in a positive manner. As such, staff recommends that the Planning Commission approve the application (PLN-23-00039) for a new wireless communication facility.

## **EXHIBITS**

- A. Maps
- B. Draft Resolution
- C. Propagation Maps
- D. Photo Simulations
- E. Project Plans



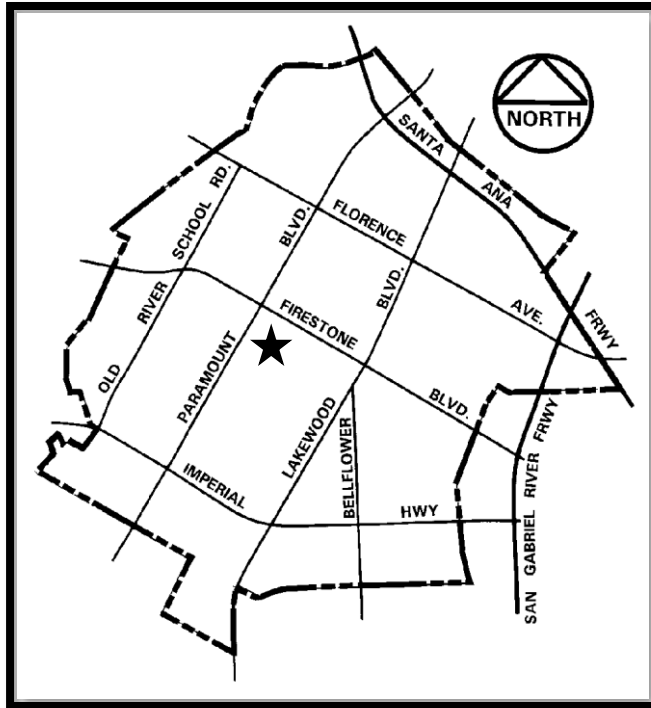


Exhibit 'A' – Maps

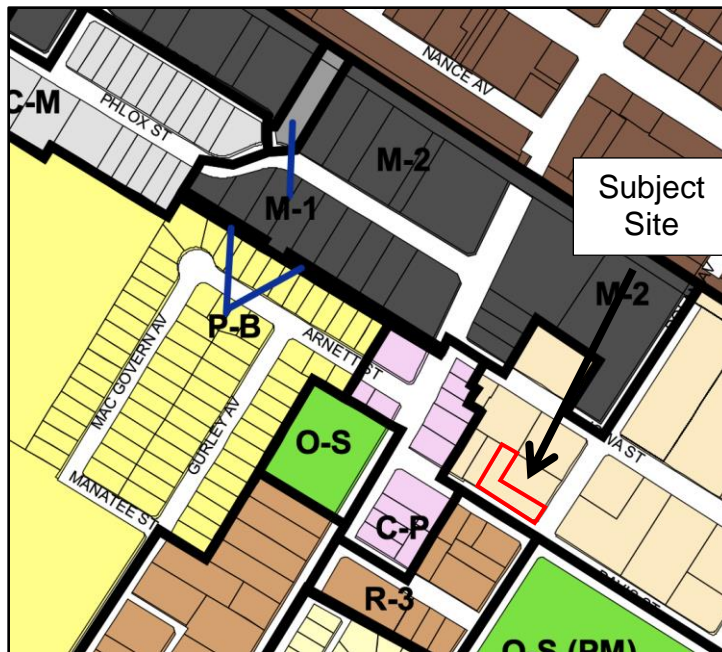
**AERIAL PHOTOGRAPH**



**LOCATION MAP**



ZONING MAP





**RESOLUTION NO. 24-4020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING A CONDITIONAL USE PERMIT (PLN-23-00039), THEREBY ALLOWING THE CONSTRUCTION OF A NEW ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY CONSISTING OF SIXTEEN (16) ANTENNAS, FORTY-EIGHT (48) REMOTE RADIO UNITS, NINE (9) SURGE SUPPRESSORS AND EQUIPMENT CABINETS WITH A NEW 10' (FOOT) 6" (INCH) ROOF SCREENING ON AN EXISTING 40' (FOOT) 5" (INCH) THREE STORY BUILDING ON A PROPERTY LOCATED AT 8327 DAVIS STREET, ZONED HOSPITAL-MEDICAL (H-M).**

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 March 20, 2023, the application was filed by Jeremy Siegel (hereinafter referred to as the "applicant") a request for Conditional Use Permit (PLN-23-00039) for a new wireless communication facility, zoned Hospital- Medical (H-M); and,
- B. On April 26, 2023, after a careful review of the submitted information, staff deemed the application incomplete; and
- C. On December 16, 2023, the applicant resubmitted required documents and materials for review; and,
- D. On January 19, 2024, Staff deemed the application complete; and,
- E. On February 8, 2024, a notice of the public hearing was sent to all property owners within 500-feet of the subject site and the notice was published in Downey Patriot; and,
- F. The Planning Commission held a duly noticed public hearing on February 21, 2024 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 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 hearings regarding the Conditional Use Permit, the Planning Commission further finds, determines and declares that:

1. 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. The 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 authorizes the installation of wireless communication facilities, subject to specific standards outlined in Subsection 9426.04(b) of the Downey Municipal Code. Since the proposed project adheres to these development standards applicable to wireless communication facilities, it is deemed not to impede the purpose and intent of the Zoning Code.

In accordance to General Plan Policy 2.7.1, the General Plan aims to "Provide adequate utility and communications infrastructure." Furthermore, General Plan Program 2.7.1.2 emphasizes the necessity to "Promote the expansion of communication networks to meet the needs of city residents, businesses, and other land uses." The proposed project aligns with these policies by enhancing the communication network through the addition of a new facility, thereby fulfilling the program's objectives. Therefore, the Conditional Use Permit is deemed compatible with the City's General Plan.

Both the Zoning Code and the General Plan are designed to advance the public convenience and the general welfare of individuals residing or working within the City. As the Conditional Use Permit aligns with the provisions of both the Zoning Code and the General Plan, it is determined not to adversely impact the public convenience or the general welfare of individuals in the surrounding neighborhood.

2. 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. Both the existing uses and structures on the site and those on nearby properties will remain unaffected and undisturbed by the installation of the wireless facility. Staff anticipates no adverse consequences stemming from the proposal primarily because the wireless site conforms to the prescribed development regulations outlined in Section 9426. In addition, the proposed facility requires licensing by the FCC, which rigorously regulates the frequency of emissions from cell sites to ensure they operate at specific levels.

Moreover, the placement of wireless facilities on buildings is commonplace within commercial corridors and in close proximity to residential. The design of the proposed facility is tailored to harmonize with existing structures on the site. Lastly, the installation of the wireless facility will not hinder the current or future utilization of the building.

3. 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 15,000 square feet and is improved with an existing 7,692 square foot building. The installation of the antennas and various related equipment will occur on the roof of the existing building. The roof screen placement will help to conceal the wireless equipment from the public's view. The proposed screening will be designed to create the appearance of an additional floor utilizing the same texture and color of the existing building. The black spandrel glass will be placed across the parapet to enhance the appearance of a faux fourth story. 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.

4. 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-23-00039, 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 21<sup>th</sup> day of February, 2024.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Carmela Uva, Chairwoman  
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 February 21, 2024.

---

Ria Ioannidis  
Recording Secretary

**PLN-23-00039**  
**(CONDITIONAL USE PERMIT)**  
**EXHIBIT A – CONDITIONS OF APPROVAL**

**PLANNING DIVISION**

1. The approval of this Conditional Use Permit (PLN-23-00039) allows for the new Wireless Telecommunication Facility to include the following:
  - (16) antennas, (48) Remote radio units, (9) surge suppressors, (2) proposed GPS antennas, equipment cabinets and additional miscellaneous equipment to be screened by 10' (foot) 5" (inch) fiber reinforced panels (FRP) that mimic the appearance of an additional story on property located at 8327 Davis Street;
2. Approval of the Conditional Use Permit (PLN-23-00039) 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 project shall be constructed and maintain in strict compliance with the approved set of plans.
6. The City Planner 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.
7. The proposed screening as shown on the approved plans shall be maintained throughout the life on the Wireless Telecommunications Facility to ensure complete screening of the antennas and all other associated equipment is not visible from the public view.
8. The walls of the equipment enclosure and roof mounted screens shall be finished with graffiti resistant materials. Prior to the issuance of building permits, the applicant shall demonstrate to the satisfaction of the City Planner, that the finished materials will comply with this requirement.

9. Any graffiti applied to the site shall be removed within 48 hours.
10. All utilities servicing the facility shall be installed underground.
11. 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.
12. 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 telecommunication facility. The applicant shall supply the Community Development Director with the documentation of these licenses and registrations.
13. Within 30 days following the activation of the Wireless Telecommunications 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.
14. 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.
15. 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.
16. 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.

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

17. All future construction shall comply with the most recent version of the California Building Code, as adopted by the City of Downey.
18. 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**

19. The following comments pertain to a limited fire review of a design review 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.
20. The establishment shall comply with all current code requirements for the occupancy use and type.
21. Both ground level and roof top equipment enclosures shall be properly identified with operator information, emergency phone numbers, location address, etc. Required hazardous identification and warning signage shall be provided. Should the 16 VRLA batteries contain corrosive electrolyte equal to or in excess of 55-gallons, the business shall be required to establish, implement, and submit a Hazardous Materials Business Plan (HMBP) to Statewide Environmental Reporting System (CERS) [HSC 25507; 25508].
22. Roof access shall be maintained. Any antenna, or other obstruction on the roof of any commercial establishment, shall not obstruct or render egress or access hazardous in the event of fire other emergency [CA Fire Code §504.4]. New antenna locations with FRP screens shall not obstruct fire department roof access.

**PUBLIC WORKS**

23. 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.
24. Any new public utilities shall be installed underground.
25. Submit public improvement plan(s) for review and approval by Public Works Department.
26. 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).
27. Remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.
28. Any utilities that are in conflict with the development shall be relocated at the owner/applicant's expense

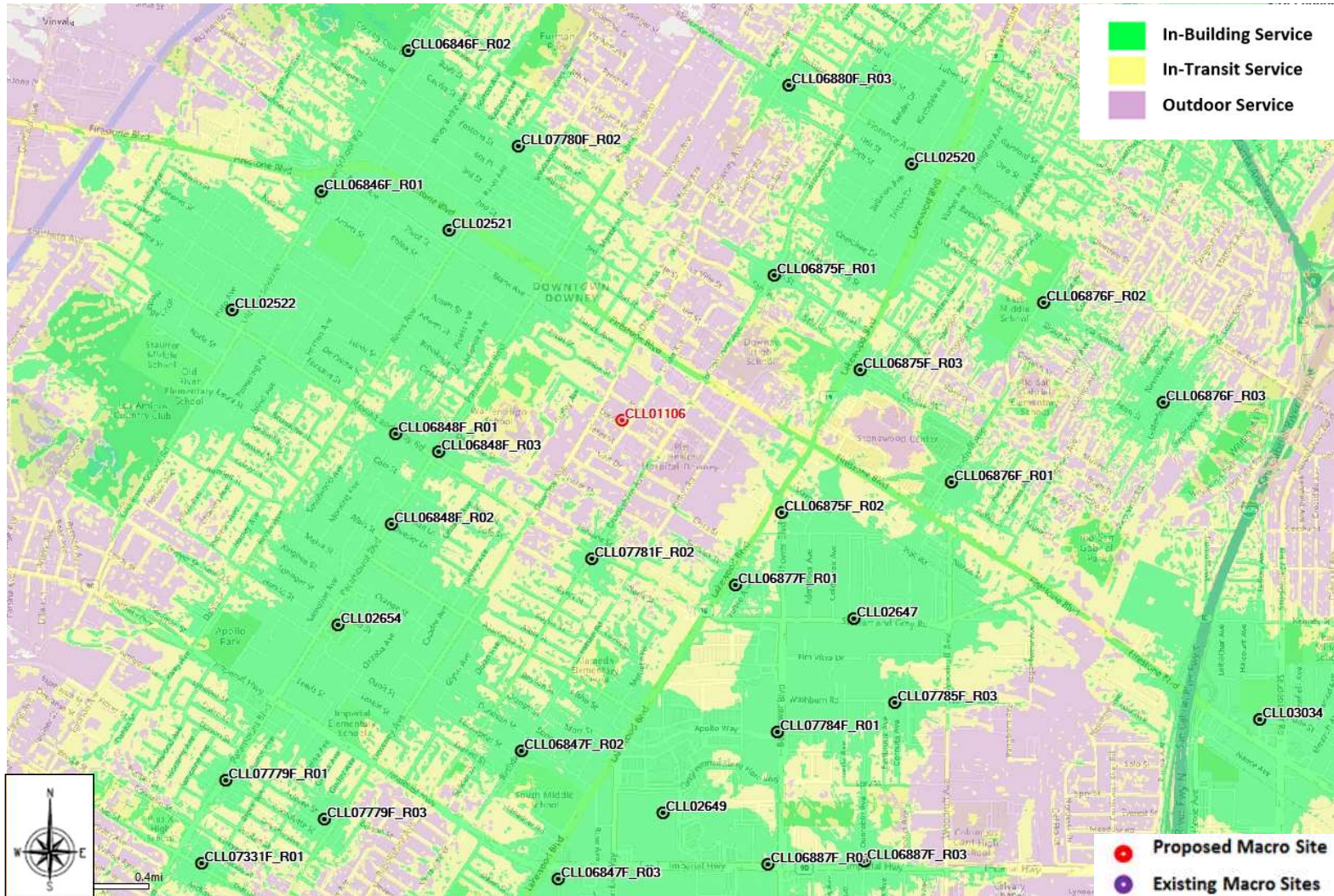
**[End of Conditions]**

# AT&T Propagation Maps

**Site Address** : 8327 Davis St., Downey, CA 90241

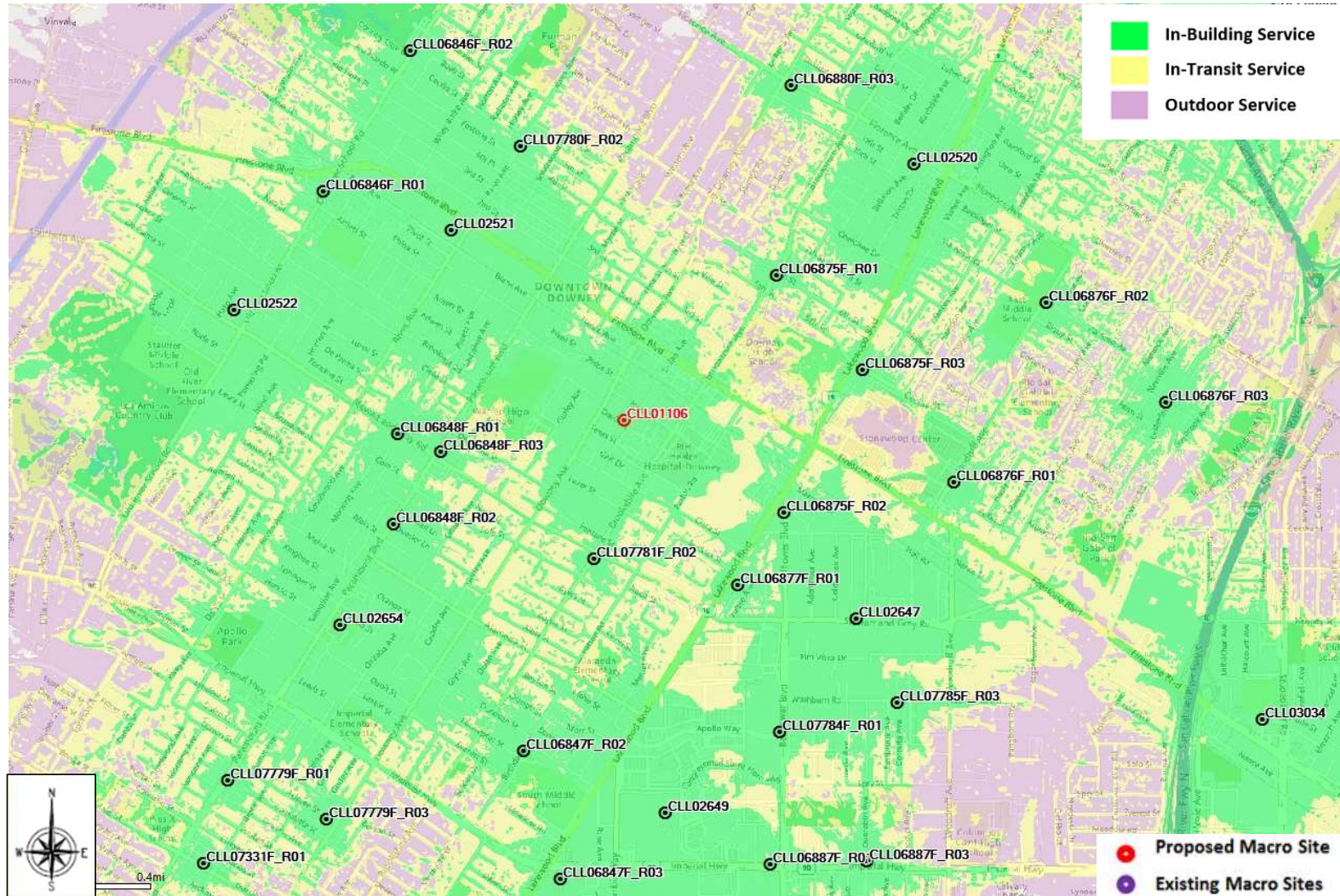


# LTE PCS Coverage Before site CLL01106



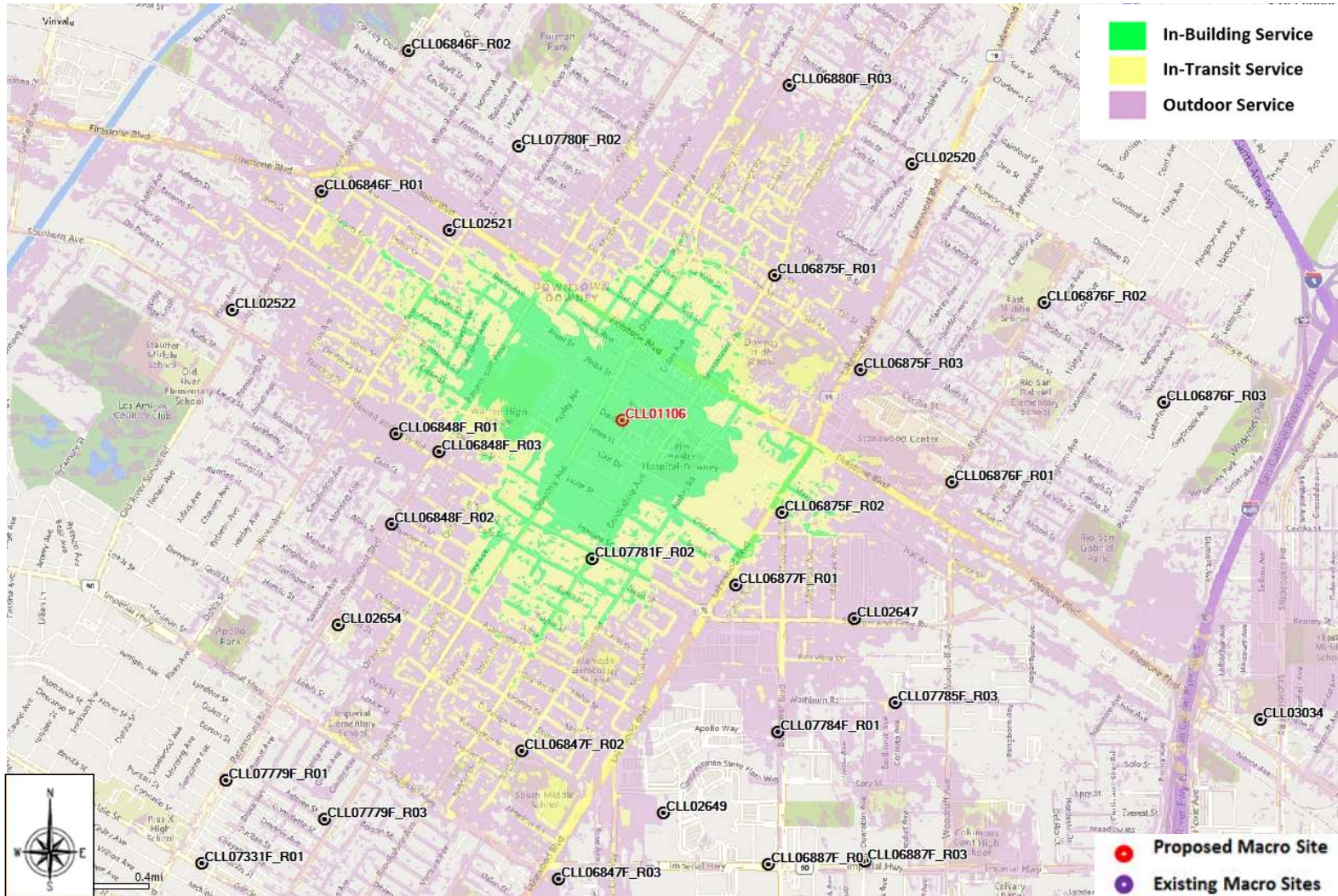


# LTE PCS Coverage After site CLL01106





# LTE PCS Coverage standalone site CLL01106



## Coverage Legend

**In-Building Service:** In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

**In-Transit Service:** The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

**Outdoor Service:** The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage but may not have it for in-vehicle coverage or in-building coverage.





EXISTING

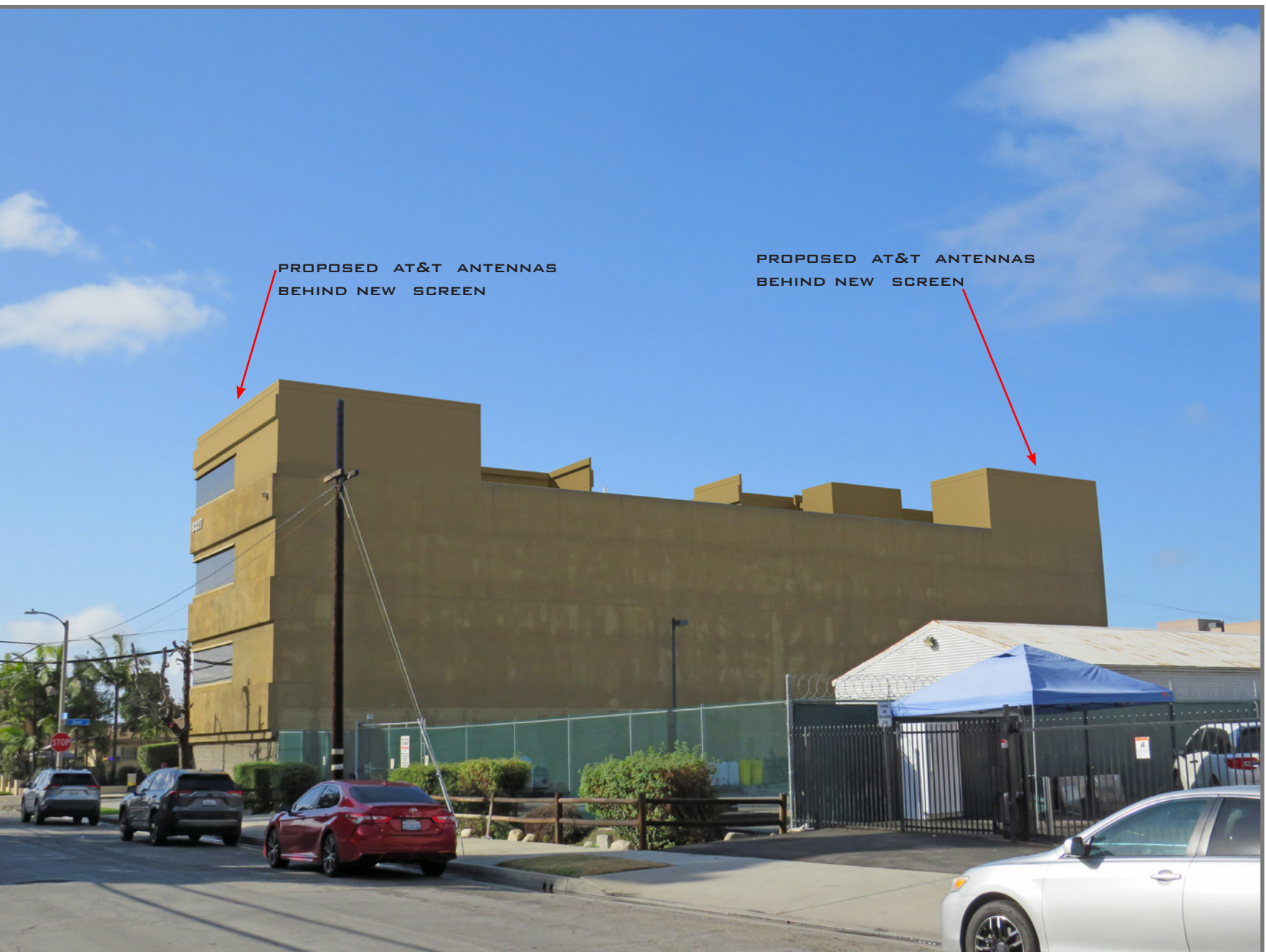


PROPOSED LOOKING NORTHEAST FROM DAVIS STREET





EXISTING



PROPOSED      LOOKING SOUTHWEST FROM DOLAN AVENUE





©2023 Google Maps



EXISTING



PROPOSED      LOOKING NORTHWEST FROM DAVIS STREET



**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- |  |   |
|--|---|
| 1. 2022 CALIFORNIA ADMINISTRATIVE CODE | 6. 2022 CALIFORNIA FIRE CODE            |
| 2. 2022 CALIFORNIA BUILDING CODE       | 7. ANY LOCAL BUILDING CODE AMENDMENTS   |
| 3. 2022 CALIFORNIA ELECTRIC CODE       | 8. CITY/COUNTY ORDINANCES               |
| 4. 2022 CALIFORNIA MECHANICAL CODE     | 9. ANSI / TIA-222 STRUCTURAL CODE       |
| 5. 2022 CALIFORNIA PLUMBING CODE       | 10. NFPA 780 - LIGHTING PROTECTION CODE |

HANDICAP REQUIREMENTS:  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

**GENERAL NOTES**

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-4, "STATEMENT OF SPECIAL INSPECTIONS"

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

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

**SITE NUMBER: CLL01106**

**PACE#: MRLOS094225**

**FA#: 13024055**

**USID#: 131767**



**PROJECT: NSB**  
**SITE TYPE: ROOFTOP**  
**SITE ADDRESS: 8327 DAVIS ST.**  
**DOWNEY, CA 90241**

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

APPROVED BY:	INITIALS:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION MANAGER:		
PROJECT MANAGER:		
LEASING VENDOR:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		

**APPROVALS**

**PROJECT DESCRIPTION**

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- (2) PROPOSED 12'-2" FRP ANTENNA SCREENS
- (1) PROPOSED 12'-2" STEEL ANTENNA SCREEN
- (16) PROPOSED AT&T 8' PANEL ANTENNAS
- (48) PROPOSED AT&T RRU'S
- (8) PROPOSED AT&T DC9 SURGE SUPPRESSORS
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSOR
- (2) PROPOSED AT&T GPS ANTENNAS
- (1) PROPOSED AT&T POWER PLANT
- (1) PROPOSED AT&T BATTERY CABINET
- (1) PROPOSED AT&T STEEL PLATFORM MOUNTED ON ROOFTOP
- (1) CIENA PANEL
- (1) TELCO BOX
- (1) ELECTRICAL PANEL



1452 EDINGER AVE.  
3RD FLOOR  
TUSTIN, CA 92780



65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
[www.eukongroup.com](http://www.eukongroup.com)

**NOT FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

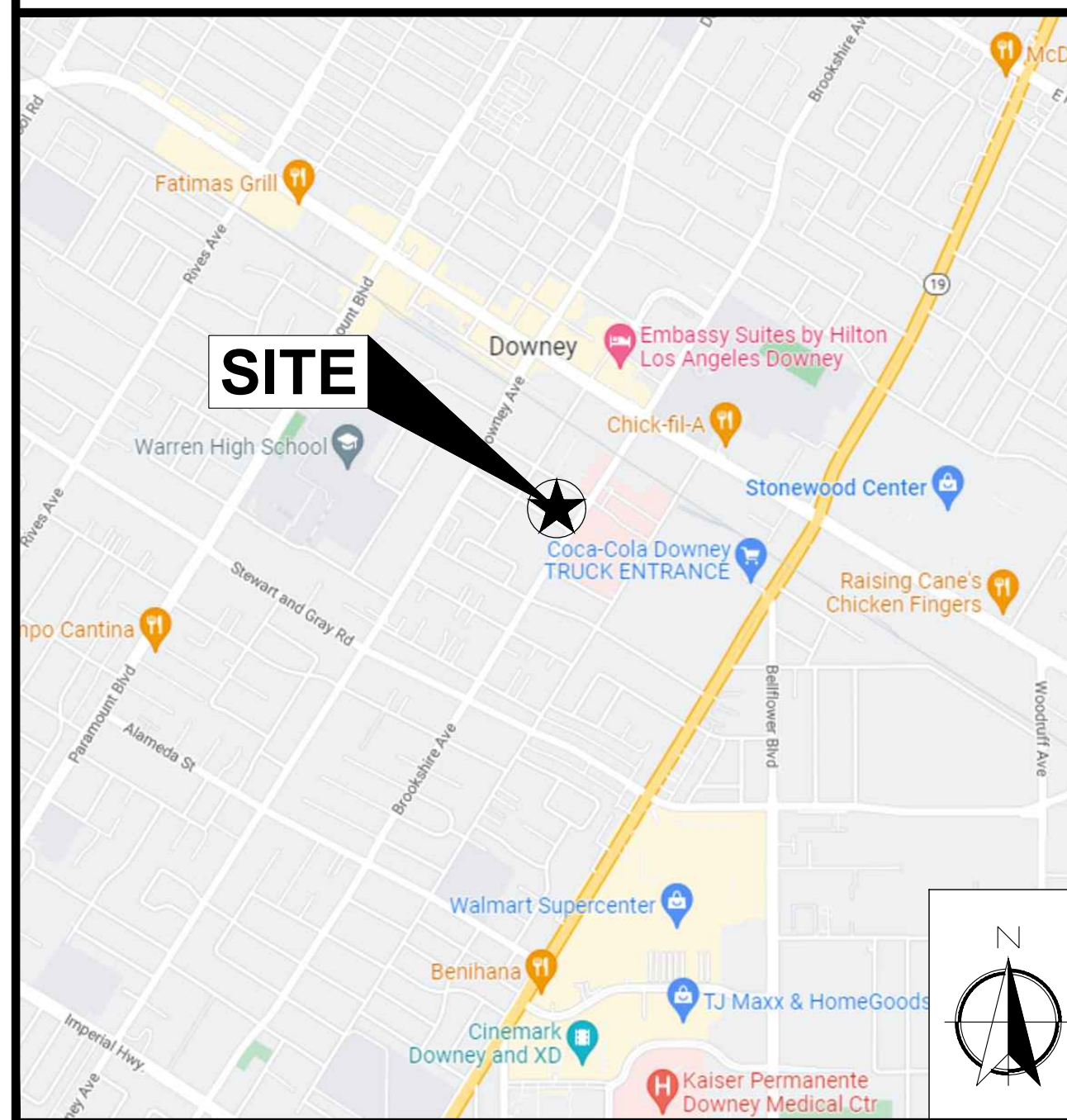
**UNDERGROUND SERVICE ALERT**  
**UTILITY NOTIFICATION CENTER OF CALIFORNIA**  
**(800) 422-4133**  
**WWW.CALIFORNIA811.ORG**

CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

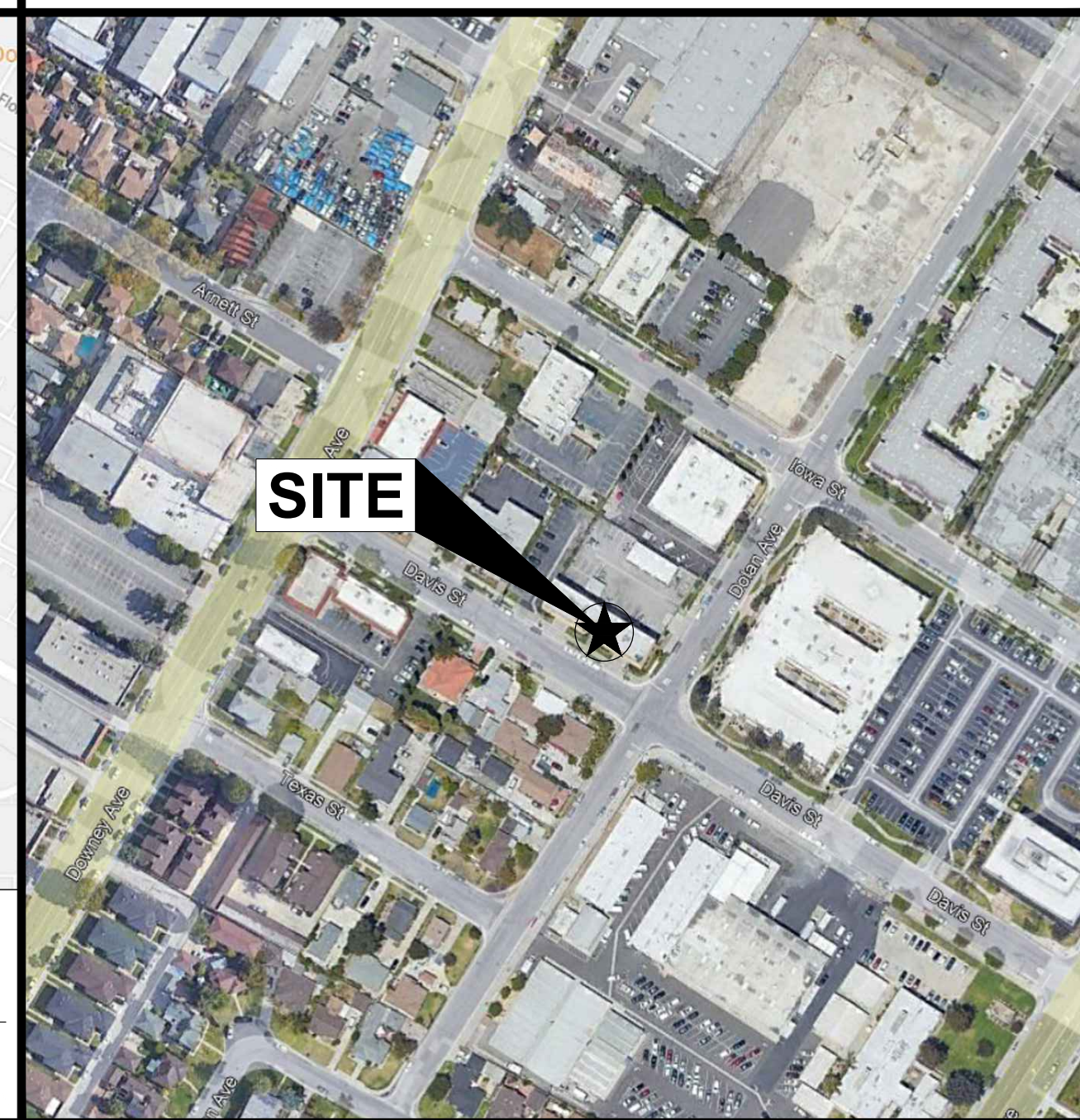
**SITE INFORMATION**

PROPERTY OWNER:	DAVID AGUILAR
ADDRESS:	8327 DAVIS ST. DOWNEY, CA 90241
COUNTY:	LOS ANGELES
ZONING JURISDICTION:	DOWNEY
ZONING DISTRICT:	--
PARCEL NUMBER:	6255-010-048
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	SCE
TELEPHONE COMPANY:	SPECTRUM
LEASE AREA:	120 SQ.FT.

**VICINITY MAP**



**AERIAL VIEW**



**SHEET INDEX**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
LS-1	ROOFTOP SURVEY	0
LS-2	NOTES	0
A-1	SITE PLAN	0
A-1.1	ROOF PLAN	0
A-2	EQUIPMENT PLAN	0
A-3	ANTENNA AND RRU SCHEDULE	0
A-4	ANTENNA PLAN	0
A-5	ELEVATIONS	0

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
MG	GD	RB

**ZONING DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/13/22	90% ZONING DRAWINGS
0	02/02/22	100% ZONING DRAWINGS
1	09/19/23	REVISED DESIGN

**PROJECT INFORMATION**

**CLL01106**  
8327 DAVIS ST.  
DOWNEY, CA 90241

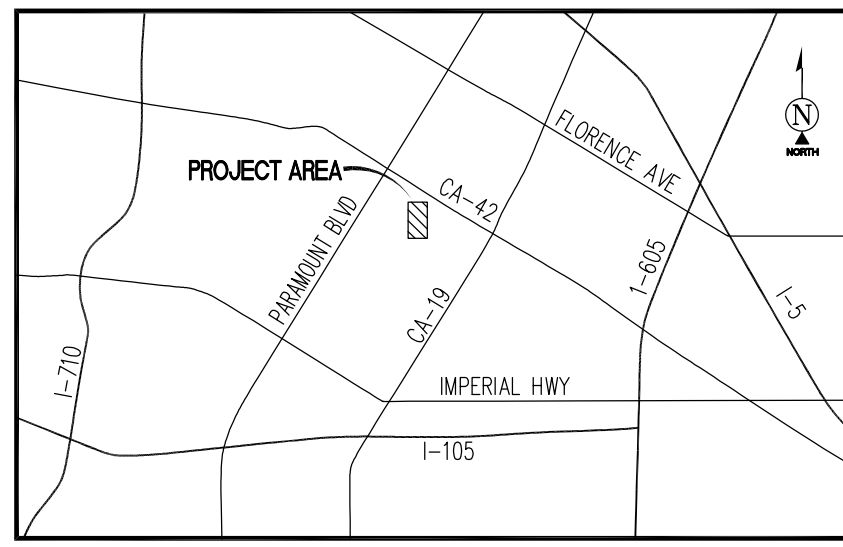
**SHEET TITLE**  
**TITLE SHEET**

**SHEET NUMBER**  
**T-1**

**DRIVING DIRECTIONS**

- DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780
- DEPART 1452 EDINGER AVE AND HEAD NORTH ON EDINGER AVE. TOWARDS I-5.
  - HEAD NORTHWEST.
  - TURN RIGHT TOWARD EDINGER AVE.
  - TURN RIGHT ONTO EDINGER AVE.
  - TURN LEFT ONTO RED HILL AVE.
  - TURN LEFT ONTO WALNUT AVE.
  - TURN RIGHT ONTO NEWPORT AVE.
  - TURN LEFT AND TAKE RAMP ONTO I-5 N (SANTA ANA FWY).
  - TAKE EXIT 107C TOWARD STATE COLLEGE BLVD/THE CITY DR.
  - CONTINUE ON S ANAHEIM WAY TOWARD ANAHEIM WAY/ORANGEWOOD AVE.
  - CONTINUE ON S ANAHEIM WAY.
  - KEEP RIGHT ONTO S ANAHEIM WAY.
  - TAKE RAMP ONTO I-5 N (SANTA ANA FWY).
  - TAKE EXIT 121 TOWARD NORWALK BLVD/IMPERIAL HWY.
  - TURN LEFT ONTO NORWALK BLVD. CONTINUE ON SAN ANTONIO DR TOWARD I-5 SANTA ANA.
  - TURN RIGHT ONTO FIRESTONE BLVD.
  - TURN LEFT ONTO STEWART AND GRAY RD TOWARD DISCOVERY SPORTS COMPLEX.
  - TURN RIGHT ONTO DOWNEY AVE.
  - TURN RIGHT ONTO DAVIS ST.
  - 8327 DAVIS ST. DOWNEY, CA 90241-4918





VICINITY MAP  
N.T.S.

**SURVEY DATE**  
12/02/2022

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

**BENCHMARK**  
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

**GRID-TO-GROUND SCALE FACTOR NOTE**  
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 1.00002169

**FLOOD\_ZONE**  
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1820F, DATED 09/26/2008

**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

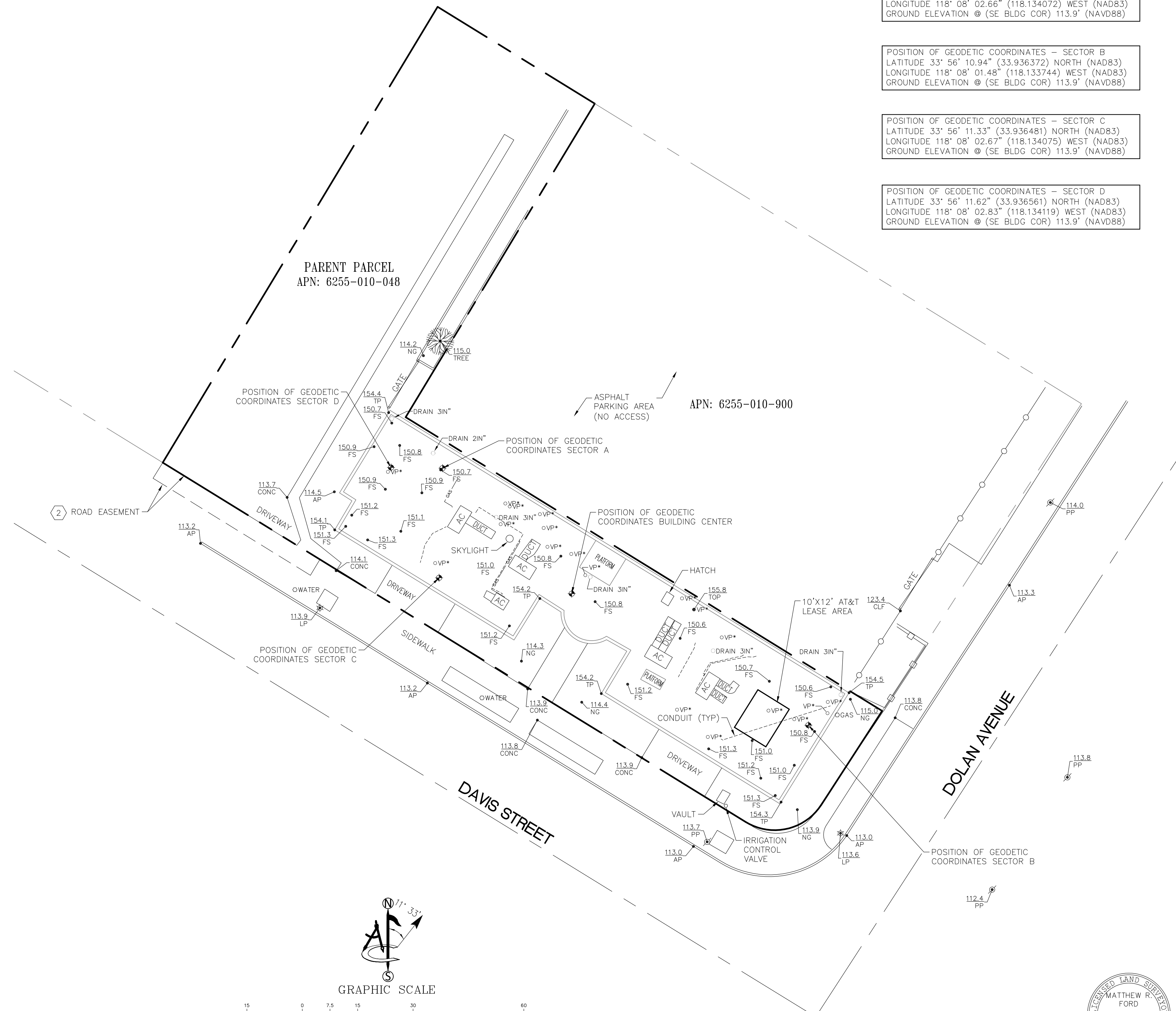
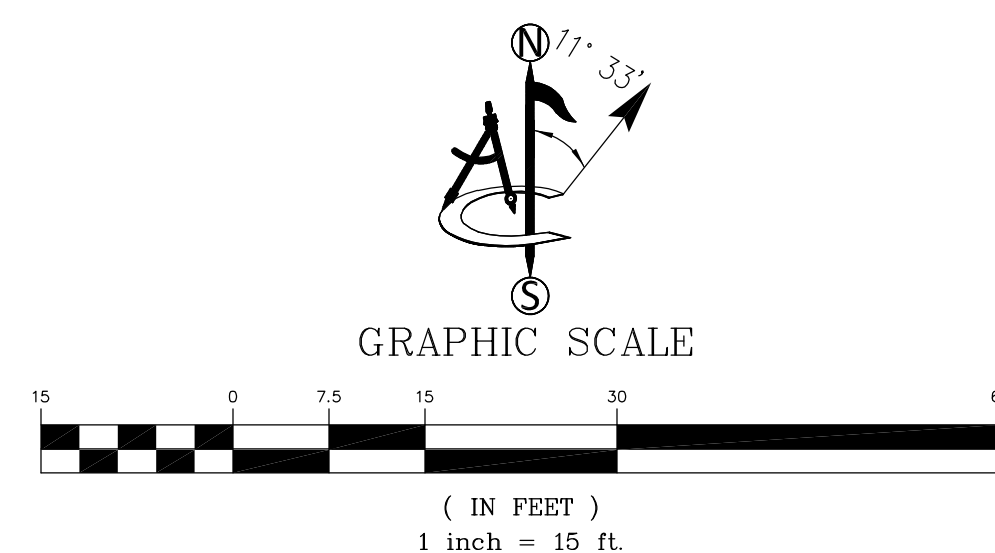
**SURVEYOR'S NOTES**  
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND	
AP	ASPHALT
CONC	CONCRETE
LP	LIGHT POLE
NG	NATURAL GRADE
TP	TOP OF PARAPET
	UTILITY POLE
	LIGHT POLE
	POSITION OF GEODETIC COORDINATES
	SPOT ELEVATION
	GAS VALVE
	TREES
	CHAIN LINK FENCE
	WOOD FENCE
	CURBLINES
	GAS LINES
	STREET CENTERLINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE



POSITION OF GEODETIC COORDINATES - BLDG. CENTER  
LATITUDE 33° 56' 11.29" (33.936469) NORTH (NAD83)  
LONGITUDE 118° 08' 02.24" (118.133956) WEST (NAD83)  
GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

POSITION OF GEODETIC COORDINATES - SECTOR A  
LATITUDE 33° 56' 11.62" (33.936561) NORTH (NAD83)  
LONGITUDE 118° 08' 02.66" (118.134072) WEST (NAD83)  
GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

POSITION OF GEODETIC COORDINATES - SECTOR B  
LATITUDE 33° 56' 10.94" (33.936372) NORTH (NAD83)  
LONGITUDE 118° 08' 01.48" (118.133744) WEST (NAD83)  
GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

POSITION OF GEODETIC COORDINATES - SECTOR C  
LATITUDE 33° 56' 11.33" (33.936481) NORTH (NAD83)  
LONGITUDE 118° 08' 02.67" (118.134075) WEST (NAD83)  
GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

POSITION OF GEODETIC COORDINATES - SECTOR D  
LATITUDE 33° 56' 11.62" (33.936561) NORTH (NAD83)  
LONGITUDE 118° 08' 02.83" (118.134119) WEST (NAD83)  
GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

APPLICANT:

1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

an SFC Communications, Inc. Company

65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
www.eukongroup.com

DRAWN BY:	CK
CHECKED BY:	MF

REVISIONS:			
REV	DATE	TITLE/DESIGN	
0	01/19/23	TITLE/DESIGN	(CK)
A	12/07/22	PRELIMINARY	(CK)

428 MAIN STREET  
SUITE 206  
HUNTINGTON BEACH, CA 92648  
PH. (480) 659-4072  
www.ambitconsulting.us

PROJECT INFORMATION:

CLL01106  
8327 DAVIS STREET  
DOWNEY, CA 90241  
LOS ANGELES COUNTY

SHEET TITLE:

**ROOFTOP SURVEY**

SHEET NUMBER:

**LS-1**





**SCHEDULE "B" NOTE**

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92019178-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED OCTOBER 13, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

**ITEMIZED NOTES:**

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: CITY OF DOWNEY  
PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES  
RECORDING DATE: MARCH 12, 1971  
RECORDING NO: 3384 OF OFFICIAL RECORDS  
AFFECTS: THE SOUTHWESTERLY 5 FEET OF SAID LAND (AS SHOWN ON SURVEY)

3. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.  
REDEVELOPMENT AGENCY: DOWNEY REDEVELOPMENT PROJECT  
RECORDING DATE: AUGUST 28, 1978  
RECORDING NO: 78-951055 OF OFFICIAL RECORDS (BLANKET IN NATURE)

4. A DEED:  
FROM: SONIA A. AGUILAR, AN UNMARRIED WOMAN  
TO: DAVID G. AGUILAR, AN UNMARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY  
DATED: DECEMBER 4, 2014  
RECORDING DATE: FEBRUARY 19, 2015  
RECORDING NO: 2015-182553 OF OFFICIAL RECORDS  
FOR INSURANCE PURPOSES, THE COMPANY IS NOT WILLING TO DIVEST THE INTEREST OF THE FOLLOWING PARTY(IES):  
PARTY: SONIA A. AGUILAR  
IN ORDER TO COMPLETE THIS REPORT THE COMPANY REQUIRES THE FOLLOWING:  
INFORMATION REQUESTED: COMPLETED STATEMENT OF INFORMATION AND AN AFFIDAVIT FOR AN UNINSURED DEED, (SIGNED AND NOTARIZED BY A NOTARY PUBLIC DIFFERENT FROM THE ONE WHO NOTARIZED THE DEED SHOWN ABOVE)  
PARTY: SONIA A. AGUILAR  
THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (BLANKET IN NATURE)

5. A DEED:  
FROM: DAVID G. AGUILAR, AN UNMARRIED MAN  
TO: DAVID G. AGUILAR, AN UNMARRIED MAN, AS TRUSTEE OF THE DAVID G. AGUILAR  
REVOCABLE TRUST, DATED JANUARY 8, 2014  
DATED: JULY 2, 2014  
RECORDING DATE: FEBRUARY 19, 2015  
RECORDING NO: 2015-182554 OF OFFICIAL RECORDS  
FOR INSURANCE PURPOSES, THE COMPANY IS NOT WILLING TO DIVEST THE INTEREST OF THE FOLLOWING PARTY(IES):  
PARTY: DAVID G. AGUILAR  
IN ORDER TO COMPLETE THIS REPORT THE COMPANY REQUIRES THE FOLLOWING:  
INFORMATION REQUESTED: COMPLETED STATEMENT OF INFORMATION AND AN AFFIDAVIT FOR AN UNINSURED DEED, (SIGNED AND NOTARIZED BY A NOTARY PUBLIC DIFFERENT FROM THE ONE WHO NOTARIZED THE DEED SHOWN ABOVE)  
PARTY: DAVID G. AGUILAR  
THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS AFTER REVIEW OF THE REQUESTED DOCUMENTATION (BLANKET IN NATURE)

6. A DEED:  
FROM: DAVID G. AGUILAR, AS TRUSTEE OF THE DAVID G. AGUILAR REVOCABLE TRUST, DATED JANUARY 8, 2014  
TO: DGA HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
DATED: MAY 13, 2015  
RECORDING DATE: JUNE 15, 2015  
RECORDING NO: 2015-705792 OF OFFICIAL RECORDS  
FOR INSURANCE PURPOSES, THE COMPANY IS NOT WILLING TO DIVEST THE INTEREST OF THE FOLLOWING PARTY(IES):  
PARTY: DAVID G. AGUILAR, AS TRUSTEE OF THE DAVID G. AGUILAR REVOCABLE TRUST, DATED JANUARY 8, 2014  
IN ORDER TO COMPLETE THIS REPORT THE COMPANY REQUIRES THE FOLLOWING:  
INFORMATION REQUESTED: COMPLETED STATEMENT OF INFORMATION AND AN AFFIDAVIT FOR AN UNINSURED DEED, (SIGNED AND NOTARIZED BY A NOTARY PUBLIC DIFFERENT FROM THE ONE WHO NOTARIZED THE DEED SHOWN ABOVE)  
PARTY: DAVID G. AGUILAR, AS TRUSTEE OF THE DAVID G. AGUILAR REVOCABLE TRUST, DATED JANUARY 8, 2014  
THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (BLANKET IN NATURE)

**SCHEDULE "B" NOTE**

7. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

8. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.  
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

9. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

**LESSOR'S LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOTS 15 AND 16 IN BLOCK 2 OF WILLIS ADDITION TO DOWNEY CITY, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 91 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,  
EXCEPT THE SOUTHWESTERLY 5 FEET OF LOT 16 AND THE PORTION OF SAID LOT 16 LYING SOUTHEASTERLY OF A 15 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, SAID CURVE BEING TANGENT TO THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 5 FEET OF LOT 16, AND ALSO THE SOUTHEASTERLY LINE OF SAID LOT 16, AS GRANTED TO THE CITY OF DOWNEY, FOR PUBLIC ROAD AND HIGHWAY PURPOSES, BY DEED RECORDED OCTOBER 28, 1988, AS INSTRUMENT NO. 88-1742233, OFFICIAL RECORDS.

APPLICANT:



1452 EDINGER AVENUE  
3RD FLOOR  
TUSTIN, CA 92780

ENGINEER:

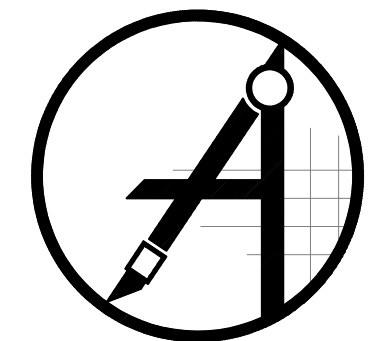


an SFC Communications, Inc. Company  
65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
www.eukongroup.com

DRAWN BY: CK  
CHECKED BY: MF

REVISIONS:

REV	DATE	DESCRIPTION
0	01/19/23	TITLE/DESIGN (CK)
A	12/07/22	PRELIMINARY (CK)



428 MAIN STREET  
SUITE 206  
HUNTINGTON BEACH, CA 92648  
PH. (480) 659-4072  
www.ambitconsulting.us

ambit consulting

PROJECT INFORMATION:

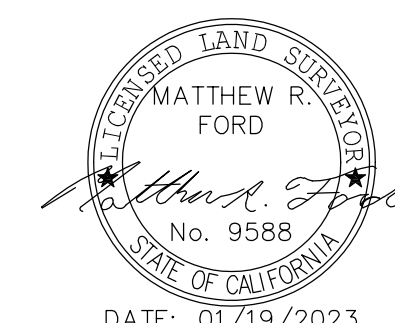
CLL01106  
8327 DAVIS STREET  
DOWNEY, CA 90241  
LOS ANGELES COUNTY

SHEET TITLE:

NOTES

SHEET NUMBER:

LS-2



**NOTES:**

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



1452 EDINGER AVE.  
3RD FLOOR  
TUSTIN, CA 92780



an SFC Communications, Inc. Company  
65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
[www.eukongroup.com](http://www.eukongroup.com)

**NOT FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
MG	GD	RB

**ZONING DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/13/22	90% ZONING DRAWINGS
0	02/02/22	100% ZONING DRAWINGS
1	09/19/23	REVISED DESIGN

**PROJECT INFORMATION**

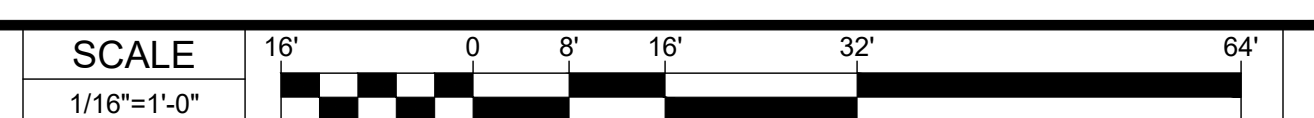
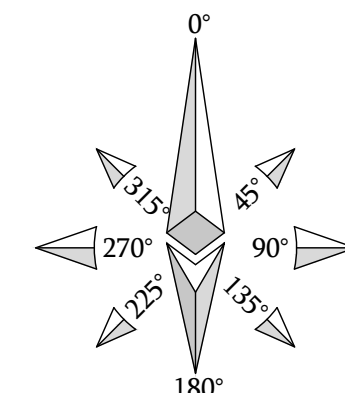
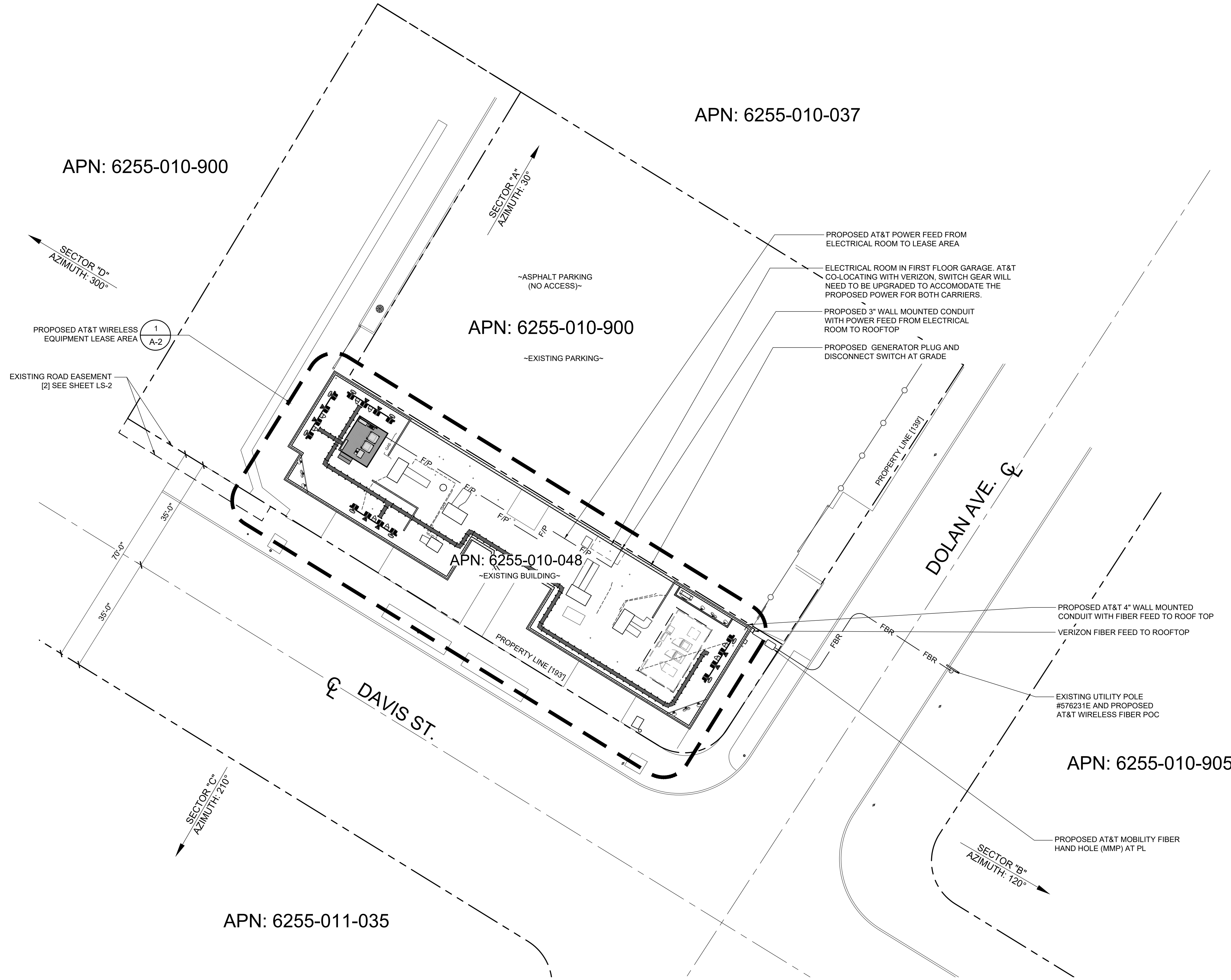
CLL01106  
8237 DAVIS ST.  
DOWNEY, CA 90241

**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER**

**A-1**



EUKON AT&T\_90CD\_MONOPOLE\_TEMPLATE\_V1\_10-18-22

**SITE PLAN**





**NOTE:**

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



1452 EDINGER AVE.  
3RD FLOOR  
TUSTIN, CA 92780



an SFC Communications, Inc. Company  
65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
[www.eukongroup.com](http://www.eukongroup.com)

**NOT FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
MG	GD	RB

**ZONING DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/13/22	90% ZONING DRAWINGS
0	02/02/22	100% ZONING DRAWINGS
1	09/19/23	REVISED DESIGN

PROJECT INFORMATION

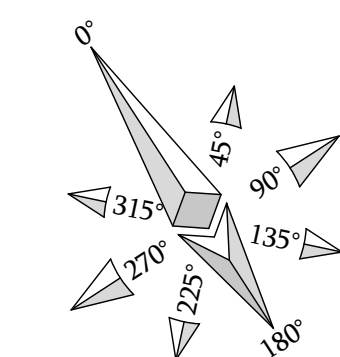
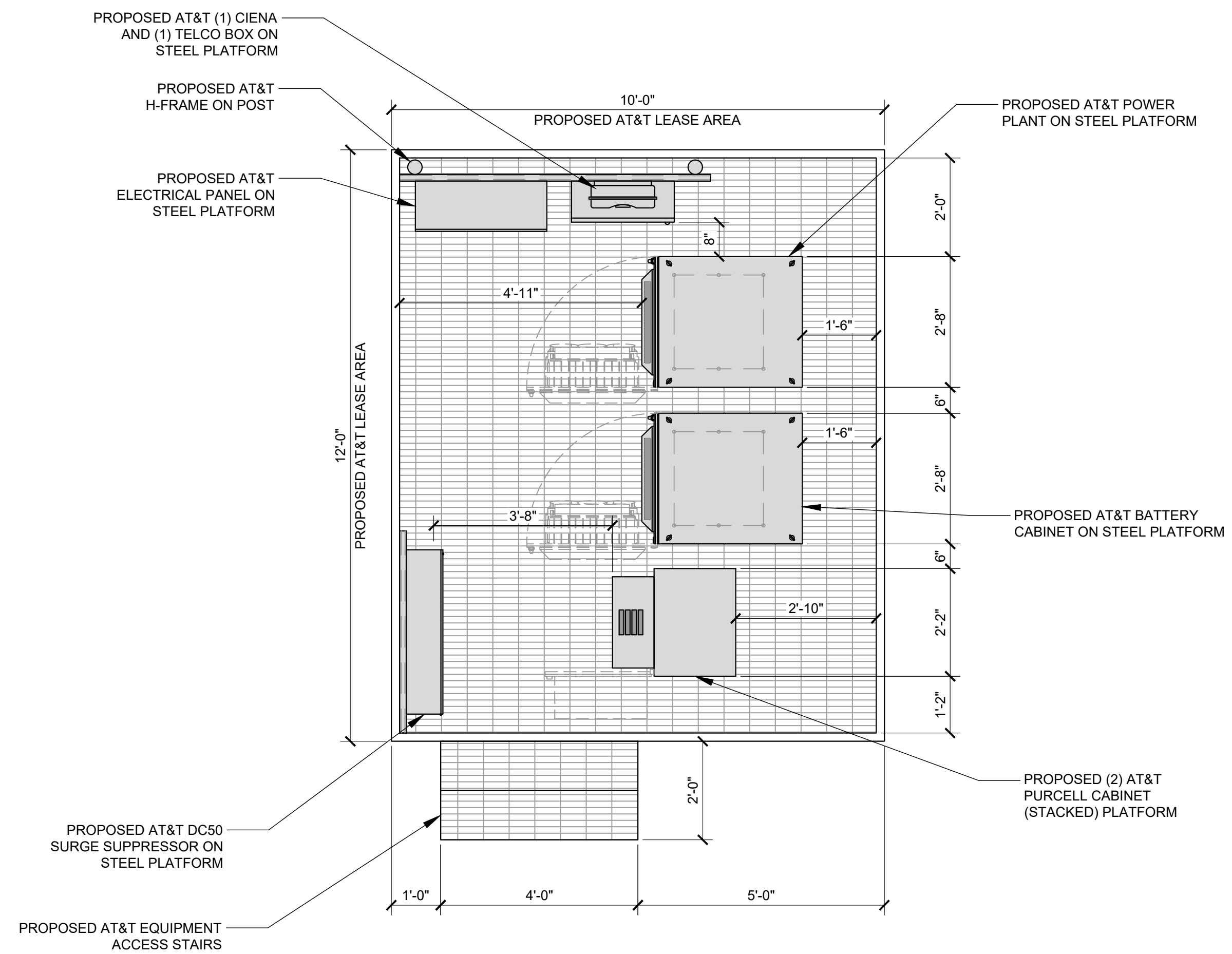
CLL01106  
8237 DAVIS ST.  
DOWNEY, CA 90241

SHEET TITLE

**EQUIPMENT PLAN**

SHEET NUMBER

**A-2**



EUKON AT&T\_90CD\_MONOPOLE\_TEMPLATE\_V1\_10-18-22

NOT USED

SCALE NONE 2

EQUIPMENT PLATFORM PLAN

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





1452 EDINGER AVE.  
3RD FLOOR  
TUSTIN, CA 92780



an SFC Communications, Inc. Company  
65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
[www.eukongroup.com](http://www.eukongroup.com)

NOT FOR  
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF THE LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
MG	GD	RB

**ZONING  
DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/13/22	90% ZONING DRAWINGS
0	02/02/22	100% ZONING DRAWINGS
1	09/19/23	REVISED DESIGN

PROJECT INFORMATION
CLL01106
8237 DAVIS ST. DOWNEY, CA 90241

SHEET TITLE  
**ANTENNA AND RRU  
SCHEDULE**

SHEET NUMBER  
**A-3**

OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)

SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE		
						LENGTH	NUMBER	
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	8'	30°	46'-10"	±100'	2 FIBER
	A2	C-BAND	PANEL ANTENNA	2'-7"	30°	49'-6"	±100'	2 FIBER
	A3	C-BAND	PANEL ANTENNA	2'-7"	30°	49'-6"	±100'	2 FIBER
	A4	LTE	PANEL ANTENNA	8'	30°	46'-10"	±100'	2 FIBER
	-	-	-	-	-	-	-	-
BETA SECTOR	B1	LTE	PANEL ANTENNA	8'	120°	46'-10"	±20'	2 FIBER
	B2	C-BAND	PANEL ANTENNA	2'-7"	120°	49'-6"	±20'	2 FIBER
	B3	C-BAND	PANEL ANTENNA	2'-7"	120°	49'-6"	±20'	2 FIBER
	B4	LTE	PANEL ANTENNA	8'	120°	46'-10"	±20'	2 FIBER
	-	-	-	-	-	-	-	-
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	8'	210°	46'-10"	±90'	2 FIBER
	C2	C-BAND	PANEL ANTENNA	2'-7"	210°	49'-6"	±90'	2 FIBER
	C3	C-BAND	PANEL ANTENNA	2'-7"	210°	49'-6"	±90'	2 FIBER
	C4	LTE	PANEL ANTENNA	8'	210°	46'-10"	±90'	2 FIBER
	-	-	-	-	-	-	-	-
DELTA SECTOR	D1	LTE	PANEL ANTENNA	8'	300°	46'-10"	±130'	2 FIBER
	D2	C-BAND	PANEL ANTENNA	2'-7"	300°	49'-6"	±130'	2 FIBER
	D3	C-BAND	PANEL ANTENNA	2'-7"	300°	49'-6"	±130'	2 FIBER
	D4	LTE	PANEL ANTENNA	8'	300°	46'-10"	±130'	2 FIBER
	-	-	-	-	-	-	-	-

- NOTES TO CONTRACTOR:
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
  - CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
  - CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
  - CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).
  - FOR ALL SECTORS: AIR ANTENNA HEIGHT NEEDS TO MOVE UP TO MATCH ANTENNA TIP WITH THE PASSIVE ANTENNAS

REMOTE RADIO UNITS

SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
			ABOVE	BELOW	SIDES
ALPHA SECTOR	A1	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A2	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A3	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	A4	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	-	-	-	-	-
BETA SECTOR	B1	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B2	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B3	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	B4	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	-	-	-	-	-
GAMMA SECTOR	C1	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C2	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C3	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	C4	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	-	-	-	-	-
DELTA SECTOR	D1	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	D2	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	D3	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	D4	(3) ERICSSON RRUs (LTE)	±15'	16"	8" 0"
	-	-	-	-	-

SURGE SUPPRESSION SYSTEM SCHEDULE

SYSTEM	MFR.	PART NUMBER	QTY	LOCATION
	RAYCAP	DC50-48-60-0-25E	1	MOUNTED AT EQUIPMENT PLATFORM
	RAYCAP	DC9-48-60-24-8C-EV	8	MOUNTED AT ANTENNAS

ANTENNA AND RRU SCHEDULE

SCALE	1
NONE	

EUKON AT&T\_90CD\_MONOPOLE\_TEMPLATE\_V1\_10-18-22



**NOTE:**

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. ANTENNA AND MW AT&T SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.

PROPOSED AT&T FRP SCREEN

PROPOSED AT&T PANEL ANTENNAS  
(TYP. 4 PER SECTOR, 16 TOTAL)

SECTOR "A"  
AZIMUTH: 30°

SECTOR "D"  
AZIMUTH: 300°

PROPOSED AT&T SUPPORT FRAME

FUTURE VERIZON ANTENNAS, TYP.

PROPOSED AT&T ROOF MOUNTED CABLE TRAY

EXISTING BUILDING PARAPET

PROPOSED AT&T DC9 SURGE SUPPRESSOR  
(TYP. - 2 PER SECTOR, 8 TOTAL)

PROPOSED AT&T RRU (TYP. - 12 PER SECTOR, 48 TOTAL)

FUTURE VERIZON ANTENNAS, TYP.

PROPOSED AT&T RRU  
(TYP. - 12 PER SECTOR, 48 TOTAL)

PROPOSED AT&T DC9 SURGE SUPPRESSOR  
(TYP. - 2 PER SECTOR, 8 TOTAL)

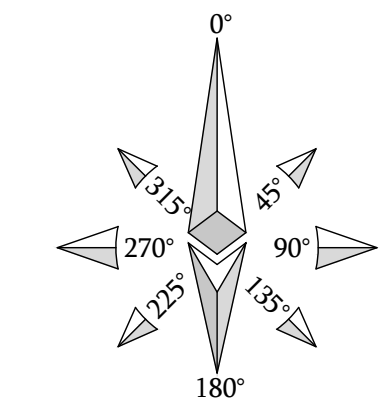
PROPOSED AT&T PANEL ANTENNAS  
(TYP. 4 PER SECTOR, 16 TOTAL)

PROPOSED AT&T SUPPORT FRAME

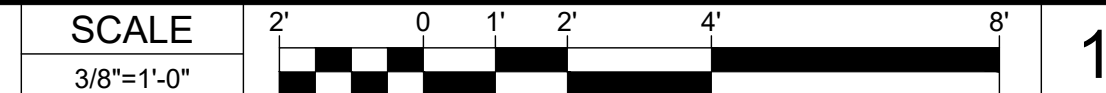
FUTURE VERIZON ANTENNAS, TYP.

SECTOR "C"  
AZIMUTH: 210°

SECTOR "B"  
AZIMUTH: 120°



**NEW ANTENNA PLAN**



1452 EDINGER AVE.  
3RD FLOOR  
TUSTIN, CA 92780



65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
[www.eukongroup.com](http://www.eukongroup.com)

**NOT FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
MG	GD	RB

**ZONING DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/13/22	90% ZONING DRAWINGS
0	02/02/22	100% ZONING DRAWINGS
1	09/19/23	REVISED DESIGN

**PROJECT INFORMATION**

CLL01106  
8237 DAVIS ST.  
DOWNEY, CA 90241

**SHEET TITLE**  
**NEW ANTENNA PLAN**

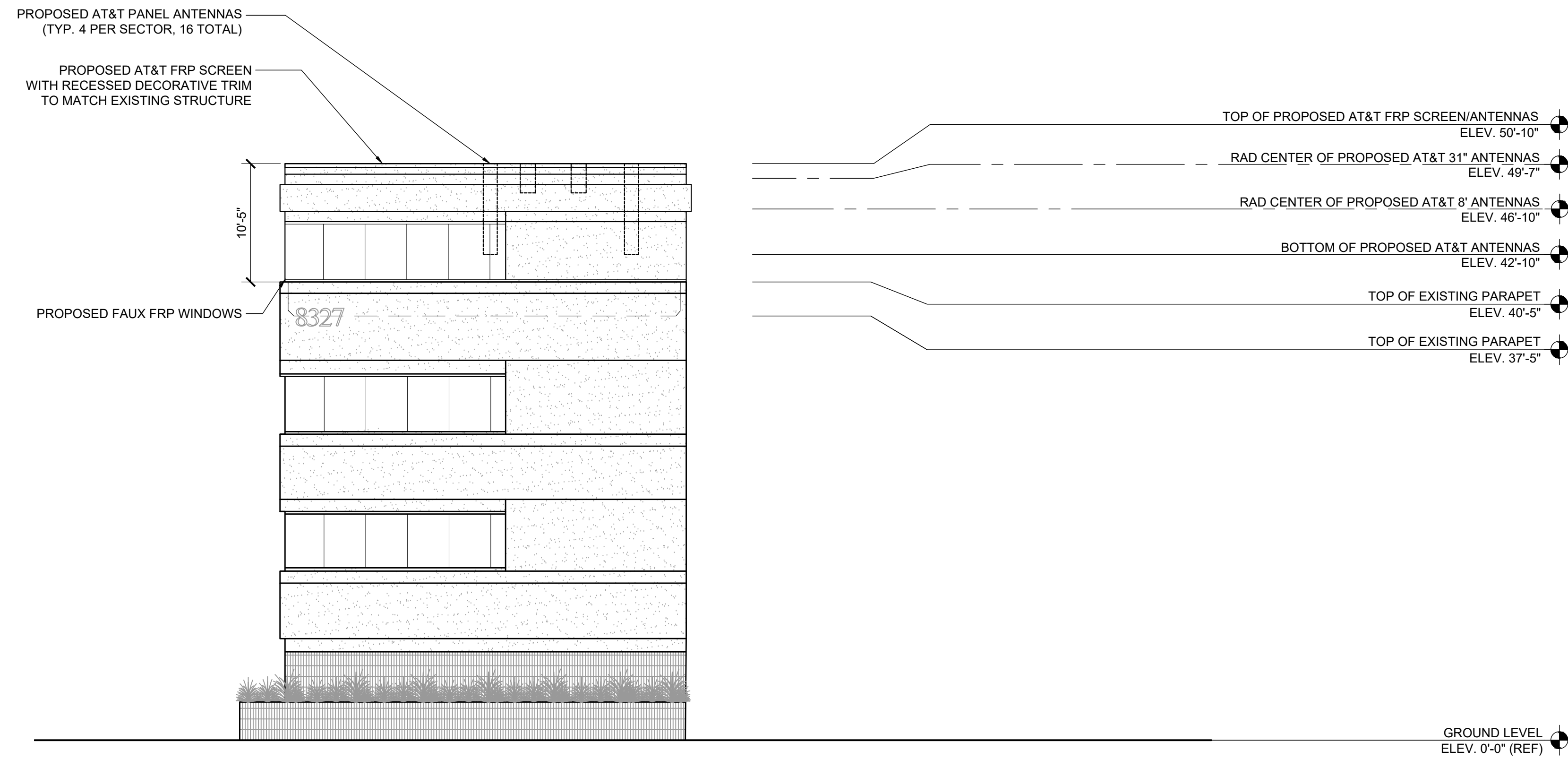
**SHEET NUMBER**  
**A-4**

EUKON AT&T\_90CD\_MONOPOLE TEMPLATE\_V1\_10-18-22



**NOTE:**

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



1452 EDINGER AVE.  
3RD FLOOR  
TUSTIN, CA 92780



65 POST, SUITE 1000  
IRVINE, CA 92618  
TEL: (949) 553-8566  
[www.eukongroup.com](http://www.eukongroup.com)

**NOT FOR CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**PROPOSED SOUTHEAST ELEVATION**

SCALE 1/8"=1'-0" 1

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
MG	GD	RB

**ZONING DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/13/22	90% ZONING DRAWINGS
0	02/02/22	100% ZONING DRAWINGS
1	09/19/23	REVISED DESIGN

**PROJECT INFORMATION**

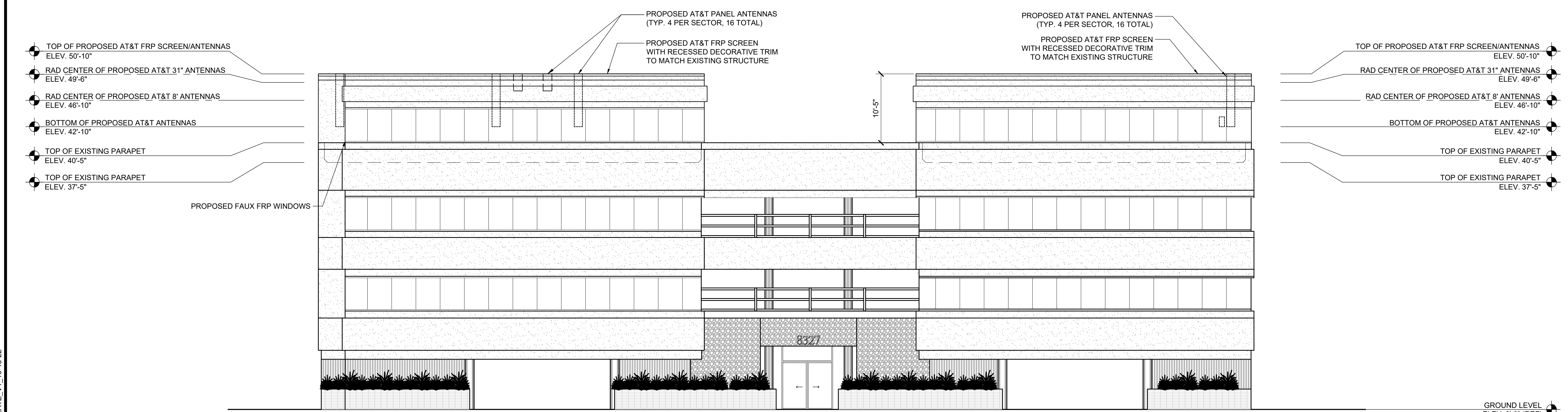
CLL01106  
8237 DAVIS ST.  
DOWNEY, CA 90241

**SHEET TITLE**

ELEVATIONS

**SHEET NUMBER**

**A-5**



**PROPOSED SOUTHWEST ELEVATION**

SCALE 1/8"=1'-0" 2

EUKON AT&T\_90CD\_MONOPOLE\_TEMPLATE\_V1\_10-18-22



**DATE:** FEBRUARY 21, 2024

**TO:** PLANNING COMMISSION

**SUBMITTED:** IRMA HUITRON, DIRECTOR OF COMMUNITY DEVELOPMENT

**REVIEWED BY:** ALFONSO S. HERNANDEZ, PRINCIPAL PLANNER

**PREPARED BY:** JERRY CLEMENTE, ASSOCIATE PLANNER

**SUBJECT:** **PLN-23-00043 (CONDITIONAL USE PERMIT) – A REQUEST FOR A NEW ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY ON AN EXISTING 40’(FOOT) 5” (INCH) THREE STORY MEDICAL OFFICE BUILDING.**

**LOCATION:** 8327 DAVIS STREET

**ZONING:** H-M (HOSPITAL-MEDICAL)

**GENERAL PLAN DESIGNATION:** O (OFFICE USE)

**REPORT SUMMARY**

The proposed Conditional Use Permit (PLN-23-00043) is a request for Verizon Wireless to construct and operate a new wireless communications facility on top of an existing 40’(foot) 5” (inch) three story medical office building. The permit is filed in conjunction with a separate roof mounted AT&T wireless communications facility on the same building. Each company will occupy the majority of opposite ends of the building. Specific to this application, Verizon Wireless facility will be primarily located at the East end of the building’s rooftop. Both facilities will be enclosed within one uniform new decorative roof screening with black tinted spandrel glass. The screen will expand the length of the building. Behind the screening will be essential components of new wireless equipment such as antennas, RRUS, surge suppressors, and equipment cabinets. All screening and equipment will be painted, treated, and textured to match the existing building detail and color.

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-23-00043), THEREBY ALLOWING THE CONSTRUCTION OF A NEW ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY CONSISTING OF TWELVE (12) ANTENNAS, TWELVE (12) REMOTE RADIO UNITS, ONE (1) MICROWAVE**



**DISH AND EQUIPMENT CABINETS WITH A NEW TEN FOOT (10'5") ROOF SCREENING ON AN EXISTING 40' (FOOT) 5" (INCH) THREE STORY BUILDING ON A PROPERTY LOCATED AT 8327 DAVIS STREET, ZONED HOSPITAL-MEDICAL (H-M).**

**REQUEST**

On April 10th, 2023, applicant Michael Hasegawa filed an application for a Conditional Use Permit (CUP) on behalf of Verizon Wireless for a new rooftop wireless communication facility on an existing three-story building. The proposal of the new equipment would boost the wireless coverage to both the local and surrounding area. In accordance with Downey Municipal Code (DMC) Section 9426, any new wireless communication facility requires approval by the Planning Commission.

**BACKGROUND**

The subject property, centrally located within the City, is zoned Hospital-Medical Arts (H-M) with a General Plan land use designation of Office (O). More specifically, the property is situated at the northern corner of the Dolan Avenue and Davis Street intersection. The subject site is a 13,280 square foot parcel developed in 1987 with a three story 7,692 square foot building. The building's first floor is used as tucked under parking, and the remaining two floors above are used for medical offices. The overall building height is 40' 5". Surrounding properties to the north, west, and east are also zoned Hospital-Medical Arts (H-M), and developed with medical related uses. Properties to the south are zoned as Multiple-Residential (R-3), and developed with single-family homes.



***Existing Site Conditions***

**DISCUSSION**

In accordance with the Downey Municipal Code, regulations governing Wireless Communication Facilities aim to establish criteria for placement, design, and screening to ensure the responsible establishment of such wireless facilities. This effort is geared towards protecting public health, safety, general welfare, and the overall quality of life within the city, while simultaneously allowing for essential flexibility for wireless communication providers. Moreover, these regulations strive to maintain the visual harmony of the community by promoting the use

of stealth techniques that seamlessly integrate or conceal cellular facilities within their surroundings.

Wireless Communication Facilities owned by individual wireless carriers, such as Verizon Wireless, AT&T, Sprint, etc., are necessary to provide cellular service to their customers. As cellular technology advances, the demand for bandwidth increases, prompting updates to existing wireless facilities for better coverage, and the addition of new antennas to expand coverage areas.

As previously mentioned, this application is processed in conjunction with a separate Wireless Communications Facility with the majority of each facility to be located on either side of the building's roof top. Specific to this proposal, the Verizon Wireless facility is located primarily on the East end of the rooftop. Verizon Wireless is proposing the installation of twelve (12) antennas, twelve (12) remote radio units (RRUs), a microwave antenna, and a new equipment platform. These elements will be dispersed into three sections and mounted on a steel platform. The new equipment will occupy a space, or leasing area, of 275 square feet (12'6" width x 22' length) to house a battery for powering and regulating the unmanned antennas.

Each section will feature four (4) sets of remote radio units and four (4) antenna panels mounted on a support frame, totaling twelve (12) RRUs and twelve (12) antennas, all shielded by the proposed 10'-5" roof screening. The initial antenna section will be situated at the northeastern corner of the leasing area, accompanied by a proposed microwave dish. The second antenna section will occupy the southeastern part of the leasing area, while the third set will be positioned on the southwestern portion of the building. All antenna placements will maintain a distance of 1'-5" from an FRP screening.



**Aerial View of the Site**

Furthermore, concealing mechanical and communications equipment from public view will ensure that the visual integrity of the building structure remains intact. Roof screening, in addition to aesthetics, also protects mechanical components from damage. The height of the existing building stands at 40'5" from grade to rooftop. A proposed roof screening to conceal the wireless equipment will incorporate a 10'5" high parapet extending the building height to 50'10". The maximum height permitted in the zoning designation of Hospital- Medical (H-M) stands at 75-feet or 5 stories whichever is less.

Design

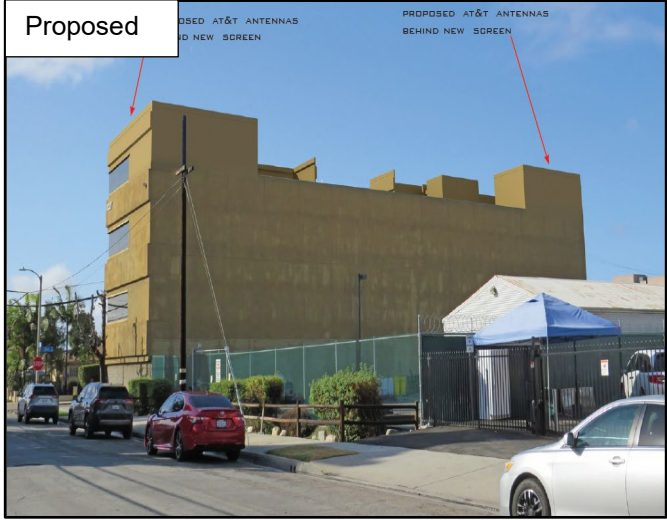
In order to maintain the building's visual aesthetics, roof screening is proposed that incorporates the existing architectural elements, texture and color of the building. This ensures maximum concealment and visually integrates the wireless equipment and antennas. The applicant's final proposal displays a parapet that will mimic the effect of an additional floor by utilizing black spandrel glass for faux windows. The look provides a visually consistent and unified appearance using black tinted windows identical in appearance to the windows of the stories below. This design maintains the aesthetic appeal of the building, reducing visual clutter, and preserving the overall appearance of the area.



***Southern section of the roof screening off Dolan Avenue***

Additionally, the roof screening will wrap around the south, west and east portion of the building as seen in the simulation below. The north section of the building is 146' ft in length, with only twenty-seven (27) linear feet of roof screening to be provided. This means that on the Northern section of the building, the mid-section, will not be screened, to provide fire ladder access for the fire department in the event of an emergency. Therefore, each side of the north building will have a roof screening that bends towards in the interior section of the roof to cover the remaining wireless equipment as seen below.

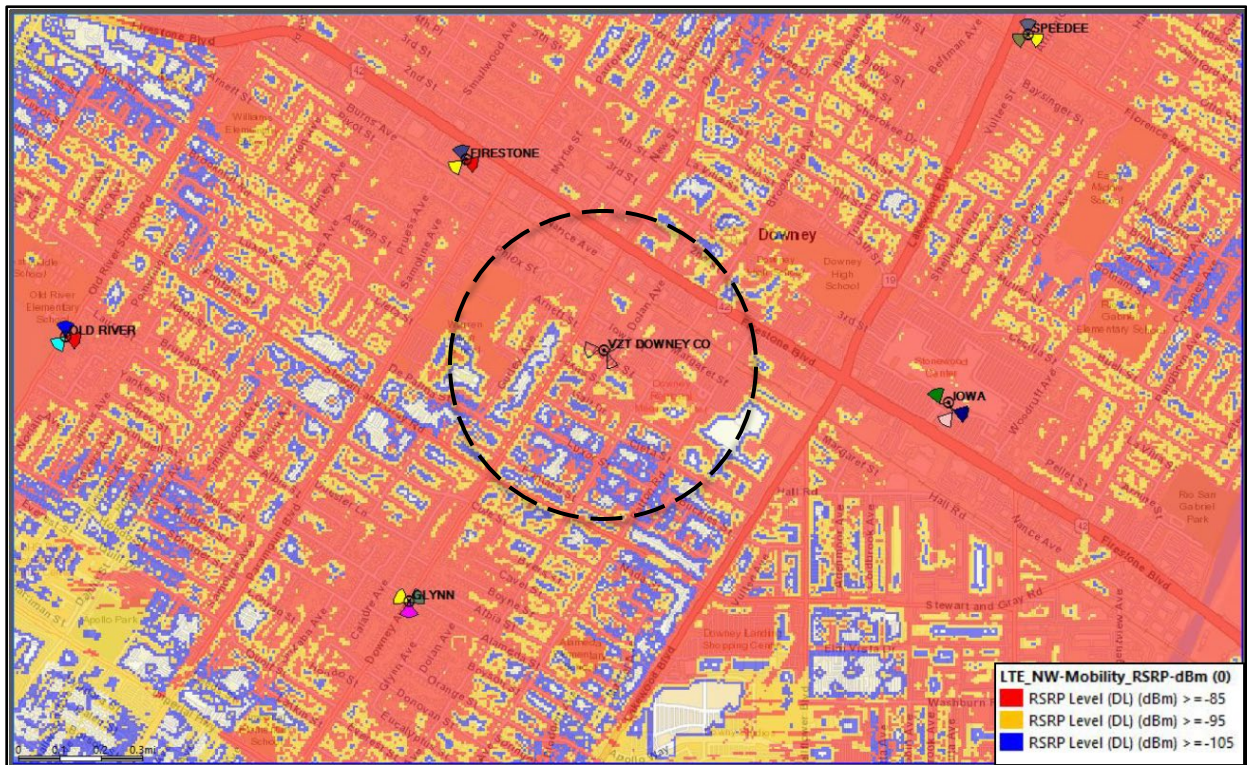




**Northern section of the roof screening off Dolan Avenue**

Network Coverage

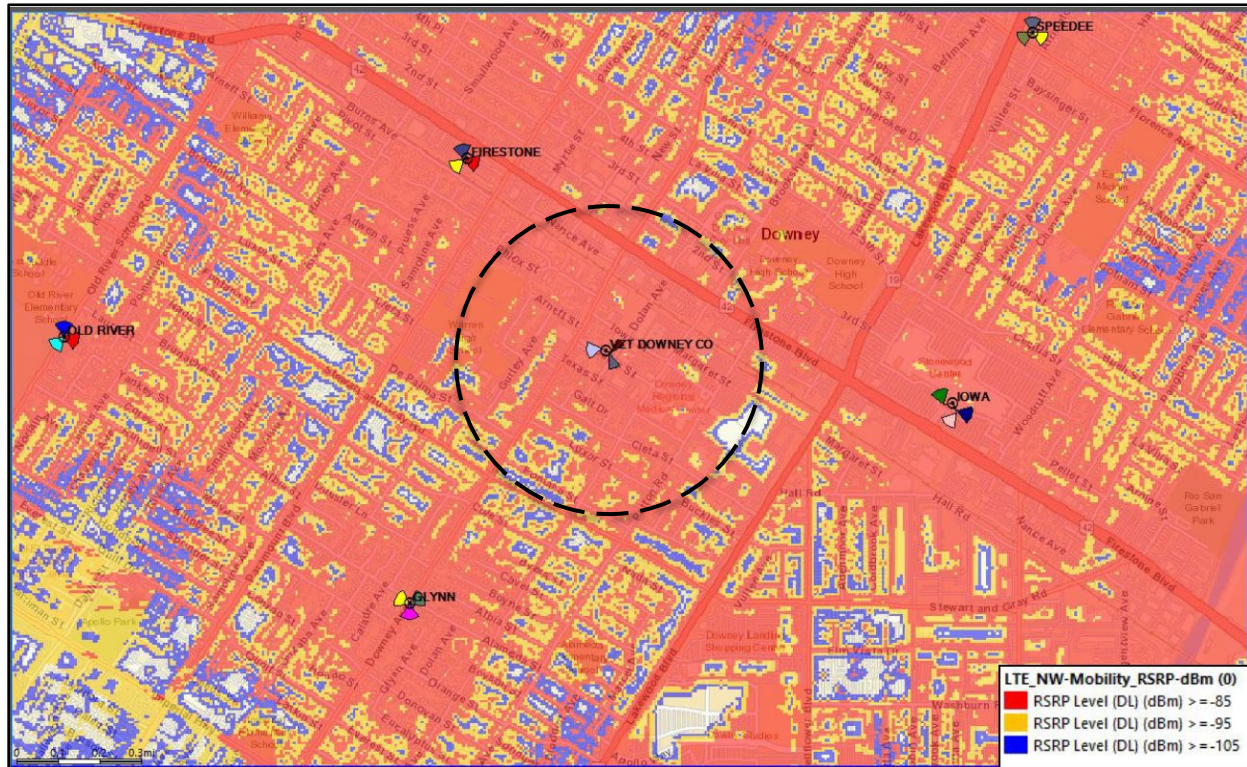
Verizon Wireless has identified a need for additional coverage and a lack of capacity in this area, as can be seen in the propagation map below. The lack of coverage may be a result of advancing cellular technology and demand for bandwidth, this in turn may lead to dips in service and speed due to a high use. Thus, carriers choose to compensate with additional facilities or if possible upgrade existing facilities. Verizon determines that nearby existing facilities cannot be upgraded to meet the coverage gap.



**Propagation Map without proposed modifications**



The center of the map above shows the location of the proposed wireless communications facility. As can be seen, the service provided by the center cell site is less potent than others located throughout the city prompting a gap in coverage. The construction of the proposed wireless communications facility is intended to provide additional coverage. Below is the new coverage area with the proposed modification. The circle outlined in both coverage maps is not intended to depict the coverage area, rather it is provided for readability.



***Propagation Map with proposed modifications***

**ENVIRONMENTAL ANALYSIS**

Staff has reviewed the proposed conditional use permit 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.

**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. Standard comments are provided, and can be reviewed in the attached resolution.

The fire department did initially express concerns regarding the design of the roof screening, primarily due to the heightened parapet's potential obstruction for roof ladder access. Additionally, the presence of electrical wires along Davis and Dolan presented a safety hazard

for fire department personnel. Consequently, it was determined that the northern section of the building would remain unobstructed and free of roof screening to facilitate fire roof access along Dolan Avenue. Coordination between Planning Staff, Fire Staff, and the applicant resulted in the final design.

### **PUBLIC NOTICE**

On February 8, 2024, a notice of the public hearing was mailed to all property owners within 500-feet of the subject property and advertised in the Downey Patriot.

### **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 can be made in a positive manner. As such, staff recommends that the Planning Commission approve the application (PLN-23-00043) for a new wireless communication facility.

### **EXHIBITS**

- A. Maps
- B. Draft Resolution
- C. Propagation Maps
- D. Photo Simulations
- E. Project Plans



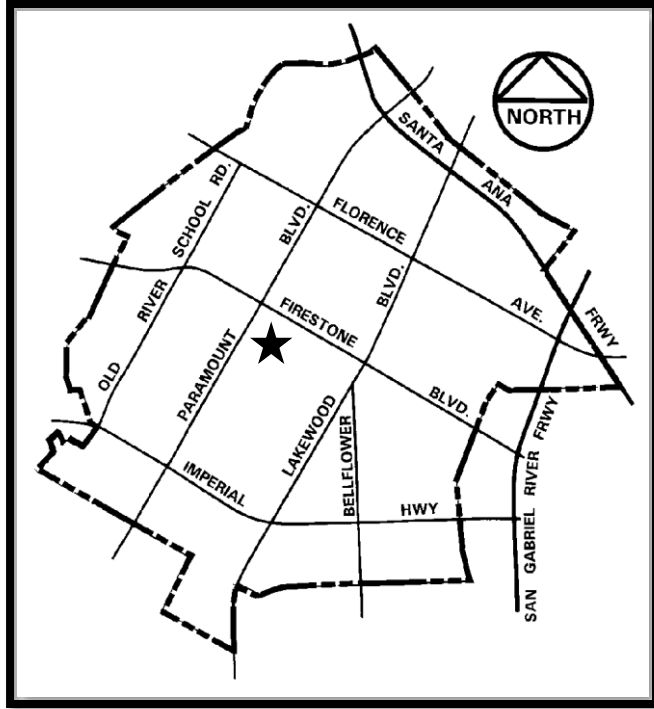
Exhibit 'A' – Maps

**AERIAL PHOTOGRAPH**

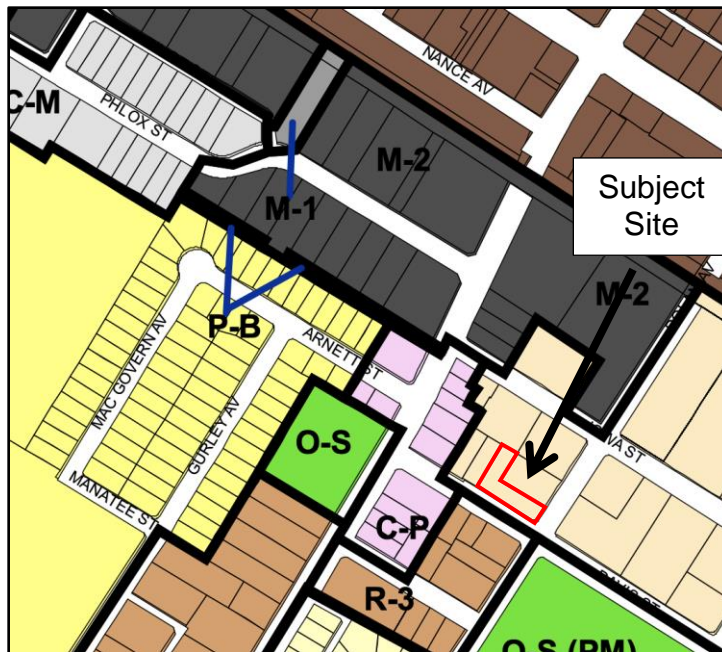


**LOCATION MAP**





ZONING MAP





**RESOLUTION NO. 24-4021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DOWNEY APPROVING A CONDITIONAL USE PERMIT (PLN-23-00043), THEREBY ALLOWING THE CONSTRUCTION OF A NEW ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY CONSISTING OF TWELVE (12) ANTENNAS, TWELVE (12) REMOTE RADIO UNITS, ONE (1) MICROWAVE DISH AND EQUIPMENT CABINETS WITH A NEW TEN FOOT (10'5") ROOF SCREENING ON AN EXISTING 40' (FOOT) 5" (INCH) THREE STORY BUILDING ON A PROPERTY LOCATED AT 8327 DAVIS STREET, ZONED HOSPITAL-MEDICAL (H-M).**

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 April 10, 2023, the application was filed by Michael Hasegawa (hereinafter referred to as the "applicant") a request for Conditional Use Permit (PLN-23-00043) for a new wireless communication facility, zoned Hospital- Medical (H-M); and,
- B. On May 8, 2023, after a careful review of the submitted information, staff deemed the application incomplete; and,
- C. On December 16, 2023, the applicant resubmitted required documents and materials for review; and
- D. On January 19, 2024, Staff deemed the application complete; and,
- E. On February 8, 2024, a notice of the public hearing was sent to all property owners within 500-feet of the subject site and the notice was published in Downey Patriot; and,
- F. The Planning Commission held a duly noticed public hearing on February 21, 2024 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 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 hearings regarding the Conditional Use Permit, the Planning Commission further finds, determines and declares that:

- 1. 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. The 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 authorizes the installation of wireless communication facilities, subject to specific standards outlined in Subsection 9426.04(b) of the Downey Municipal Code. Since the proposed project adheres to these development standards applicable to wireless communication facilities, it is deemed not to impede the purpose and intent of the Zoning Code.

In accordance to General Plan Policy 2.7.1, the General Plan aims to "Provide adequate utility and communications infrastructure." Furthermore, General Plan Program 2.7.1.2 emphasizes the necessity to "Promote the expansion of communication networks to meet the needs of city residents, businesses, and other land uses." The proposed project aligns with these policies by enhancing the communication network through the addition of a new facility, thereby fulfilling the program's objectives. Therefore, the Conditional Use Permit is deemed compatible with the City's General Plan.

Both the Zoning Code and the General Plan are designed to advance the public convenience and the general welfare of individuals residing or working within the City. As the Conditional Use Permit aligns with the provisions of both the Zoning Code and the General Plan, it is determined not to adversely impact the public convenience or the general welfare of individuals in the surrounding neighborhood.

2. 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. Both the existing uses and structures on the site and those on nearby properties will remain unaffected and undisturbed by the installation of the wireless facility. Staff anticipates no adverse consequences stemming from the proposal primarily because the wireless site conforms to the prescribed development regulations outlined in Section 9426. In addition, the proposed facility requires licensing by the FCC, which rigorously regulates the frequency of emissions from cell sites to ensure they operate at specific levels.

Moreover, the placement of wireless facilities on buildings is commonplace within commercial corridors and in close proximity to residential. The design of the proposed facility is tailored to harmonize with existing structures on the site. Lastly, the installation of the wireless facility will not hinder the current or future utilization of the building. Furthermore,

3. 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 13,280 square feet and is improved with an existing 7,692 square foot building. The installation of the antennas and various related equipment will occur on the roof of the existing building. The roof screen placement will help to conceal the wireless equipment from the public's view. The proposed screening will be designed to create the appearance of an additional floor utilizing the same texture and color of the existing building. The black spandrel glass will be placed across the parapet to enhance the appearance of a faux fourth story. 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.

4. 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-23-00043, 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 21<sup>th</sup> day of February, 2024.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Carmela Uva, Chairwoman  
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 February 21, 2024.

---

Ria Ioannidis  
Recording Secretary

**PLN-23-00043  
(CONDITIONAL USE PERMIT)  
EXHIBIT A – CONDITIONS OF APPROVAL**

**PLANNING DIVISION**

1. The approval of this Conditional Use Permit (PLN-23-00043) allows for the new Wireless Telecommunication Facility to include the following:
  - (12) antennas, (12) Remote radio units, (1) Microwave antenna, (1) proposed GPS antennas, and a new equipment platform and cabinets, with minor wireless equipment that will support the functionality of the new wireless facility all screened behind 10'(foot) 5" (inch) fiber reinforced panels (FRP) to mimic the appearance of an additional story located at subject site 8327 Davis Street;
2. Approval of the Conditional Use Permit (PLN-23-00043) 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 project shall be constructed and maintain in strict compliance with the approved set of plans.
6. The City Planner 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.
7. The proposed screening as shown on the approved plans shall be maintained throughout the life on the Wireless Telecommunications Facility to ensure complete screening of the antennas and all other associated equipment is not visible from the public view.
8. The walls of the equipment enclosure and roof mounted screens shall be finished with graffiti resistant materials. Prior to the issuance of building permits, the applicant shall demonstrate to the satisfaction of the City Planner, that the finished materials will comply with this requirement.

9. Any graffiti applied to the site shall be removed within 48 hours.
10. All utilities servicing the facility shall be installed underground.
11. 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.
12. 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 telecommunication facility. The applicant shall supply the Community Development Director with the documentation of these licenses and registrations.
13. Within 30 days following the activation of the Wireless Telecommunications 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.
14. 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.
15. 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.
16. 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.

### **BUILDING & SAFETY DIVISION**

17. All future construction shall comply with the most recent version of the California Building Code, as adopted by the City of Downey.
18. 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**

19. The following comments pertain to a limited fire review of a design review 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.
20. The establishment shall comply with all current code requirements for the occupancy use and type.
21. Both ground level and roof top equipment enclosures shall be properly identified with operator information, emergency phone numbers, location address, etc. Required hazardous identification and warning signage shall be provided. Should the 16 VRLA batteries contain corrosive electrolyte equal to or in excess of 55-gallons, the business shall be required to establish, implement, and submit a Hazardous Materials Business Plan (HMBP) to Statewide Environmental Reporting System (CERS) [HSC 25507; 25508].
22. Roof access shall be maintained. Any antenna, or other obstruction on the roof of any commercial establishment, shall not obstruct or render egress or access hazardous in the event of fire other emergency [CA Fire Code §504.4]. New antenna locations with FRP screens shall not obstruct fire department roof access.

**PUBLIC WORKS**

23. 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.
24. Any new public utilities shall be installed underground.
25. Submit public improvement plan(s) for review and approval by Public Works Department.
26. 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).
27. Remove all Underground Service Alert (USA) temporary pavement markings immediately following the completion of the work / Final permit inspection.
28. Any utilities that are in conflict with the development shall be relocated at the owner/applicant's expense

**[End of Conditions]**

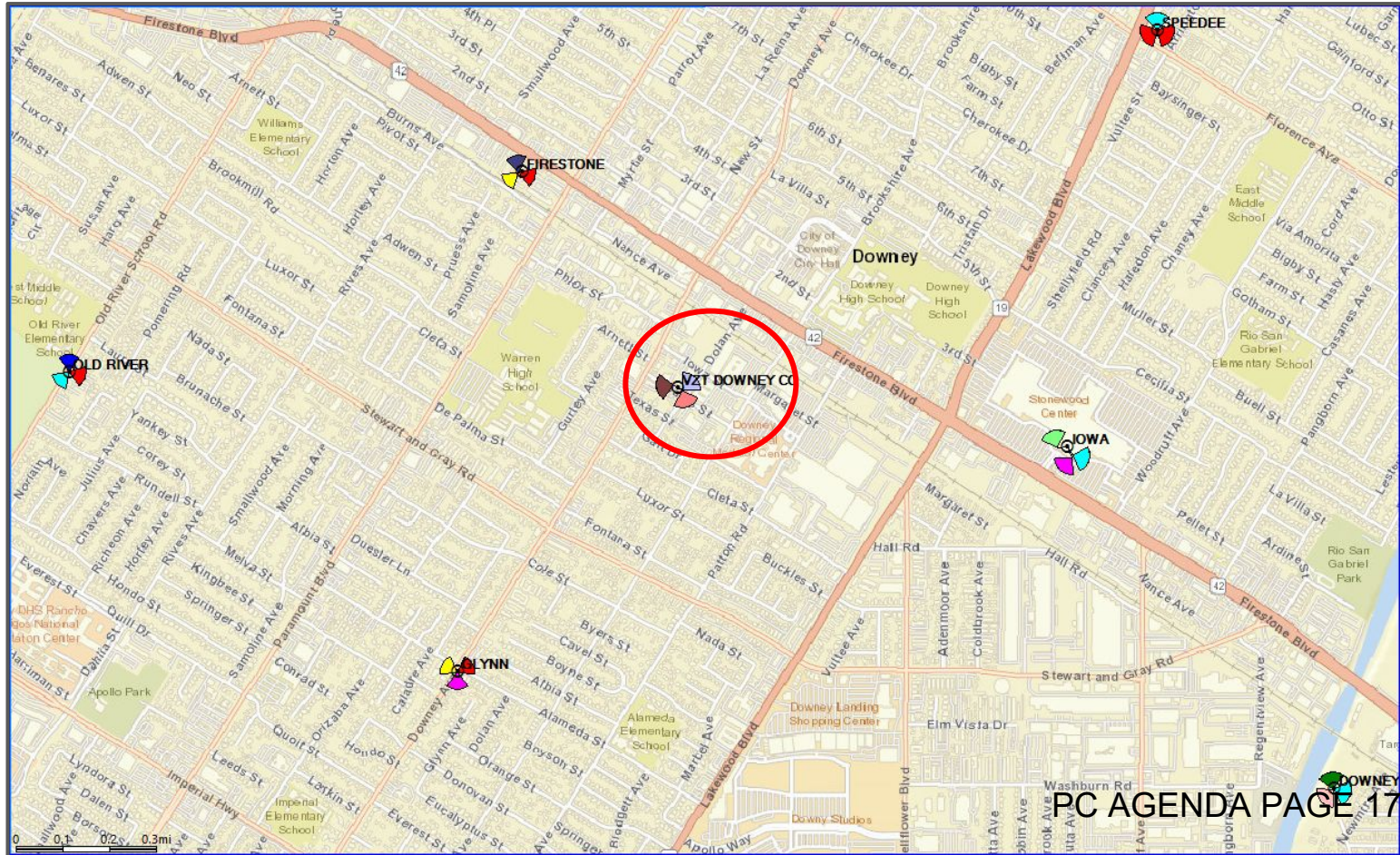
# **VZT DOWNEY CO**

## **Propagation Maps**

**Date: March 28, 2023**



# General Map of VZT DOWNEY CO

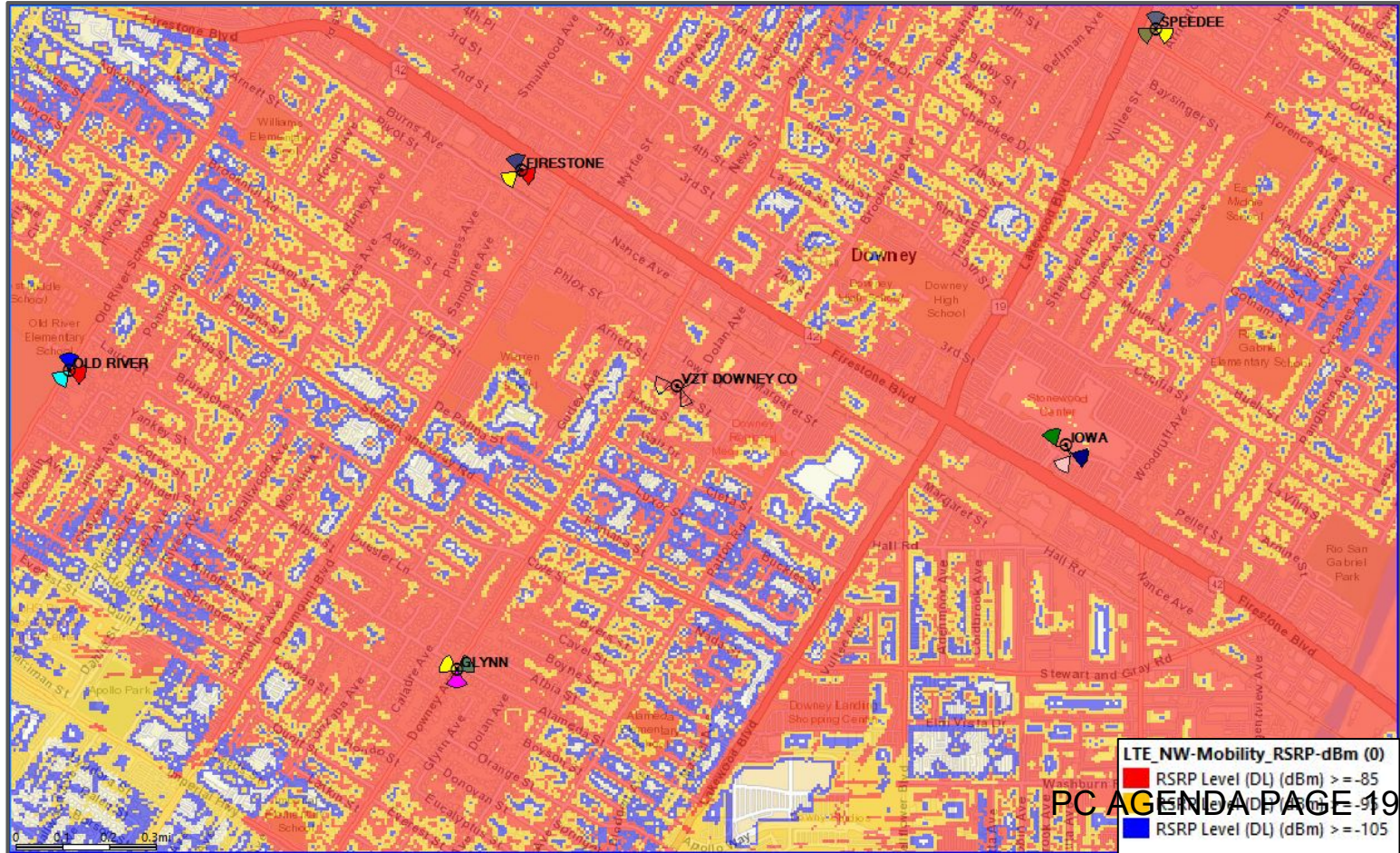






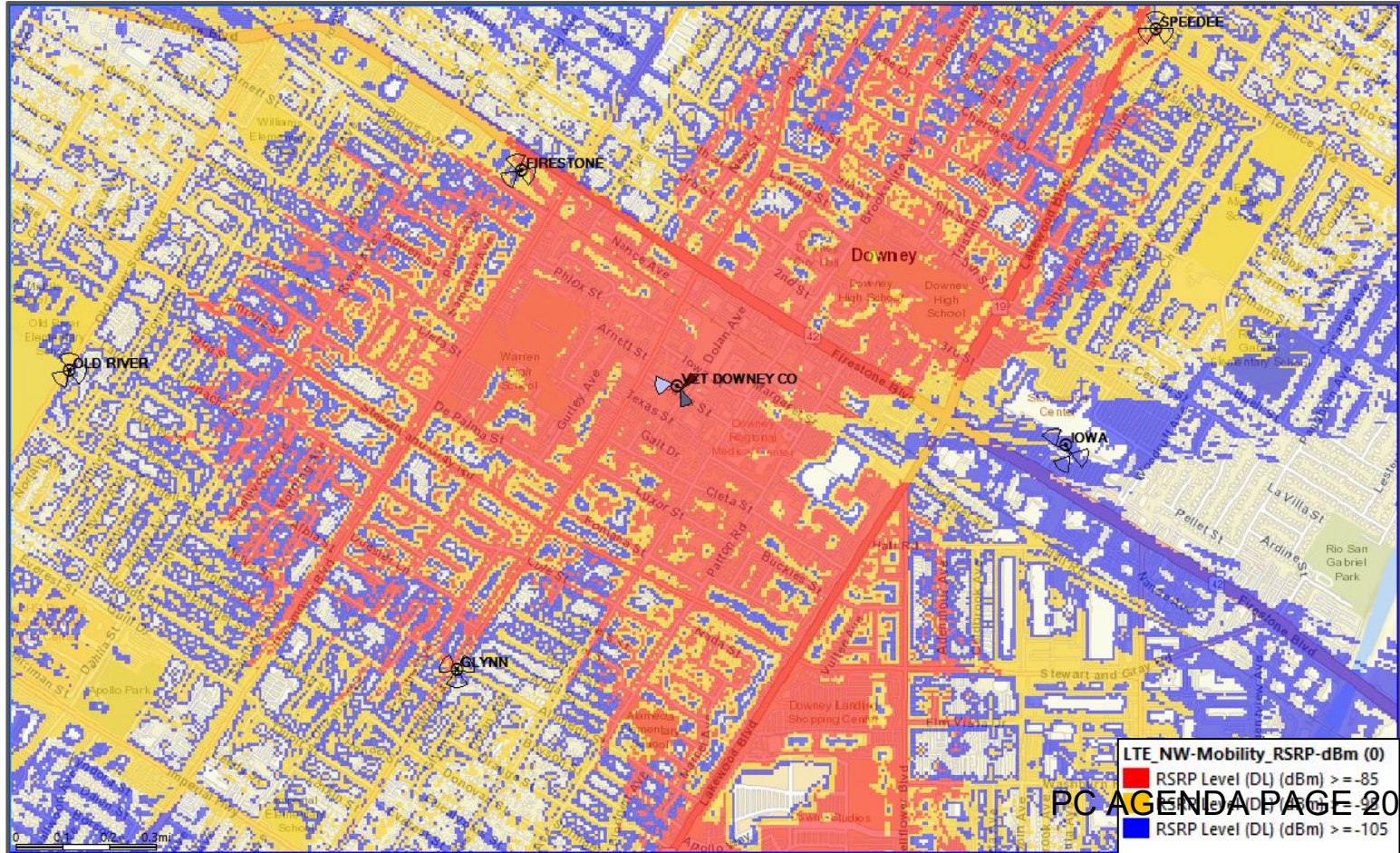


# Current LTE Coverage without VZT DOWNEY CO





# Proposed LTE Coverage - VZT DOWNEY CO Only



PC AGENDA PAGE 20





EXISTING

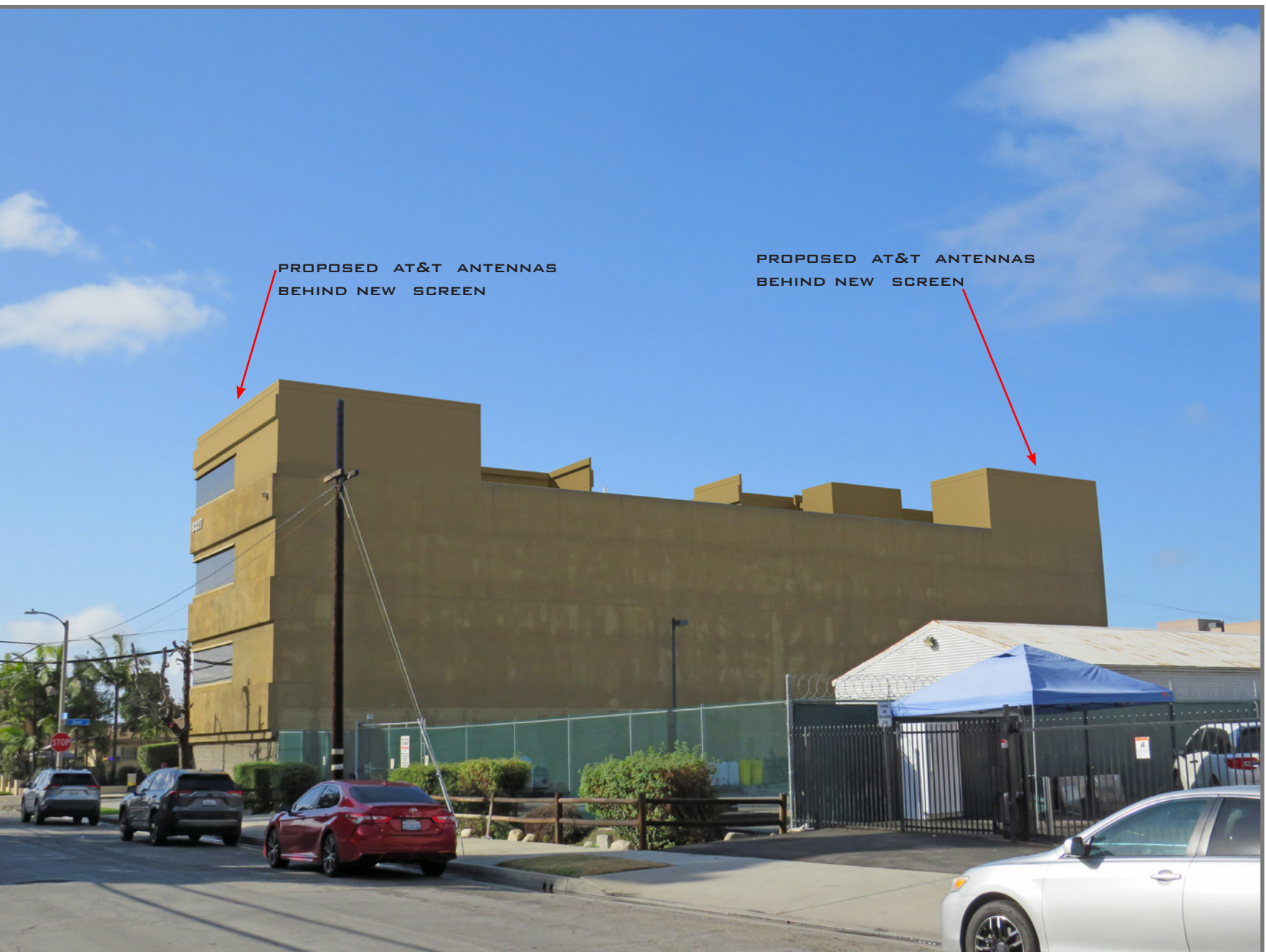


PROPOSED LOOKING NORTHEAST FROM DAVIS STREET





EXISTING



PROPOSED      LOOKING SOUTHWEST FROM DOLAN AVENUE





EXISTING

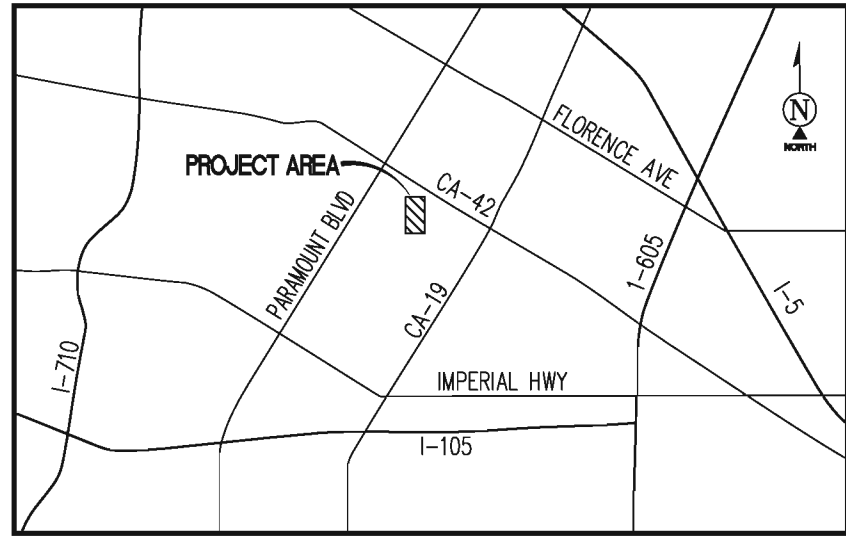


PROPOSED      LOOKING NORTHWEST FROM DAVIS STREET









VICINITY MAP  
N.T.S.

POSITION OF GEODETIC COORDINATES – BLDG. CENTER  
 LATITUDE 33° 56' 11.29" (33.936469) NORTH (NAD83)  
 LONGITUDE 118° 08' 02.24" (118.133956) WEST (NAD83)  
 GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

POSITION OF GEODETIC COORDINATES – SECTOR 1  
 LATITUDE 33° 56' 10.79" (33.936330) NORTH (NAD83)  
 LONGITUDE 118° 08' 01.58" (118.133772) WEST (NAD83)  
 GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

POSITION OF GEODETIC COORDINATES – SECTOR 2  
 LATITUDE 33° 56' 11.48" (33.936522) NORTH (NAD83)  
 LONGITUDE 118° 08' 02.93" (118.134147) WEST (NAD83)  
 GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

POSITION OF GEODETIC COORDINATES – SECTOR 3  
 LATITUDE 33° 56' 11.05" (33.936402) NORTH (NAD83)  
 LONGITUDE 118° 08' 01.49" (118.133747) WEST (NAD83)  
 GROUND ELEVATION @ (SE BLDG COR) 113.9' (NAVD88)

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #92019178-920-CMM-CM8, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED OCTOBER 13, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOTHING TO SHOW)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
  
 GRANTED TO: CITY OF DOWNEY  
 PURPOSE: PUBLIC ROAD AND HIGHWAY PURPOSES  
 RECORDING DATE: MARCH 12, 1971  
 RECORDING NO: 3384 OF OFFICIAL RECORDS  
 AFFECTS: THE SOUTHWESTERLY 5 FEET OF SAID LAND (SHOWN AS RIGHT OF WAY)
3. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.  
  
 REDEVELOPMENT AGENCY: DOWNEY REDEVELOPMENT PROJECT  
 RECORDING DATE: AUGUST 28, 1978  
 RECORDING NO: 78-951055 OF OFFICIAL RECORDS (BLANKET IN NATURE)
4. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOTHING TO SHOW)

SURVEY DATE  
12/02/2022

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA FIVE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 1.00002169

FLOOD\_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD\_ZONE "X". ACCORDING TO FEDERAL AGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1820F, DATED 09/26/2008

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

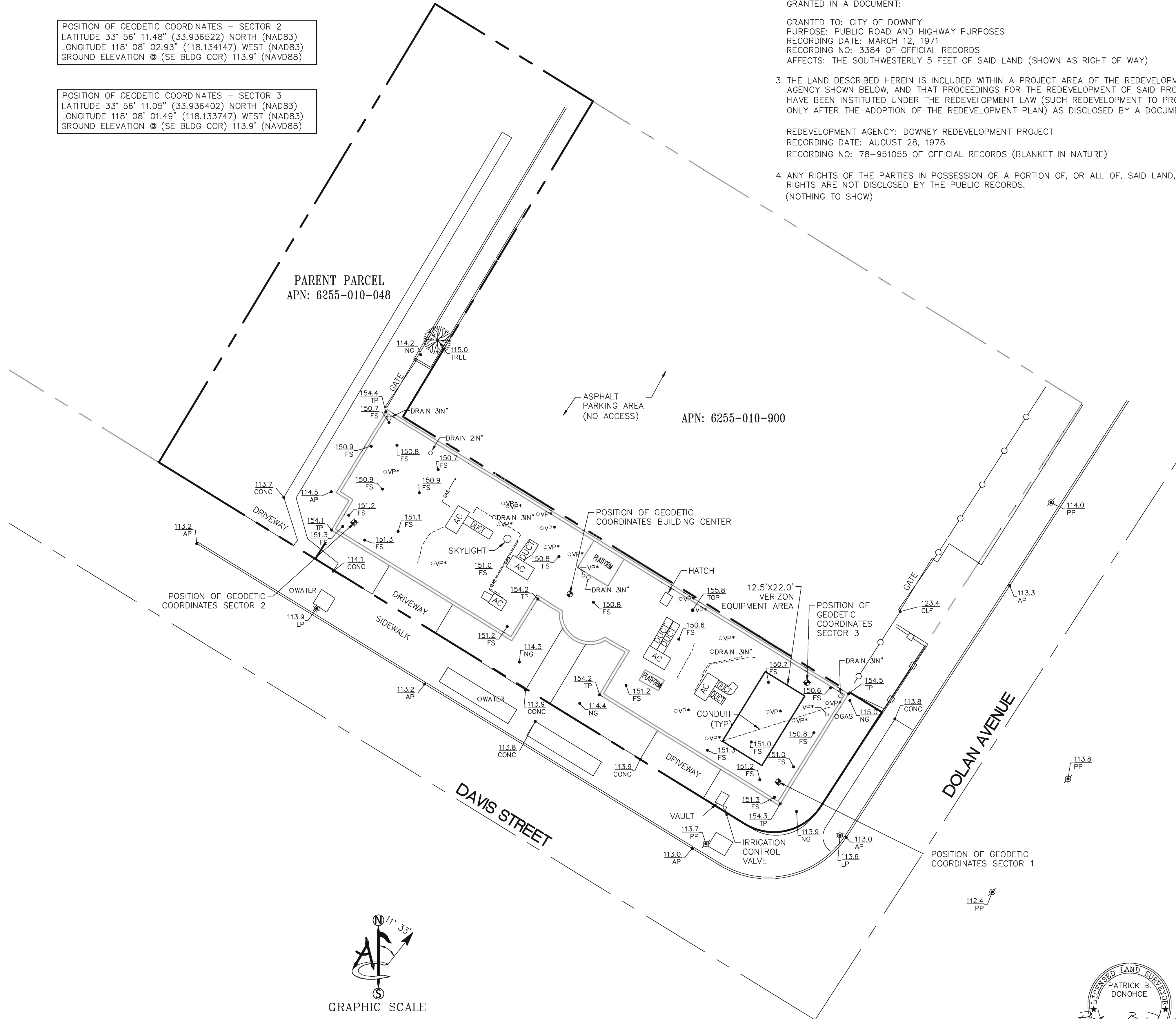
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

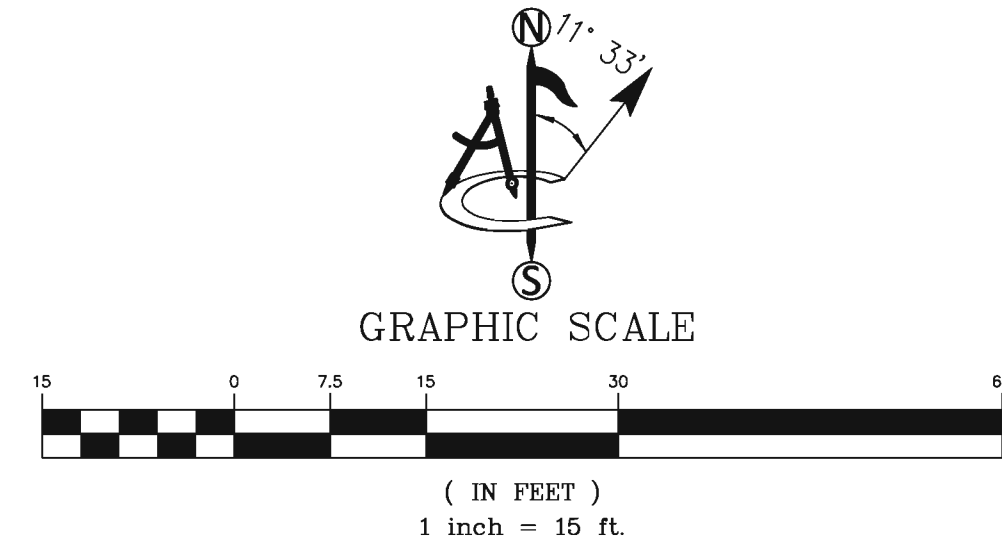
LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOTS 15 AND 16 IN BLOCK 2 OF WILLIS ADDITION TO DOWNEY CITY, IN THE CITY OF DOWNEY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 91 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHWESTERLY 5 FEET OF LOT 16 AND THE PORTION OF SAID LOT 16 LYING SOUTHEASTERLY OF A 15 FEET RADIUS CURVE CONCAVE NORTHWESTERLY, SAID CURVE BEING TANGENT TO THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 5 FEET OF LOT 16, AND ALSO THE SOUTHEASTERLY LINE OF SAID LOT 16, AS GRANTED TO THE CITY OF DOWNEY, FOR PUBLIC ROAD AND HIGHWAY PURPOSES, BY DEED RECORDED OCTOBER 28, 1988, AS INSTRUMENT NO. 88-1742233, OFFICIAL RECORDS.



LEGEND	
AP	ASPHALT
CONC	CONCRETE
LP	LIGHT POLE
NG	NATURAL GRADE
TP	TOP OF PARAPET
	UTILITY POLE
	LIGHT POLE
	POSITION OF GEODETIC COORDINATES
	SPOT ELEVATION
	GAS VALVE
	TREES
	CHAIN LINK FENCE
	WOOD FENCE
	CURBLINES
	GAS LINES
	STREET CENTERLINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	01/06/23	PRELIMINARY	CK
0	01/18/23	TITLE	SM
1	01/25/23	UPDATE DESIGN	SM
2	02/17/23	UPDATE	PD

delta groups  
engineering, inc.  
consulting engineers  
2362 MCGAW AVE. IRVINE, CA 92614  
TEL: 949-622-0333  
FAX: 949-622-0331

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

verizon  
15505 SAND CANYON AVENUE, D1  
IRVINE, CA 92618

ambit consulting  
428 MAIN STREET SUITE 206  
HUNTINGTON BEACH, CA 92648  
PH. (480) 659-4072/www.ambitconsulting.us

VZT DOWNEY CO - DOLAN  
8327 DAVIS STREET  
DOWNEY, CA 90241  
LOS ANGELES COUNTY

SHEET TITLE:  
SITE SURVEY

LS-1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" x 36". SCALE PRINT IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
1	01/25/2023	90% ZD_DRM REVIEW	JD
2	02/28/2023	90% ZD_DRM COMMENTS	JD
3	04/04/2023	100% ZD_DRM APPROVED & ADDRESS CHANGE	JD
4	07/20/2023	100% ZD_PLANNING COMMENTS ADD FIRE ACCESS	JD
5	09/11/2023	90% ZD_PLANNING COMMENTS REDESIGN SCREEN WALL	JD
6	11/18/2023	100% ZD_DRM APPROVED	JD



2362 McGAW AVE. IRVINE, CA 92614  
 TEL: 949-622-0333 FAX: 949-622-0331  
 DGE JOB # 121V0002A

**PROPRIETARY INFORMATION**

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



15505 SAND CANYON AVENUE  
 IRVINE, CA 92618

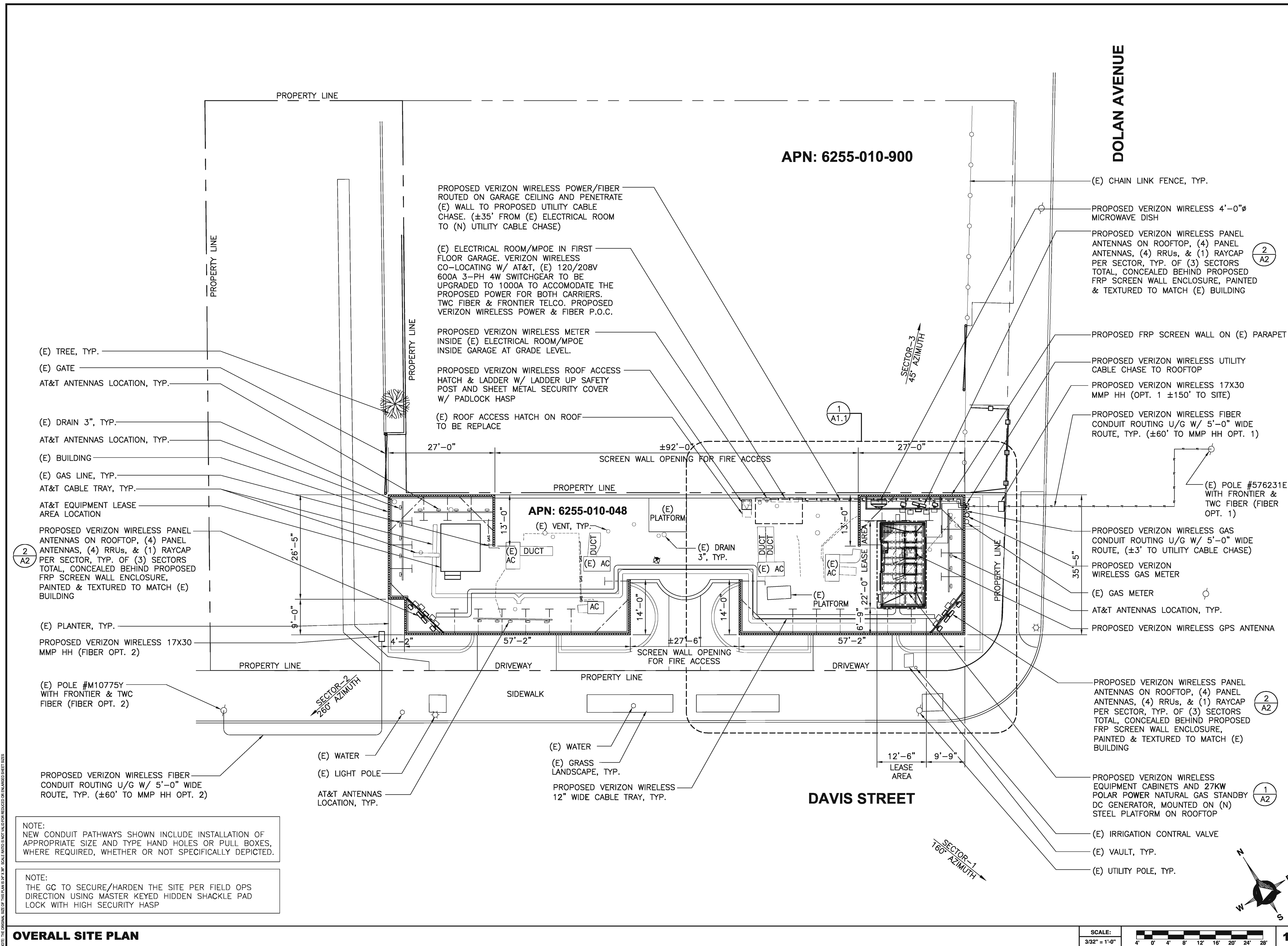
**VZT DOWNEY CO**  
 PROJECT ID: 17013818

8327 DAVIS ST.  
 DOWNEY, CA 90241

SHEET TITLE:

**OVERALL SITE PLAN**

**A-1**



**OVERALL SITE PLAN**



1



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
1	01/25/2023	90% ZD_DRM REVIEW	JD
2	02/28/2023	90% ZD_DRM COMMENTS	JD
3	04/04/2023	100% ZD_DRM APPROVED	JD
4	07/20/2023	100% ZD_PLANNING COMMENTS & ADDRESS CHANGE ADD FIRE ACCESS	JD
5	09/11/2023	90% ZD_PLANNING COMMENTS REDESIGN SCREEN WALL	JD
6	11/18/2023	100% ZD_DRM APPROVED	JD



2362 McGAW AVE. IRVINE, CA 92614  
TEL: 949-622-0333 FAX: 949-622-0331  
DGE JOB # 121V0002A

**PROPRIETARY INFORMATION**

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



15505 SAND CANYON AVENUE  
IRVINE, CA 92618

**VZT DOWNEY CO**

PROJECT ID: 17013818

8327 DAVIS ST.  
DOWNEY, CA 90241

SHEET TITLE:

**ENLARGED SITE PLAN**

**A-1.1**

PROPOSED VERIZON WIRELESS 4'-0"Ø MICROWAVE DISH ON ROOFTOP

PROPOSED VERIZON WIRELESS POWER/FIBER ROUTED ON GARAGE CEILING AND PENETRATE (E) WALL TO PROPOSED UTILITY CABLE CHASE. (±35' FROM (E) ELECTRICAL ROOM TO (N) UTILITY CABLE CHASE)

(E) ELECTRICAL ROOM/MPOE IN FIRST FLOOR GARAGE. VERIZON WIRELESS CO-LOCATING W/ AT&T, (E) 120/208V 600A 3-PH 4W SWITCHGEAR TO BE UPGRADED TO 1000A TO ACCOMMODATE THE PROPOSED POWER FOR BOTH CARRIERS. TWC FIBER & FRONTIER TELCO. PROPOSED VERIZON WIRELESS POWER & FIBER P.O.C.

PROPOSED VERIZON WIRELESS METER INSIDE (E) ELECTRICAL ROOM/MPOE INSIDE GARAGE AT GRADE LEVEL.

PROPOSED VERIZON WIRELESS ROOF ACCESS HATCH & LADDER W/ LADDER UP SAFETY POST AND SHEET METAL SECURITY COVER W/ PADLOCK HASP

(E) ROOF ACCESS HATCH ON ROOF TO BE REPLACED

PROPOSED VERIZON WIRELESS 12" WIDE CABLE TRAY, TYP. (SEE 1/A1 FOR CONTINUATION)

AT&T CABLE TRAY, TYP. (SEE 1/A1 FOR CONTINUATION)

(E) BUILDING

PROPOSED FRP SCREEN WALL ON (E) PARAPET

(E) PLANTER, TYP.

PROPOSED SCREEN WALL BRACE @ CORNERS, TYP. (10'X10' MAX.)

PROPOSED SCREEN WALL KICKERS @ 6' O.C. TYP.

PROPOSED VERIZON WIRELESS PANEL ANTENNAS ON ROOFTOP, (4) PANEL ANTENNAS, (4) RRU's, & (1) RAYCAP PER SECTOR, TYP. OF (3) SECTORS TOTAL, CONCEALED BEHIND PROPOSED FRP SCREEN WALL ENCLOSURE, PAINTED & TEXTURED TO MATCH (E) BUILDING

(E) DRAIN 2", TYP.

PROPOSED VERIZON WIRELESS UTILITY CABLE CHASE TO ROOFTOP

(E) FENCE, TYP.

PROPOSED VERIZON WIRELESS 17X30 MMP HH (OPT. 1 ±150' TO SITE)

PROPOSED VERIZON WIRELESS FIBER CONDUIT ROUTING U/G W/ 5'-0" WIDE ROUTE, TYP. (±60' TO MMP HH OPT. 1) (SEE 1/A1 FOR CONTINUATION)

PROPOSED VERIZON WIRELESS GAS CONDUIT ROUTING U/G W/ 5'-0" WIDE ROUTE, (±3' TO UTILITY CABLE CHASE)

PROPOSED VERIZON WIRELESS GAS METER

(E) GAS METER

(E) VENT PIPE, TYP.

AT&T ANTENNAS LOCATION, TYP.

PROPOSED VERIZON WIRELESS CABLE TRAY, TYP.

PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS AND 27KW POLAR POWER NATURAL GAS STANDBY DC GENERATOR, MOUNTED ON (N) STEEL PLATFORM ON ROOFTOP

PROPOSED FRP SCREEN WALL ON (E) PARAPET

PROPOSED VERIZON WIRELESS PANEL ANTENNAS ON ROOFTOP, (4) PANEL ANTENNAS, (4) RRU's, & (1) RAYCAP PER SECTOR, TYP. OF (3) SECTORS TOTAL, CONCEALED BEHIND PROPOSED FRP SCREEN WALL ENCLOSURE, PAINTED & TEXTURED TO MATCH (E) BUILDING

(E) VAULT, TYP.

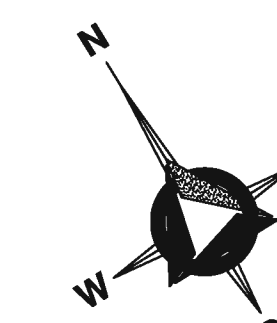
(E) IRRIGATION CONTRAL VALVE

(E) PLANTER, TYP.

**DAVIS STREET**

**APN: 6255-010-048**

**ENLARGED SITE PLAN**



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOWN IS NOT A REDUCED OR ENLARGED SHEET SIZE.



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
1	01/25/2023	90% ZD_DRM REVIEW	JD
2	02/28/2023	90% ZD_DRM COMMENTS	JD
3	04/04/2023	100% ZD_DRM APPROVED & ADDRESS CHANGE	JD
4	07/20/2023	100% ZD_PLANNING COMMENTS ADD FIRE ACCESS	JD
5	09/11/2023	90% ZD_PLANNING COMMENTS REDESIGN SCREEN WALL	JD
6	11/16/2023	100% ZD_DRM APPROVED	JD

**DELTA GROUPS ENGINEERING, INC.**  
CONSULTING ENGINEERS

2362 McGAW AVE. IRVINE, CA 92614  
TEL: 949-622-0333 FAX: 949-622-0331  
DGE JOB # 121V0002A

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



15505 SAND CANYON AVENUE  
IRVINE, CA 92618

**VZT DOWNEY CO**  
PROJECT ID: 17013818

8327 DAVIS ST.  
DOWNEY, CA 90241

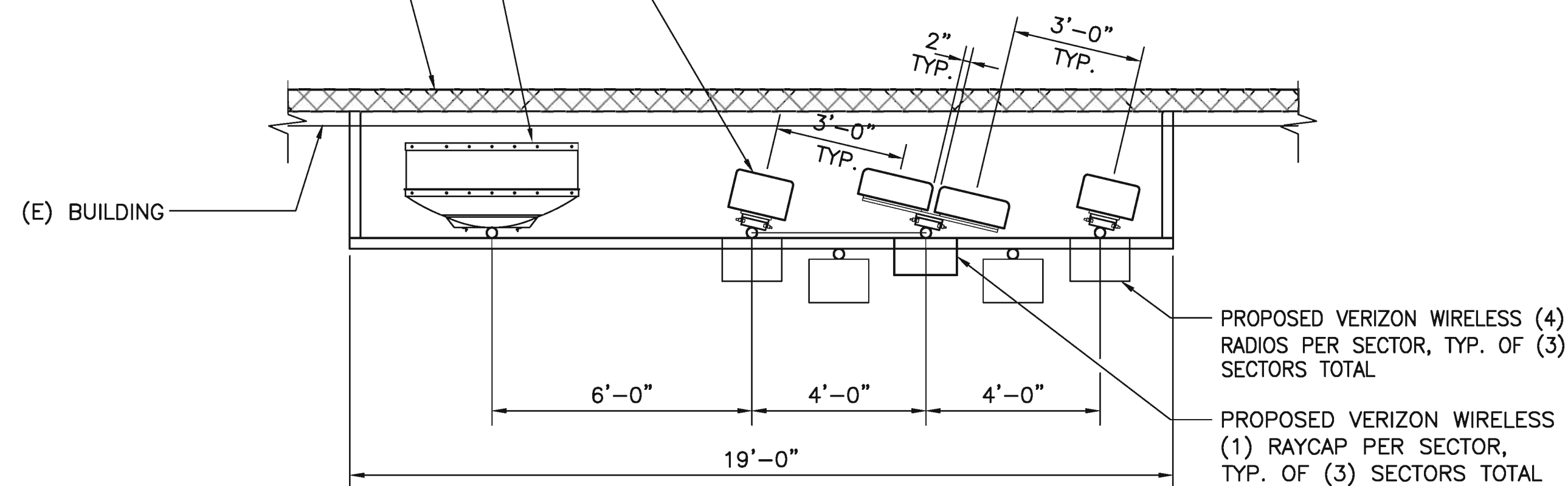
SHEET TITLE:  
**EQUIPMENT & ANTENNA LAYOUT**

**A-2**

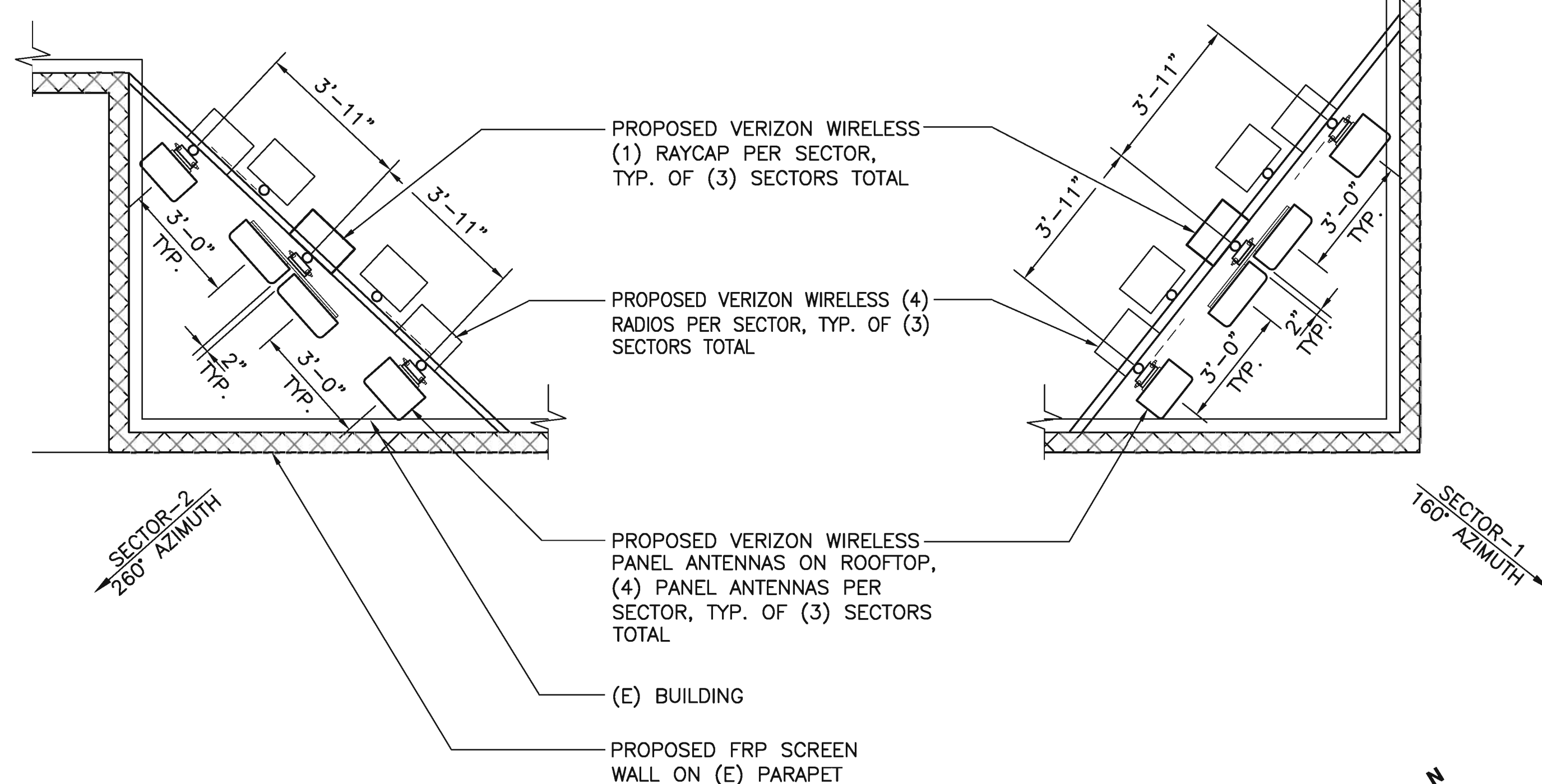
PROPOSED VERIZON WIRELESS PANEL ANTENNAS ON ROOFTOP, (4) PANEL ANTENNAS PER SECTOR, TYP. OF (3) SECTORS TOTAL

PROPOSED VERIZON WIRELESS 4'-0"Ø MICROWAVE DISH ON ROOFTOP

PROPOSED FRP SCREEN WALL ON (E) PARAPET



(E) BUILDING  
PROPOSED FRP SCREEN WALL ON (E) PARAPET



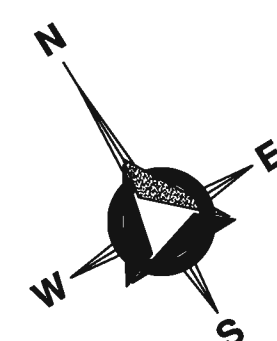
PROPOSED VERIZON WIRELESS (1) RAYCAP PER SECTOR, TYP. OF (3) SECTORS TOTAL

PROPOSED VERIZON WIRELESS (4) RADIOS PER SECTOR, TYP. OF (3) SECTORS TOTAL

PROPOSED VERIZON WIRELESS PANEL ANTENNAS ON ROOFTOP, (4) PANEL ANTENNAS PER SECTOR, TYP. OF (3) SECTORS TOTAL

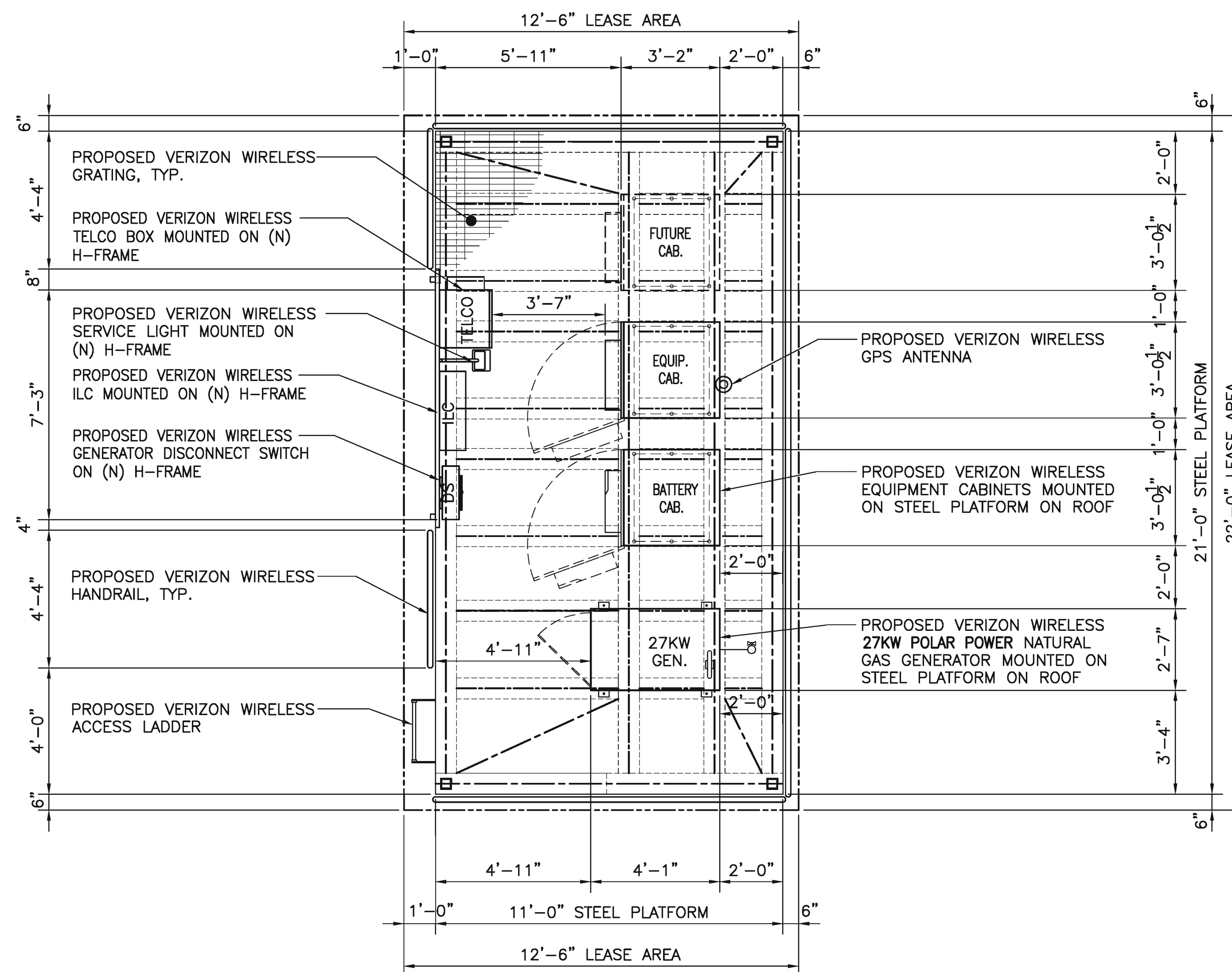
(E) BUILDING

PROPOSED FRP SCREEN WALL ON (E) PARAPET



SCALE: 3/8" = 1'-0"  
1' 0' 1' 2' 3' 4' 5' 6' 7'

**2 EQUIPMENT LAYOUT**



PROPOSED VERIZON WIRELESS GRATING, TYP.

PROPOSED VERIZON WIRELESS TELCO BOX MOUNTED ON (N) H-FRAME

PROPOSED VERIZON WIRELESS SERVICE LIGHT MOUNTED ON (N) H-FRAME

PROPOSED VERIZON WIRELESS ILC MOUNTED ON (N) H-FRAME

PROPOSED VERIZON WIRELESS GENERATOR DISCONNECT SWITCH ON (N) H-FRAME

PROPOSED VERIZON WIRELESS HANDRAIL, TYP.

PROPOSED VERIZON WIRELESS ACCESS LADDER

PROPOSED VERIZON WIRELESS GPS ANTENNA

PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS MOUNTED ON STEEL PLATFORM ON ROOF

PROPOSED VERIZON WIRELESS 27KW POLAR POWER NATURAL GAS GENERATOR MOUNTED ON STEEL PLATFORM ON ROOF

FUTURE CAB.

EQUIP. CAB.

BATTERY CAB.

27KW GEN.

11'-0" STEEL PLATFORM

12'-6" LEASE AREA

21'-0" STEEL PLATFORM

22'-0" LEASE AREA

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"

6"



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
1	01/25/2023	90% ZD_DRM REVIEW	JD
2	02/28/2023	90% ZD_DRM COMMENTS	JD
3	04/04/2023	100% ZD_DRM APPROVED & ADDRESS CHANGE	JD
4	07/20/2023	100% ZD_PLANNING COMMENTS ADD FIRE ACCESS	JD
5	09/11/2023	90% ZD_PLANNING COMMENTS REDESIGN SCREEN WALL	JD
6	11/16/2023	100% ZD_DRM APPROVED	JD

**DELTA GROUPS ENGINEERING, INC.**  
CONSULTING ENGINEERS

2362 McGAW AVE. IRVINE, CA 92614  
TEL: 949-622-0333 FAX: 949-622-0331  
DGE JOB # 121V0002A

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

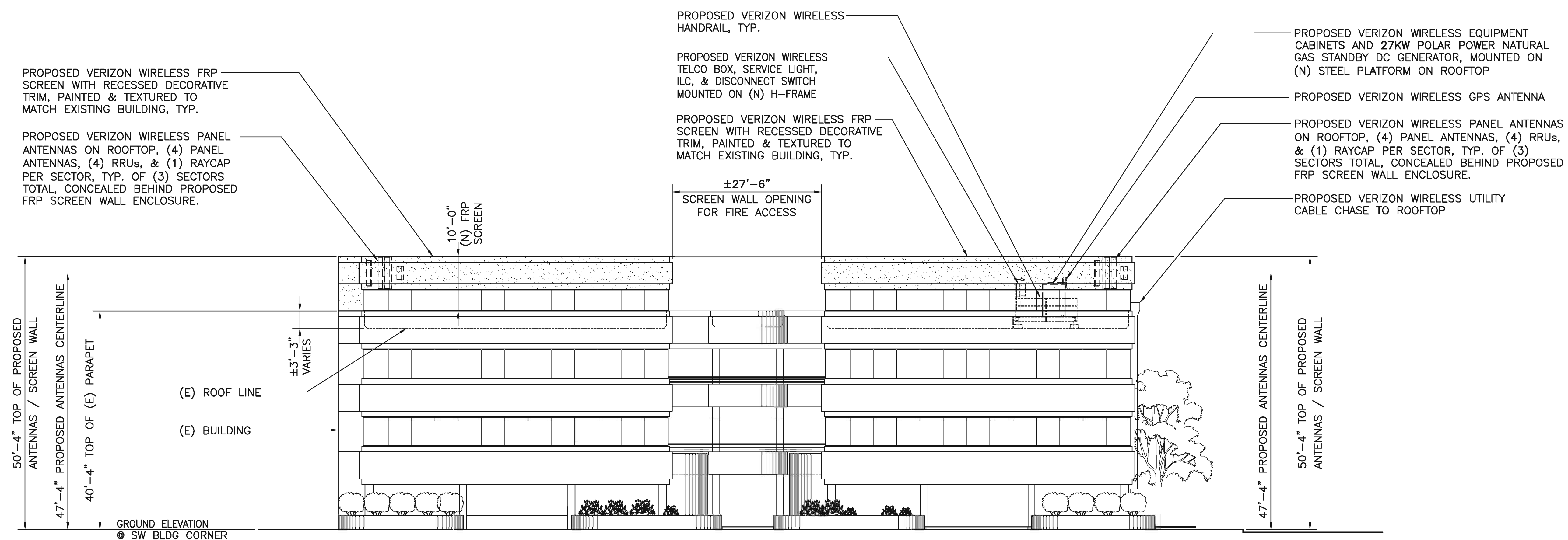


15505 SAND CANYON AVENUE  
IRVINE, CA 92618

**VZT DOWNEY CO**  
PROJECT ID: 17013818  
8327 DAVIS ST.  
DOWNEY, CA 90241

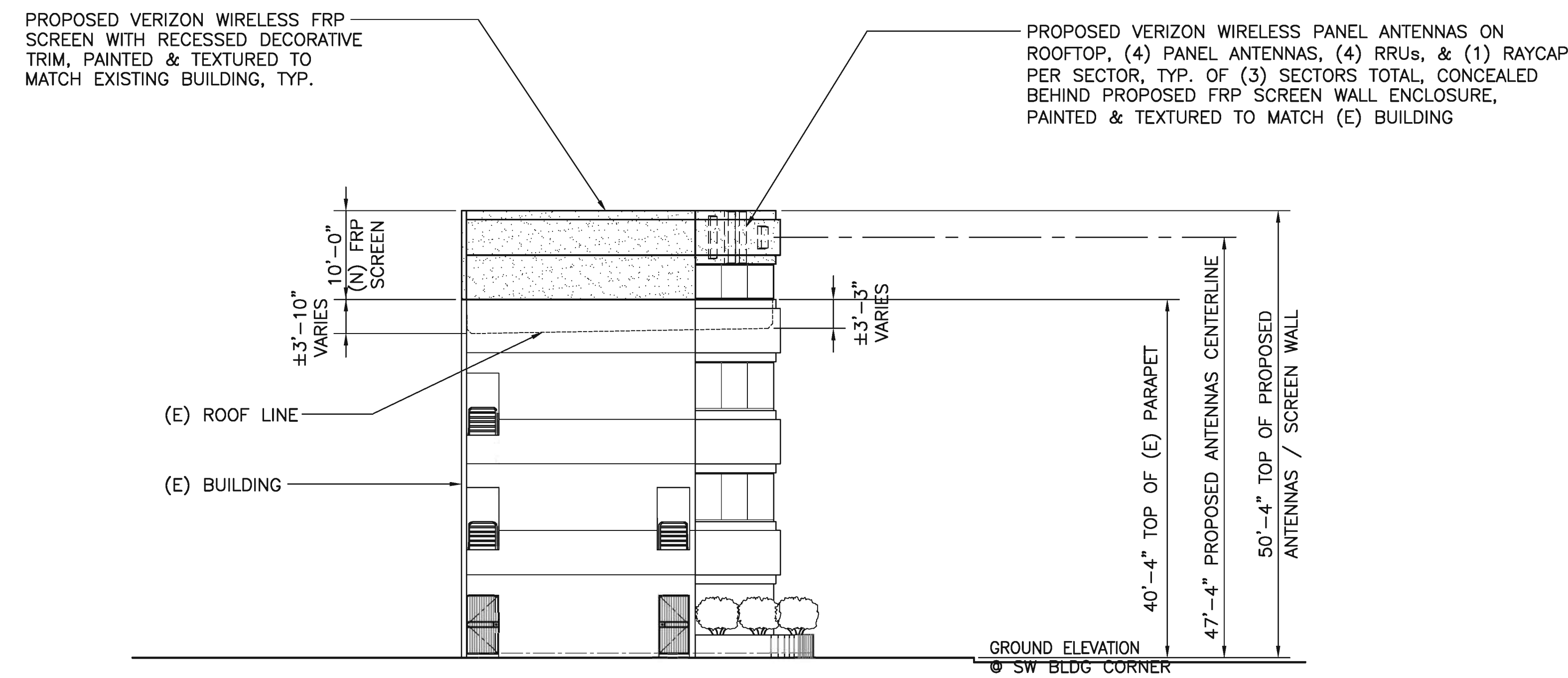
SHEET TITLE:  
**SOUTH & WEST ELEVATIONS**

**A-3**



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"  
1



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"  
2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 11" X 17". SCALE SHOWN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



**ISSUE STATUS**

REV.	DATE	DESCRIPTION	BY
1	01/25/2023	90% ZD_DRM REVIEW	JD
2	02/28/2023	90% ZD_DRM COMMENTS	JD
3	04/04/2023	100% ZD_DRM APPROVED	JD
4	07/20/2023	100% ZD_PLANNING COMMENTS & ADDRESS CHANGE	JD
5	09/11/2023	90% ZD_PLANNING COMMENTS ADD FIRE ACCESS	JD
6	11/18/2023	100% ZD_DRM APPROVED REDESIGN SCREEN WALL	JD

**DELTA GROUPS ENGINEERING, INC.**  
CONSULTING ENGINEERS

2362 MCGAW AVE. IRVINE, CA 92614  
TEL: 949-622-0333 FAX: 949-622-0331  
DGE JOB # 121V0002A

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

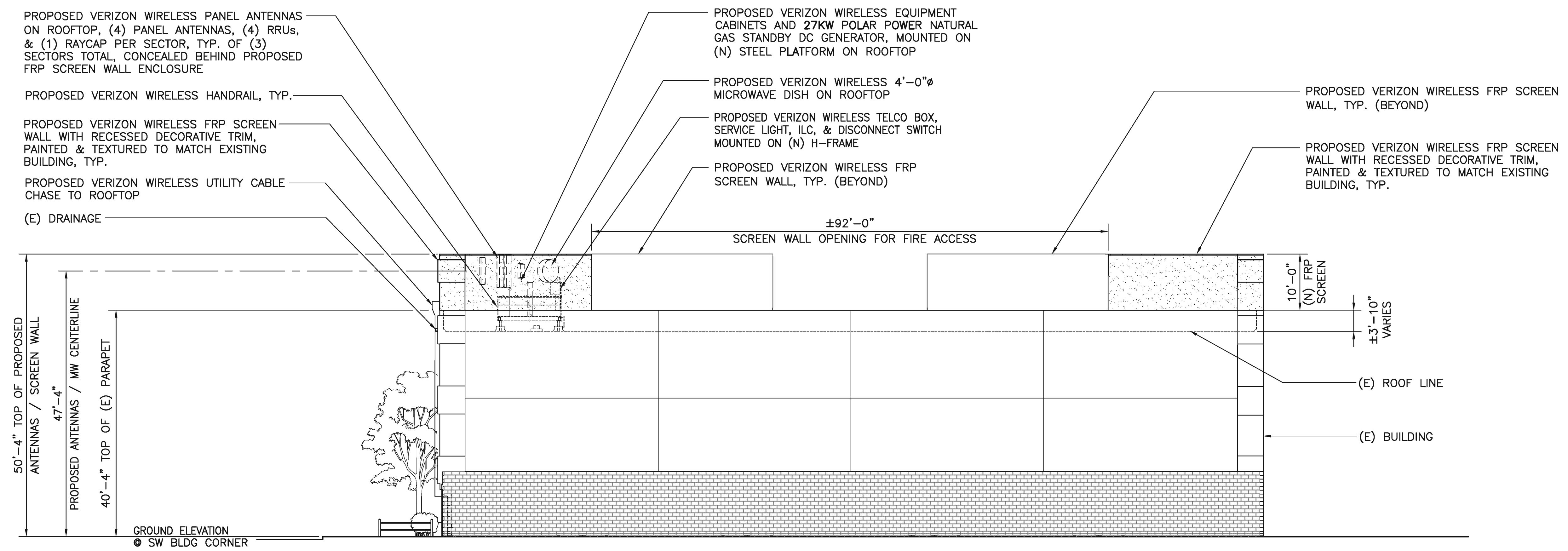


15505 SAND CANYON AVENUE  
IRVINE, CA 92618

**VZT DOWNEY CO**  
PROJECT ID: 17013818  
8327 DAVIS ST.  
DOWNEY, CA 90241

SHEET TITLE:  
**NORTH & EAST ELEVATIONS**

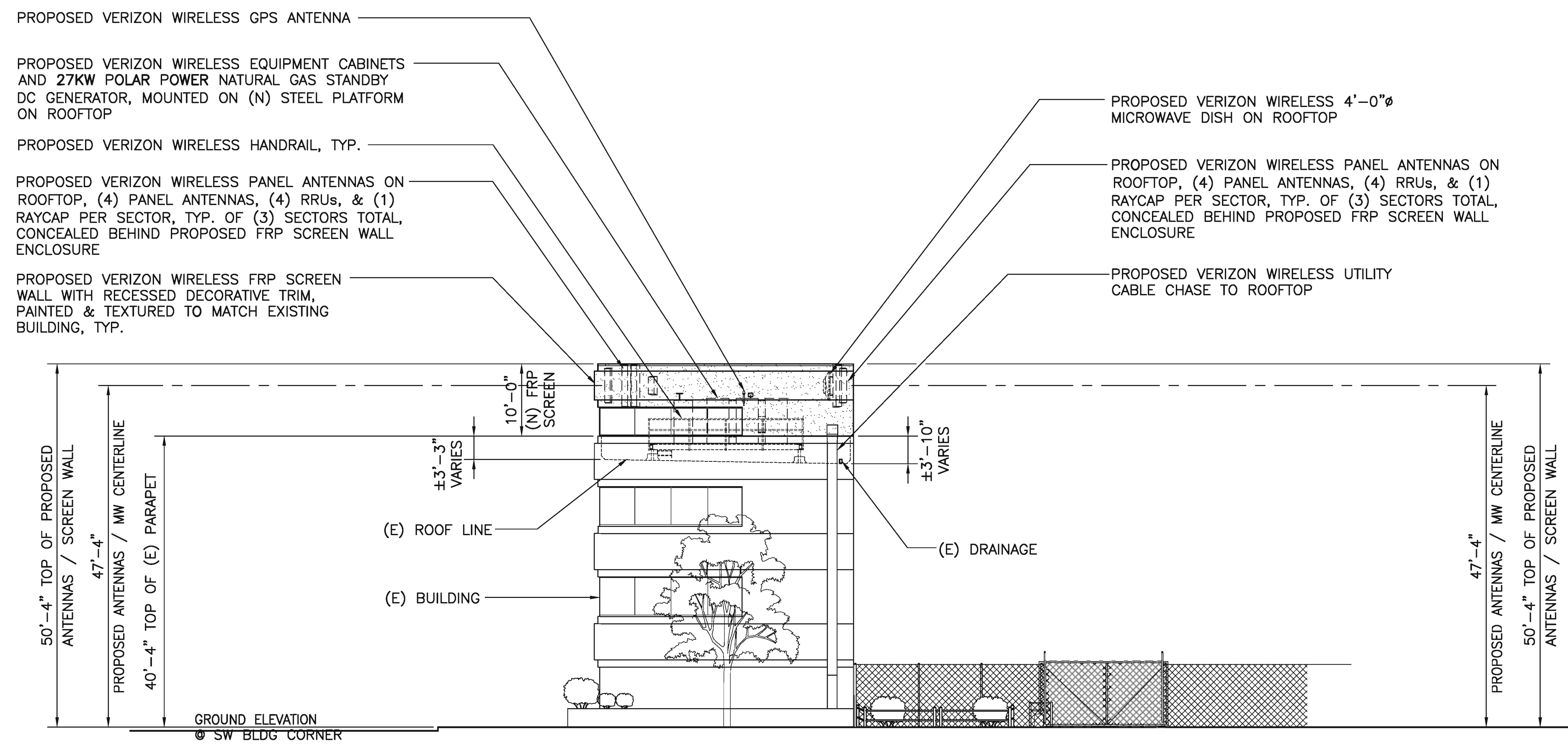
**A-4**



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

1



**EAST ELEVATION**

SCALE: 3/32" = 1'-0"

2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE SHOULD BE 1/8" = 1'-0" UNLESS INDICATED OTHERWISE ON DRAWING SHEET REVISIONS.



**MINUTES  
DOWNEY CITY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 7, 2024  
CITY COUNCIL CHAMBERS, 11111 BROOKSHIRE AVENUE  
DOWNEY, CALIFORNIA  
6:30 PM**

Vice Chair Uva called the February 7, 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:** Carmela Uva, District 4, Vice Chair  
Mario A. Guerra, District 2  
Hector Lujan, District 1  
Elias Saikaly, District 3  
Louis Morales, District 5

**COMMISSIONERS ABSENT:** None

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

**PLANNING COMMISSIONER ANNOUNCEMENTS; REQUEST FOR FUTURE AGENDA ITEMS; AND CONFERENCE/MEETING REPORTS:** Vice Chair Uva requested the newly appointed Planning Commissioners to be sworn into office. Planning Secretary Ria Ioannidis led the oath of office. Vice Chair Uva congratulated all three new Planning Commissioners. Vice Chair Uva asked if any of the Commissioners have any announcements. Commissioners Guerra, Lujan, and Saikaly had none. Commissioner Morales gave thanks for being back on the Planning Commission and Vice Chair Uva had none as well.

**REPORT ON CITY COUNCIL ACTIONS:** None.

**PRESENTATIONS:** Vice Chair Uva and the Planning Commission recognized former Planning Chair Horacio Ortiz who is now a Councilmember and former Planning Commissioner Miguel Duarte. Councilmember Ortiz is delayed, and Mr. Duarte reported his absence to staff and appreciates the recognition.

**CHANGES TO THE AGENDA:** Community Development Director Irma Huitron requested the Commission to change item IV under Presentations to section X under Other Business to assure public input.

**PUBLIC HEARINGS:** None

**NON-AGENDA PUBLIC COMMENTS:**

Public Comment: Speaker, Javier Ganadas, Downey resident at 7205 Coolgrove Drive on the Island, requested a traffic study and footprints of the proposed 33 condominiums units project proposed to be built on Suva and Foster Bridge Road.

Speaker, Adrian, Downey resident on Coolgrove Drive in the Treasure Island area, expressed concern about increase of traffic during school hours and homelessness around Treasure Island Park and the proposed project will only worsen the conditions.

Speaker, unknown, expressed that the proposed project, is out to destroy single-family dwelling neighborhoods. Believes the parking will be a nightmare and a total disaster and the project is out of compliance on the proposed location.

Speaker, Downey resident for 50 years on the "Island," described the proposed project as a disaster.

Speaker, Ahmet, Downey resident for 20 years, doesn't believe the condominium project is good for the community of Downey and the people that live in the neighborhood. Speaker suggested an extension of the park which will help service the community effectively.

Speaker, Alfred Calderon, resident of Coolgrove Drive in the "Island" area, stated there is already an existing traffic issue in the area with the two elementary schools in the neighborhood and the proposed project will only worsen the traffic problem.

Speaker, unknown name, resident of the "Island," expressed concern about the proposed project and the impact it will have on the street parking and traffic.

Speaker, unknown name, detailed a traffic study he conducted of vehicles driving through Suva Street and is concerned the proposed project will only bring more traffic to the intersection.

Speaker, resident of the "Island," concerned about property values in the neighborhood with the proposed project being approved and shared concerns about traffic and street parking.

Community Development Director Irma Huitron informed the public that the subject project is not set for public hearing since it is not on the agenda. Therefore, the Planning Commission is unable to respond to each comment. All concerns have been noted by staff.

Speaker, resident of the "Island," expressed concern on traffic and suggested that a community service type of project in the "Island" neighborhood would be more beneficial.

Principal Planner Alfonso Hernandez stated the City received a public comment via email and a copy of the email is placed on the dais for review by the Planning Commission and at the back of the room for review by the public.

Community Development Director Irma Huitron thanked the members of the public for voicing their concerns and there will be an official notice of the upcoming public hearing which will take place on February 21, 2024. There are also environmental documents available for review on the City's website. Director Huitron introduced the Planners assigned to the project, Principal Planner Alfonso Hernandez and Associate Planner Abraham Luna, and informed the public that questions can be directed to them that day or at a later day.

Commissioner Guerra shared he was the Mayor at the time the Treasure Island Park was built and thanked the members of the public for coming.

Vice Chair Uva closed the public hearing

Vice Chair Uva announced Councilmember Horacio Ortiz's arrival and presented him with a recognition certificate and thanked him for his service with the Planning Commission.

Commissioner Guerra shared his gratitude to Councilmember Ortiz for his service and friendship.

Commissioner Lujan congratulated Councilmember Ortiz, wished him the best of luck on City Council and thanked him for appointing him to the Planning Commission.

Commissioner Saikaly as well as Commissioner Morales thanked Councilmember Ortiz for his service.



Vice Chair Uva read the Certificate of Appreciation to Councilmember Ortiz.

Council member Ortiz thanked the Planning Commission for the opportunity given to him as a member of the commission and for the education and friendship he obtained while serving as a member.

**CONSENT CALENDAR ITEMS:** Vice Chair Uva asked the commissioners if they had any questions or comments on the consent calendar item or motion to accept. A motion to accept the Consent Calendar was requested by Commissioner Guerra and seconded by Commissioner Morales. The motion passed by a vote of 3-0-2 with Commissioners Lujan and Saikaly abstaining.

**OTHER BUSINESS:**

Community Development Director Irma Huitron requested a 5-minute break to meet with staff.

Commissioner Guerra requested to break after the election of officers and made a motion to nominate Vice Chair Uva as Chairwoman. The motion was seconded by Commissioner Morales and passed by a vote 5-0 vote to elect Vice Chair Uva as Chairwoman of the Planning Commission.

Commissioner Morales nominated Commissioner Guerra for Vice Chairman. It was moved by Commissioner Morales, seconded by Chair Uva, and passed by a 5-0 vote to elect Commissioner Guerra as Vice Chairman of the Planning Commission.

Chair Uva called for a recess.

Chair Uva reconvened the meeting with an overview of the Housing Element Implementation.

Director Irma Huitron introduced Jose Rodriguez from the consulting firm MIG who has been assisting with the City's Housing Element Implementation.

Project Manager Jose Rodriguez gave a PowerPoint presentation on the Housing Element Implementation which included an overview of the Housing Element, the City's RHNA numbers, and upcoming changes to the General Plan and Zoning Code. The presentation also detailed upcoming community engagement opportunities and an overall project timeline. After the presentation, Mr. Rodriguez welcomed questions from the Commissioners.

Vice Chair Guerra inquired about the funding of the project.

Community Development Director Irma Huitron stated the adoption of the Housing Element preparation, which is part one of the project, was grant-funded by SB2 and the second part of the project was approved by City Council to use general funds.

Vice Chair Guerra expressed concern and interest on how "disadvantaged communities" are categorized.

Project Manager Jose Rodriguez explained that the "disadvantaged community" categorization was based on a variety of data points including but not limited to environmental factors, and socioeconomic and health indicators. He also explained that the categorization is made by census tract and those labeled as a "disadvantaged community" were identified as the top 25% in the State needing environmental justice initiatives.

Community Development Director Huitron intervened and expressed concern regarding the orange color on the map and is working with Jose and the team to explain to the public the environmental justice component.

Chair Uva expressed concern about the outreach to the public and would like notifications to be sent out to the household and published for the community.

Community Development Director Huitron stated there is an opportunity to provide messaging of the subject project through utility billing and other city wide notices being mailed out.

Project Manager Jose Rodriguez stated he will be working with staff on media outreach out to the residents.

Chair Uva thanked Project Manager Jose Rodriguez for the project presentation.

Chair Uva asked if the Planning Commissioners have any questions for staff.

Vice Chair Guerra asked staff about the continuation of the future agenda dates.

Community Development Director Huitron confirmed the notices for the February 21<sup>st</sup> projects have been published and the preparation of reports is in process.

Commissioner Saikaly asked staff about the four-way stop sign mentioned by a resident and for the project's traffic study.

Community Development Director Huitron stated staff has noted all comments made by residents and will address those concerns.

Commissioner Morales requested copies of the plans, and stated the plans previously provided were blurred.

Director Huitron stated there will be a separate link to access the project plans which will give the ability to view the documents.

Vice Chair Guerra commented he met with the developer of the project and felt it was very informative.

City Attorney John Funk stated there is no obligation to attend a meeting request by the developers and these meetings are intended as a learning exercise.

ADJOURNMENT: Chair Uva adjourned the meeting at 8:30 pm, to Wednesday, February 21, 2024, at Downey City Hall, 11111 Brookshire Avenue.

APPROVED AND ADOPTED this 21<sup>st</sup> day of February, 2024.

---

Carmela Uva, 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 21<sup>st</sup> day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Ria Ioannidis, Planning Secretary  
Community Development Department