



**CITY OF SOUTH PASADENA  
PLANNING COMMISSION**

**AGENDA  
REGULAR MEETING  
TUESDAY, JULY 12, 2022 AT 6:30 P.M.**

**CITY COUNCIL CHAMBERS  
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

**South Pasadena Planning Commission Statement of Civility**

*As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Planning Commission Meeting will be conducted in-person from the Council Chambers, Amedee O. "Dick" Richards, Jr., located at 1424 Mission Street, South Pasadena. Pursuant to AB 361 Government Code Section 54953, subdivision (e) (3), the Planning Commission may conduct its meetings remotely and may be held via video conference.

The Meeting will be available:

- In Person Hybrid – City Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/83530439651> **Meeting ID: 8353 043 9651**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in the following methods below.

- Go to the Zoom website, <https://Zoom.us/join> and enter the Zoom meeting information; or
- Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/83530439651>

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<b>CALL TO ORDER:</b>	Chair	John Lesak
<b>ROLL CALL:</b>	Chair	John Lesak
	Vice-Chair	Laura Dahl
	Commissioner	Amitabh Barthakur
	Commissioner	Janet Braun
	Commissioner	Lisa Padilla
<b>COUNCIL LIAISON:</b>	Councilmember	Diana Mahmud

**APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

**DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

**PUBLIC COMMENT GUIDELINES** (Public Comments are limited to 3 minutes)

The Planning Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

Option 1:

Participate in-person at the City Council Chambers, 1424 Mission Street, South Pasadena.

Option 2:

Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3:

Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov). Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Planning Commission meeting.

NOTE: Pursuant to State law, the Planning Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

## **PUBLIC COMMENT**

1. **Public Comment – General (Non-Agenda Items)**

## **CONSENT CALENDAR ITEMS**

2. **Minutes from the Special Meeting of April 18, 2022**

## **PUBLIC HEARING**

3. **2130 Huntington Drive, Project No. 2479-CUP – To modify an existing wireless telecommunications facility by removing six (6) existing panel antennas and replacing six (6) new panel antennas within two new screen enclosures; removing four (4) equipment cabinets and replacing them with two (2) new equipment cabinets within an existing screen enclosure on the rooftop of a three-story commercial building.**

### **Recommendation:**

Approve the project subject to the recommended conditions of approval.

## **DISCUSSION**

4. **Objective Development Standards (ODS) Project**

### **Recommendation**

Receive a presentation from AECOM (project consultant) regarding the Southern California Association of Governments' (SCAG) Objective Development Standards (ODS) Bundle project and provide feedback to City staff and the project consultant.

## **ADMINISTRATION**

5. Comments from City Council Liaison
6. Comments from Planning Commissioners
7. Comments from Staff

## ADJOURNMENT

8. Adjourn to the Special Planning Commission meeting scheduled for July 26, 2022.

## **PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS**

Planning Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/planning-commission/test-planning-commission-agendas-minutes-copy>

## AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing [CityClerk@southpasadenaca.gov](mailto:CityClerk@southpasadenaca.gov) or calling the City Clerk's Division at (626) 403-7230.

## ACCOMMODATIONS



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*

7/8/2022

Date

Sandra Robles, Associate Planner





**CITY OF SOUTH PASADENA  
Special Planning Commission  
Meeting Minutes  
Monday, April 18, 2022, 6:30 PM**

**CALL TO ORDER**

A Special Meeting of the South Pasadena Planning Commission was called to order by Chair Lesak on Monday, April 18, 2022 at 6:31 p.m. The meeting was held in Person Hybrid and Via Zoom webinar, in the Amedee O. "Dick" Richards, Jr., City Council Chamber, located at 1424 Mission Street, South Pasadena, California.

**ROLL CALL**

**Present:** Chair: John Lesak  
Vice-Chair: Lisa Padilla  
Commissioners: Amitabh Barthakur, Janet Braun, Laura Dahl

**City Staff**

**Present:** Matt Chang, Planning Manager  
City Attorney Office

**Absent:** Angelica Frausto-Lupo, Community Development Director

**Council**

**Present:** Council Liaison Diana Mahmud

**PLEDGE OF ALLEGIANCE:** John Lesak

**PUBLIC COMMENT**

**1. Public Comment General - General (Non Agenda Items)**

Mr. Josh Albrektson provided public comment in person, expressing concerns regarding past practices and drafts of the Housing Element.

Mr. Brandon Young provided public comment via zoom in support of item no. 4 on the agenda, 815 Fremont Avenue project.

## **BUSINESS ITEM**

### **2. Planning Commission Reorganization**

Planning Commissioners discussed amongst themselves, asking current Chair John Lesak if he would be willing to continue as Chair for another year. Chair John Lesak was willing to continue the role for another year.

Vice-Chair Padilla expressed that she would like to provide the opportunity to one of the other Commissioners to take the role of Vice-Chair.

Commissioner Dahl mentioned that she would be willing to take the role of Vice-Chair and Commissioner Barthakur would be willing to take the role of Secretary.

Commissioner Braun motioned to elect Chair Lesak as Chair, Secretary Dahl as Vice-Chair, and Commissioner Barthakur as Secretary for the next year.

Commissioner Padilla seconded the motion.  
Motion carried 5-0

## **DISCUSSION**

### **3. Proposed Inclusionary Housing In-Lieu Fee**

City consultants Julie Cooper and Darin Smith of Economic & Planning Systems, Inc. gave the presentation for the Inclusionary Housing In-Lieu Fee requirements for ownership and rental properties. After the staff report, the consultant asked if there were any questions from the Commission.

Commissioner Braun asked about the calculation of odd versus the even number of units and noted that the difference in in-lieu fee was dramatic. Commissioner Braun did not understand the analysis of the two and noted that developers would choose the more favorable number of units.

Consultant Darin Smith explained that the ordinance, as it reads, requires that a developer of a rental project provide 20 percent total affordable units with 10 percent of that being very-low income units and 10 percent being low-income units. Mr. Smith then provided an example of a 22-unit development and stated that the project would be required to provide 4.4 units and they would only be eligible to pay the in-lieu fee on the fractional amount. If they build four, the next unit that they would have built would have to be for very-low income, in that case the fee is \$489 per square foot. The next example, a 27-unit project, provides 5 units and with 3 units being very-low income and 2 being low-income, the 0.4 fraction would be applied to low-income because they have already complied with the very-low income requirement. The case is \$289 per square foot.

Commissioner Braun reaffirmed that it is based on the total number of units they are missing based on the total number of affordable housing units they built. Commissioner Braun further noted that Table 3 was not very clear, but understood that the numbers were based on averages and asked how South Pasadena's numbers compare to Pasadena, Alhambra, and Glendale.

Mr. Smith noted that EPS did not provide analysis for those communities and cannot say specifically what they did. However, Mr. Smith noted that the methodology is standard for this type of analysis to determine how much it would cost to build an affordable unit and compare that to the value of that unit to determine the financial gap.

Vice-Chair Dahl asked why staff is going back and forth to City Council, then to Planning Commission, then back to City Council on this item, as it seems counterproductive and takes more staff time than necessary.

Planning Manager, Matt Chang, explained that the fee is determined under the guidance of Council, since they are the final approving body. This helps create a better approach before coming to the Planning Commission for further comments.

Vice-Chair Dahl asked about the prototype of the units and stated that she is not comfortable that it was enough of a representation sample of the units and asked if there would not have been more sense to create more prototypes and average them together.

Mr. Smith and Ms. Cooper explained that the fees are calculated per square foot instead of per unit; however, similar fees would have resulted if the calculations were based per unit instead. Further explanation on the analysis was provided for Commissioners.

Commissioner Padilla asked if there are any suggested adjustments on fees based on the inclusionary analysis to encourage on-site units.

Mr. Smith stated that in his professional opinion the inclusionary ordinance does not incentivize the in-lieu fee instead of the on-site affordable unit based on the calculation and the language used in the inclusionary ordinance.

Secretary Barthakur stated that it was unclear if the 20 units per acre for ownership is an accurate representation of the projects that may be presented to the City. A previous project on El Centro, approved by the Commission, had a higher density. It is also unclear how much that changes what the potential costs of financing gap is for higher density projects.

Secretary Barthakur asked if there was a reason why the cost of a for-sale unit was significantly lower than a rental unit and asked if the reason was parking or if it was because of construction typology. Commissioner Barthakur also noted that there were lower land costs on a per acre basis.

Secretary Barthakur further asked about the 110 percent and 120 percent moderate income determination and stated that the City Council has not made a decision on which one to pick. He further asked about any precedents from other cities as to where they are establishing that moderate income line. Commissioner Barthakur stated that the consultant had mentioned that the state density board recognizes 110 percent, but asked if that was the precedent.

Secretary Barthakur asked a third question about indexing the fee and asked if there were any suggestions that the consultant would have in terms of what would be an appropriate index to revise the fee on an annual basis or every so many years to account for inflation and other factors. The Commissioner further asked if the fee would be determined via construction cost index or CPI and asked what other cities are doing.

Secretary Barthakur asked a fourth question directed at staff and stated that he looked at the financial analysis done by EPS and the financial analysis in the subsequent agenda item and the assumptions for a prototype are quite different in both those analyses. Secretary Barthakur noted that the difference in the analyses would result in different results and states that he would like to see some consistency in the assumptions we are making across and a current financial analysis so that we can make policy decisions that are consistent across the board.

Mr. Smith stated that prototypes were chosen to be consistent with the other analysis that the City has done for its Housing Element in terms of density and size of units. Regarding the 110 percent and 120 percent median income threshold on the for-sale units, Mr. Smith stated that there are over 100 jurisdictions in California that have inclusionary policies and they are all different because there is a lot of flexibility in the law for how they can be administered. Mr. Smith further added that the most common threshold tends to be the 110 percent because of its consistency with state density bonus law and noted that by setting the price at 110 percent, the project automatically qualifies for density bonus, whereas if they set it at 120 percent, the project would not qualify. The Intention, Mr. Smith explained, is to increase the number of households that can reach that pricing. In this case, one of the attributes of the City's inclusionary policy was to discourage the use of in-lieu fees and encourage the production of units onsite. Mr. Smith noted that the City of South Pasadena's preference is to encourage the production of units onsite, which is the reason he recommends setting it at 110 percent of median income. Additionally, Mr. Smith noted that 110 percent is consistent with many other jurisdictions and state law.

Mr. Smith continued answering Secretary Barthakur's question about indexing. Mr. Smith stated that it is very common for these fees to be set in the year that they are calculated and adopted and then recalculated every 5 to 8 years to make sure the numbers are contemporary with economic conditions. Mr. Smith further noted that many communities reengage a firm like EPS to update the numbers to make sure the City is getting contemporary land values, contemporary construction costs, contemporary affordability standards and so forth. In the intervening years, many communities use the Consumer Price Index as a way of adjusting the figures from year to year. Mr. Smith added that other communities use an index from the Engineering News Records (ENR) which is a national publication in the construction industry. The ENR has two different standards; one is called the Building Cost Index, the other is called the Construction Cost Index. Both indices are tied to construction and development inputs, which include construction labor and materials. Mr. Smith explained that as those commodities change over time, those indices can change in a very different way than just a general Consumer Price Index. Mr. Smith stated that it is generally his recommendation to use one of those standards—Building Cost Index or Construction Cost Index—as the City's intervening escalator between times when the City can conduct a full study.

Mr. Smith continued to answer Secretary Barthakur's question regarding the difference in cost of for-sale units versus rental units. Mr. Smith explained that several factors go into that calculation. In the case of the apartments, EPS is assuming that the building is wood frame construction, multi-story with structured parking. To get 55 units per acre the developer will need structured parking as opposed to surface parking. Mr. Smith explained that between the cost of the materials, the more advanced engineering and architecture and so forth, it is typical that a project like that would have a higher construction cost per square foot than would a comparatively simpler townhome development. Mr. Smith stated that it is common to have a differential between multifamily housing with or without structured parking as opposed to a single-family or attached townhome format. In addition to that, Mr. Smith stated that EPS looked at land transactions in and around the City of South Pasadena and found that land that is zoned for higher density housing tends to sell at a higher price than land that is zoned for lower density housing, which is the reason why EPS have factored those into the analysis as well. Mr. Smith concluded that due to the factors mentioned, there is a lower all-in cost for the townhomes than estimated for the multifamily housing.

Secretary Barthakur asked about the feasibility of the City's ordinance is it is not known about the impact of the 20 percent and 10 percent PLI on the projects. Commissioner Barthakur asked if the consultant had looked at the financial feasibility of the policy itself.

Mr. Smith stated that EPS had not been asked to consider the financial feasibility. Staff instruction was to assume the ordinance passed last year and adjustments

to that ordinance were not part of their scope. However, Mr. Smith added that if directed by staff or City Council to do so, this is a service EPS provides.

Chair Lesak opened for public comments.

Public Comments:

Josh Albrektson stated that the feasibility of the ordinance was not answered. Mr. Albrektson further noted that the City has the highest inclusionary housing ordinance in the state and said that the cost per square foot is much higher in the City of South Pasadena as compared to other communities in the analysis. Mr. Albrektson expressed concerns that the City will not have a compliant Housing Element with this ordinance.

With no further comments, Chair Lesak closed public comments and opened Commissioner discussion.

Commissioner Braun stated that there are more things to think about with this analysis, but in reading it and looking at tables and looking at comparison with other cities, she questions why South Pasadena is the only city with a higher in-lieu fee for rental units than for ownership units. Commissioner Braun further noted that she is concerned if this is the correct ordinance for the City.

Vice-Chair Dahl recommended that the analysis eliminate discussion of even versus odd calculations and stated that she is not conformable with the assumptions or the prototypes. Vice-Chair Dahl believes it to be wise, now more data has been presented, to rethink the ordinance that we adopted less than a year ago. Vice-Chair Dahl expressed concern for having high fees that may discourage these units altogether.

Commissioner Padilla thought the comment that the consultant made about the in-lieu fee being set at 110 percent and it being consistent with the state and more of what is seen across California was compelling. Commissioner Padilla further stated that combining both the 110 percent and 120 percent might be an effective combination. Commissioner Padilla concluded that it is important when processes are new that they are reevaluated and refined if needed, this analysis is helpful in doing that.

Secretary Barthakur agreed that it is imperative to evaluate the policy itself and its financial feasibility. Secretary Barthakur recommends utilizing the consultant's expertise to fine tune and refine the ordinance in a way that it procedures more onsite units. Commissioner Barthakur concluded that the prototypes should be more closely aligned with what could be delivered in South Pasadena.

Chair Lesak stated that when the Planning Commission adopted the ordinance, they were moving at a fast rate, but they stated that the ordinance would need to come back and be revisited. Chair Lesak agreed that a financial feasibility is needed with recommendations on how to adjust it to make it more feasible. Chair Lesak concluded that the study must consider today's factors and how construction is more expensive and asked staff if this recommendation was sufficient.

Staff stated that the purpose of the meeting was to solicit comment for the May City Council meeting.

## **PUBLIC HEARING**

4. **815 Fremont Avenue (APN: 5315-009-051) Project No. 2392 - CUP/DRX/DBR/AHR/TRP:** A Conditional Use Permit, Design Review, Density Bonus Review, Affordable Housing Review, and Tree Removal Permit, to demolish an existing non historic building, and to construct a new mixed-use project (Arbor Square Mixed-Use Project) consisting of 50 residential rental units (45 market rate units and 5 units designated for very-low income households), approximately 3,769 square feet of indoor commercial retail space, outdoor dining areas, and 95 parking spaces on the ground level and one subterranean level (Project) on an approximately 35,469-square foot site located at 815 Fremont Avenue.

Vice-Chair Dahl expressed that she lives within 500 feet of the project site, therefore recusing herself from the project due to a conflict of interest.

### **Presentation:**

Contract Planner, Jennifer Williams presented the project to the Planning Commission via Zoom. Staff recommended that the Planning Commission make the findings in the draft resolution and approved the project.

### **Questions to Staff:**

Secretary Barthakur made a comment about how he could not tie together the two analyses, the one for the inclusionary housing and the one for the density bonus assumptions. Expressing that they were both different assumptions for the baseline. He had questions about the 763 square feet that was being used as an average size and asked if that was an average that was being used from the housing element.

Contract Planner, Jennifer Williams answered that due to no prescribed density, as in units per acre through the General Plan or the designated zoning in the Mission Street Specific Plan (MSSP), the advice of the consultant for the density bonus analysis, identified that the average unit size was 763 square feet. Which

was based on what was prescribed in the General Plan for the MSSP area specifically.

Secretary Barthakur asked what the proposed exterior materials for the ground floor level would be.

Contract Planner, Jennifer Williams described the materials proposed to be utilized.

Commissioner Padilla asked if when the project was submitted prior to the Inclusionary Housing Ordinance, if there was a requirement that the application be considered complete.

Contract Planner, Jennifer Williams mentioned that under SB 330 the applicant would not need to have the application deemed complete and that the submittal date is what locks in the project.

Commissioner Braun, expressed her concern of the accuracy of traffic study because the car count was taken in October 2021 in the midst of the Covid-19 pandemic. In addition, she commented on the average unit size and was curious where that number was based on. Further, Commissioner Braun asked if the third retail space has a proposed specific use for the space, other than the proposed "pop-up" use as described during the presentation due to its small size. Lastly, Commissioner understood that the subterranean parking would have access from Hope Street and the ground level parking would have access from Fremont Street, but was unsure if both driveway accesses would provide both ingress and egress and if the parking areas would have access to one another.

Contract Planner, Jennifer Williams answered that the subterranean parking accessed through Hope will be utilized for residential use. The ground level parking spaces would be utilized for the commercial uses. The two parking areas have separate circulation. Additionally, Contract Planner Jennifer Williams confirmed the calculation of the average unit size. Lastly, she mentioned that there is no proposed operator at the moment, but that the small space is intended for a florist, art vendor, or small food vendor. The unit size was minimized to maximize the first tenant space to accommodate a restaurant use and outdoor seating.

Public Works Director, Ted Gerber answered the question regarding the traffic report count during the Covid-19 pandemic. Public Works placed a Condition for Approval that upon completion of the construction for the project, there will be another circulation study performed to determine if any alterations need to be done near the streets of the project.

Commissioner Braun expressed her concern of traffic in the area with the proposal of other major mixed-use projects within the vicinity area.



Public Work Director, Ted Gerber, mentioned that future projects would need to take into account the 815 Fremont Project into consideration when doing their traffic studies.

Chair Lesak, asked if the standards within the MSSP District A store front design were applied for the project.

Contract Planner, Jennifer Williams confirmed that they were considered for the project and complies with the design guidelines.

Commissioner Padilla inquired if asking for a credit on the Carrows traffic counts is typical for a project of this size and how base calculations were calculated.

Public Works Director, Ted Gerber mentioned that it is typical to utilize a net impact, as described in the City's adopted traffic and act methodology.

Questions for the Applicant:

The applicant presented a presentation to the Planning Commission.

Secretary Barthakur asked about the two parking garages, if one will be open to the public and the second will be kept private.

The applicant mentioned that both parking garages will be available for the public. The parking lot at the ground level will be utilized predominantly for the commercial uses, however if the commercial uses require more parking due to the use, the subterranean parking can be utilized for the commercial uses.

Commissioner Padilla expressed a thank you to the applicant and asked about loading for the site.

The applicant mentioned that loading would take place on the street along Mission Street.

Commissioner Padilla expressed that the landscape plan had missing information and if that would be something that would be addressed during plan check. Additionally, she had difficulty identifying the materials proposed for the project due to the number of cut sheets provided with the agenda packet. Commissioner Padilla went on further to ask how the affordable units are identified and if the units are integrated throughout the project.

The applicant stated that they would be following the City of South Pasadena affordable housing guidelines as required by the conditions of approval and the Housing and Community Department with the State. He then went further and

provided an example of the number of units that would need to be designated for low-income.

Commissioner Padilla mentioned that the unit plans did not have information regarding windows and was wondering if those units would end up having sufficient lighting coming in.

Architect, Samantha Hill, mentioned that all units will have windows and will have adequate lighting. However if a lighting study is required, that would be something they would be open to.

Commissioner Padilla identified the units that she was referring to and mentioned that it may be due to the printing of the plans. However, she still wanted to bring the comment up.

Commissioner Braun commented that the step back of the third and fourth floor was a good idea. In addition, she commented on the tandem parking stalls and how most likely the spaces will be utilized for the residential units with multiple vehicles. Further, she expressed her concern of the proposed third tenant size, due to a similar small tenant space at another commercial location and the difficulty of finding a tenant for that location. Lastly, Commissioner Braun expressed that she had questions regarding the materials, but that the commission might have a discussion later.

Chair Lesak mentioned that it may be a good idea for the architect to walk the commission through the materials board and asked if they would be ok with presenting it to the commission.

Architect Samantha Hill mentioned that she had some of the materials with her and presented them to the Commission. She went further to explain that the design guidelines in the MSSP ask for a more contemporary design and that is the approach they took when choosing the design and materials. Architect Samantha Hill went further to explain the design elements of the project.

Chair Lesak asked a question about the different windows between the commercial and residential space.

Architect Samantha Hill explains the distinction of the windows and the reason.

Commissioner Braun asked above the aluminum with the wood finish and if it needs to be that high, if something is being hidden behind.

Architect Samantha Hill explained that they do have to be that height, because they are located where their circulation towers are located.

Chair Lesak explained that there are no more questions for the applicant and opened it up for public comments.

Public Comments:

Mr. Josh Albrektson commented on the number of hearings allowed under SB 330. Additionally, he expressed his support for the project, however he recommended changes to the proposed material. Lastly, he commented on the length of time the project took to go through the process.

Ms. Robin Ortega, expressed her support of the project. Additionally, she mentioned that the project would bring in additional patrons into the area and other businesses. Lastly, the affordable housing would be beneficial for both young and older populations that cannot afford to live in the area.

Mr. Nivel Sullivan expressed his support for the project. He mentioned that individuals like his parents who are older, would be able to move from their current housing to a smaller space.

Ms. Lyn Sullivan, 820 Mission Street, expressed that comments and questions asked by the Commission were great. She moved to her current residence due to access to public transportation. Additionally, she commented on how many of her neighbors take public transit to their jobs, only requiring them to have one vehicle, so she believes that traffic will not be an issue. Further, she expressed her approval of the proposed materials. Lastly, she expressed that there is a need for the smaller one bedroom units because they provide workforce housing for local businesses. She was in support of the project.

Mr. James Martin provided comments via Zoom, expressing support of the project. Additionally, he mentioned that the community has responded positively towards the project. There has been an increase of local businesses opening up within the area and the farmer's market is becoming more popular.

Chair Lesak, mentioned that there were a few written comments provided in support of the project and invited the applicant to provide any remarks on the comments made.

The applicant mentioned that they did a lot of community outreach, where some concerns were brought up, specifically to the density of the project. Which he addressed with the community and felt comfortable with the density. The applicant further explained that concerns were brought up regarding circulation and traffic to the site, which conditions of approval have been placed to mitigate those concerns. The applicant expressed that a lot of thought was given to the retail spaces and potential future tenants.

With no further comments, Chair Lesak closed public comments and opened Commissioner discussion.

Secretary Barthakur mentioned that some of the concerns brought up during the meeting, he had as well, however he still believes that it is a great project. Secretary Barthakur does not have too many concerns about the materials, but is willing to discuss further.

Commissioner Padilla mentioned that the project's vision was inspiring, was nicely articulated, and had a lot of spirit to what the team is trying to achieve. Commissioner Padilla mentioned that the applicant did an excellent job of reflecting the mission of the MSSP, while providing additional density. Commissioner Padilla went further to explain her gratitude to the staff for their hard work and working with the applicant.

Commissioner Padilla explained that one of the circulation towers located on the arbor square corner needs additional refinement if the commissioners agree. Additionally, she commented that it would be great to add additional trees to the corner plaza due to the loss of existing trees. Further, she explained that as a City, they should be more bikeable and support efforts for better biking on Mission Street.

Commissioner Braun expressed her appreciation of the applicant for stepping back the massing on the building, the parking charging stations, and the separate parking facilities for residents and the commercial uses. Further, Commissioner Braun expressed her concern of the traffic, but believed that could be a conversation for additional infrastructure improvements within the area. Lastly, Commissioner Braun expressed that the only item that needs to be addressed is the materials and design. Commissioner Braun agreed with Commissioner Padilla that the signage needed to be refined.

Chair Lesak expressed his appreciation of the massing, the courtyard's design, and the possibility of adding more landscaping. Additionally, Chair Lesak commented on the design of the storefront and bridging it down to more of a pedestrian level. Chair Lesak provided some comments on the design and suggested adding red brick throughout the exterior materials to create a "pop of color". He stated that the small modifications to the building can assist in the performance and utilization of the space. Lastly, Chair Lesak commented on the signage and how it may be a good area to add art within that space.

Chair Lesak asked the legal council how the Commission would structure a motion for the project and if any of the comments brought up by the Commission can be conditions of approval.

Deputy City Attorney, Ephraim Margolin stated that the Commission could decide to bring the project back to the Commission, however under SB 330 there is a maximum of five meeting limits. Additionally, there could be a motion to approve the project with specific suggestions.

Chair Lesak mentioned that in past projects, the Commission had created a list of recommendations and then asked to see the plans prior to permit submission. Deputy City Attorney, Ephraim Margolin, recommended the Commission against that approach due to new state laws related to housing.

Commissioner Braun mentioned that one of the findings for the project is that design of the building fits into the character of the neighborhood. Commissioner Braun stated that the Commission's comments are related to that finding. Additionally, the Commission in the past had provided approval with a Chair review.

Deputy City Attorney, Ephraim Margolin recommended that if the Commission would be conditioning the project then he would advise for the condition to be a specific standard.

Chair Lesak mentioned that the comments are more related to the angulation and pattern of the building as opposed to the color.

Commissioner Braun mentioned that the art mural was an interesting thought to comment related to the signage.

Chair Lesak mentioned that the art mural is more of a suggestion. He believes that the signage may be more prominent on the elevation drawings, but may not be once it has been installed.

Commissioner Padilla commented that the applicant did an amenable job in the design and public outreach. However the standards as they are interpreted need to be objective and measurable. Commissioner Padilla expressed that the applicant has been waiting a long time and to consider the amount of projects in line. She stated that this is not to push the project through, however the City and the Commission is in a new era of the way that projects are reviewed and approved due to new housing state laws.

Commissioner Braun expressed her agreement with Commission Padilla's comments, however if the process had to be completely objective then why would the project require that the Commission review the project. This would mean that the Commission would not be able to comment on the project and would only provide a yes or no. Commissioner Braun would like for the Commission to move forward in a way that is not obstructivase, but that makes sense from both the applicant stand point and community standpoint. Commissioner Braun expressed

that this can be done in a collaborative manner, which has been done for other projects. Commissioner Braun expressed that the comments are not to delay the project but to refine the design, which has always been the goal of the Commission.

Council Liaison, Council Member Diana Mahmud, stated that to her understanding the project would not come to City Council unless the project is appealed or two members of the Council motion of their own to take on the project. Council Member Mahmud expressed that she cannot speak on the probability of an appeal, but does not anticipate that there would be two Council Members that on their own would appeal this Commission's findings for this project.

Deputy City Attorney, Ephraim Margolin responded to Commissioner Braun's comment regarding the reason for projects being presented before the Commission. he mentioned that it the Commission's job to ensure that the applicant's are following the objective development standards within the Municipal Code and that the technical studies submitted are accurate.

Planning Manager Matt Chang mentioned that Commissioner Braun brought up the idea of a chair review, which was done for another project by adding a condition of approval related to the elevation design review. Planning Manager Matt Chang mentioned that with legal council approval, the Commission can add a condition of approval that the project revise the elevation plan and be brought to a chair review prior to submission to the Building and Safety Division.

Commissioner Braun asked if there is a plan for construction due to upcoming further events within the vacant lot across the project site that may cause traffic issues.

Planning Manager Matt Chang was unsure if the applicant may utilize the vacant site for construction staging area.

Commissioner Braun asked if the Commission would be able to ask the applicant if they would be willing to consider a chair review concept.

Deputy City Attorney, Ephraim Margolin recommended that it would be a good idea to help the Commission understand how to move forward.

The applicant mentioned that he has been in contact with the property owner for the vacant lot across the street and is unsure of the proposed future events, but is willing to ask if he would be able to utilize the site for construction staging. The applicant asked the Commission if they would be willing to allow a review with the Director of Community Development or Planning Manager after the enhancement has been made to the design based on the comments provided by the Commission and some additional comment provided by the Chamber of Commerce that had

not been incorporated. The applicant performance would be a Director's review due to timing, but would be open to a Chair review as well.

Commissioner Braun expressed her preference for a Chair review, but understood the applicant's concern with timing.

Secretary Barthakur expressed his indecision of the idea of a Chair review.

Chair Lesak and Deputy City Attorney, Ephraim Margolin clarified what a Chair review would entail and that it would not count as a meeting under SB 330.

The Commission discussed among themselves the process of the Chair review.

Chair Lesak brought up the section of the storefront requirements as specified in the MSSP.

Council Member Diana Mahmud brought up SB 330 five meeting limit and how it is specific to public hearings as stipulated in the senate bill. Therefore she did not believe that the Chair review would be counted as part of the five meeting limit.

Chair Lesak listed out the comments made related to landscaping, shading in the plaza, storefront openings, refinement of the vertical core signage massing, material, and balconies.

The Commission discussed the brick material and the need for a modification to the proposed design of the brick.

The applicant mentioned his awareness of the five meeting limit, but never really considered utilizing it. The applicant went on further to explain that his plan was to make slight modifications based on the comments received prior to the meeting that had not been incorporated.

The applicant's land use representative asked the Commission for clarification on the condition of approval for the Chair review.

Chair Lesak explained the Chair review process to the land use representative.

The land use representative asked legal counsel if the decision letter would be based on the decision made that night.

Commission and legal counsel agreed that

Commissioner Padilla asked staff about the hydrology report and how it mentioned recommendations for fire hydrant and water flow issues. She expressed that the conditions should include that due to life safety.

Public Works Director Ted Gerber stated the hydraulic modeling identified a need for infrastructure improvements to meet minimum fire flow requirements and a general comment has been included due to the complexity of scenarios that could accomplish that.

**Commissioner Padilla made a motion to approve Project No. 2392 - CUP/DRX/DBR/AHR/TRP** to demolish an existing non historic building, and to construct a new mixed-use project (Arbor Square Mixed-Use Project) consisting of 50 residential rental units (45 market rate units and 5 units designated for very-low income households), approximately 3,769 square feet of indoor commercial retail space, outdoor dining areas, and 95 parking spaces on the ground level and one subterranean level (Project) on an approximately 35,469-square foot site located at 815 Fremont Avenue, subject the conditions of approval and the additional condition that;

Prior to issuance of building permits for the proposed mixed-use development, the applicant shall submit revised architectural and landscape plans for a Chair review to the Planning Commission Chair or his/her designee and obtain approval. The revised plans shall address the following:

- 1) Landscape and shading at the corner plaza
- 2) Storefront doors/windows
- 3) Vertical core and signage
- 4) Exterior brick material
- 5) Second floor windows and/or potential balconies.

Secretary Barthakur seconded the motion.

Commissioner Braun asked about the timing of the project.

Planning Manager Matt provided a breakdown of the timeline.

Chair Lesak asked for Roll Call.

**AYES: LESAK, PADILLA, BARTHAKUR, BRAUN**  
**NOES: NONE**  
**ABSENT: DAHL**  
**ABSTAIN: NONE**

Motion carried, 4-0

## **ADMINISTRATION**

### **5. Comments for City Council Liaison**



Liaison Diana Mahmud made comments regarding City Council authorized funds for the study on restructure on Mission Street, temperature increases in the San Gabriel Valley in the next 40 years and the need for awnings, and SB 330 limit of the number of meetings.

**6. Comments From Planning Commissioners**

Commissioner Braun expressed her gratitude to Commissioner Padilla for her role as Vice-Chair the past year.

Commissioner Padilla expressed her gratitude for her fellow commissioners.

Secretary Barthakur expressed his excitement for the project.

Chair Lesak reminded the need for civil discourse up at the podium.

**7. Comments from Staff**

Planning Manager Matt Chang addressed and thanked the Commission for supporting and being patient as the department progresses on the Housing Element (HE) and the department is in the process of hiring a new Deputy Director. Also he introduced new Associate Planner Braulio Madrid and Administrative Secretary Lillian Estrada and a special thanks to Christina Munoz, City Clerk for training new staff.

**ADJOURNMENT**

**8. Adjournment to the Regular Planning Commission meeting scheduled for May 10, 2022**

There being no further matters, Chair Lasek adjourned the meeting at 10:12 PM.

**I HEREBY CERTIFY** that the foregoing minutes were adopted by the Planning Commission of the City of South Pasadena at a regular meeting held on July 12, 2022.

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

\_\_\_\_\_  
John Lesak, Chair

\_\_\_\_\_  
Amitabh Barthakur, Secretary

**ATTEST**

\_\_\_\_\_  
Lillian Estrada, Administrative Secretary

DRAFT



# Planning Commission Agenda Report

ITEM NO. 3

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**DATE:** July 12, 2022

**TO:** Planning Commission

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Susana Martinez, Associate Planner

**SUBJECT:** **Project No. 2479-CUP MOD – A request to modify an existing wireless telecommunications facility by removing six (6) existing panel antennas and replacing six (6) new panel antennas within two new screen enclosures; removing four (4) equipment cabinets and replacing them with two (2) new equipment cabinets within an existing screen enclosure on the rooftop of a three-story commercial building at 2130 Huntington Drive (Assessor Parcel Number (APN) 5321-015-021).**

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## Recommendation

Staff recommends that the Planning Commission adopt a Resolution approving Project No. 2479-CUP MOD, subject to the conditions of approval (Attachment 1).

## Background

The subject site at 2130 Huntington Drive is located on the northerly side of Huntington Drive between Garfield Avenue and La Senda Place. The lot measures 8,625 square feet with lot dimensions of 75 feet wide by 115 feet in depth. Located within the Commercial General (CG) zone, the property is surrounded by commercial uses to the east and south and residential uses to the north and west. The subject site is currently developed with a three-story multi-tenant commercial building, which has active business licenses for office and medical uses.

The first rooftop telecommunication facility was operated by Sprint Wireless, who obtained approval in April 2000 through an Administrative Modification (AM) Design Review. At the time of the first approval, a Conditional Use Permit (CUP) was not required for the project.

In May 2006, a second wireless provider, Royal Street Communications obtained approval of a CUP and adoption of a Negative Declaration to co-locate on the existing rooftop

telecommunication facility. The colocation of the equipment allowed for the applicant to install six new antennas along the front façade of the building.

In June 2009, Sprint Wireless requested a CUP for the installation of additional antennas, the modification required a Design Review and a related environmental assessment. On August 2009 the Planning Commission, in a 5-0 vote, approved the revised project. The approval of the project brought the original approval of the telecommunication facility into compliance with the South Pasadena Municipal Code (SPMC), which required the approval of a CUP for telecommunication facilities. Subsequently, the site has gone through other CUP modifications to the existing facility. Sprint Wireless no longer operates the telecommunications facility. T-Mobile acquired the site by acquiring Sprint Wireless.

### **Project Description**

Core Development Services, on behalf of T-Mobile, is requesting a CUP Modification to an existing unmanned telecommunication facility located on the roof of an existing commercial building located at 2130 Huntington Drive within the Commercial General (CG) zone.

### **Project Analysis**

The applicant is proposing to remove and replace six (6) existing antennas throughout the rooftop. The six (6) existing antennas are located along the southerly side of the roof, attached by two mounts. One mount, attached behind an architectural feature of the existing commercial building, is proposed to be removed with the two (2) antennas currently attached. The second mount, located behind an existing screening enclosure, will be modified: four (4) existing antennas will be removed and two (2) new antennas will be installed in their place.

In addition, two (2) new screen enclosures are proposed on the roof. The first enclosure is proposed on the southwesterly corner of the roof and the second enclosure is proposed at the northeasterly corner of the building. The enclosures will be architecturally compatible with the existing building by matching the building's finished materials and color. Both new screen enclosures will have two (2) antennas mounted behind the screening. The enclosures are proposed at 8'-6" in height from the roof line, but only 6'-5" will be visible, due to an existing parapet around the perimeter of the roof.

Additionally, the rooftop has an existing equipment room, which houses all the cabinet equipment. The applicant is proposing to remove four (4) equipment cabinets and replace them with two (2) new cabinets. There are no modifications proposed to the existing equipment room. The antennas will improve the wireless reception in the City, as indicated on the coverage maps submitted by the applicant.

### ***Zoning Code Consideration***

Section 36.350.210 (Telecommunication Facilities) lists several development standards for telecommunication facilities that are applicable to the proposed project. As submitted, the

proposed project would comply with these standards. Section 36.350.210(c)(4) establishes a maximum height requirement of ten feet for antennas on the roof. The proposed six (6) antennas are proposed at 7' in height, therefore complying with this section. Additionally, the subsection also requires that the antennas be set back one foot from the roof edge for each foot projecting above the roofline. From past approvals, staff reports have explained that the Community Development Department has interpreted that requirement as only applying to standalone antenna structures that are placed directly upon the roof surface. The intent behind the regulation is to conceal antenna structures that rise above the roof. The determination was based on previous approvals of other telecommunication sites. Staff has continued with the determination to stay consistent with past approvals. Therefore, the proposed roof screens would not be required to be setback a foot for every foot above the roof line. However, the applicant is providing a three-foot setback for both enclosures.

### **Additional Requirements/Criteria:**

Under federal law, a State or local government (1) must allow a wireless service provider to close a “significant gap” in the provider’s own service, but (2) may require the provider to adopt the “least intrusive means” to close the gap. The provider bears the burden to demonstrate that a significant gap exists and, regardless of whether a significant gap exists, that its proposal represents the least intrusive means to achieve its service goals.

To determine whether a significant gap in service exists, the applicant must show that a permit denial would actually or effectively prohibit that particular applicant from providing its own service. See *Metro PCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 733–35 (9th Cir. 2005) (interpreting 47 U.S.C. § 332(c)(7) (2013)). This fact-specific analysis depends on the particular circumstances of each individual case.

Regardless of whether a wireless service provider demonstrates a significant gap in its own service, a State or local government may require it to adopt the least intrusive means to achieve its service goals. In this context, the “least intrusive means” means the location and design most consistent with the local values that a permit denial would serve.

### **Conditional Use Permit Findings**

In order to approve a CUP, the Planning Commission must make certain findings listed in SPMC section 36.410.060. The required findings are listed below.

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The Commercial General zone of the South Pasadena Municipal Code is intended to provide for a wide range of commercial retail and service land uses. The modification to the telecommunication facility will provide

additional wireless services to the residents of South Pasadena and will be compatible with adjoining land uses. The proposed project would comply with the applicable requirements of the SPMC.

**2. The proposed use is consistent with the General Plan and any applicable specific plan;**

The proposed project is consistent with the General Plan, specifically Goal 8 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town" atmosphere. The applicant is proposing to install new telecommunication equipment that will continue to provide wireless services to the residents of South Pasadena, while screening all equipment to match the architectural design and style of the existing commercial building.

**3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;**

The proposed project is a modification to an existing telecommunication site. The applicant is proposing to remove and replace the same number of antenna equipment, and reduce the number of equipment cabinets at the facility. Additionally, the modifications to the site comply with the radio frequency emissions imposed by the Federal Communications Commission (FCC). Therefore, the establishment, maintenance, and operations of the modifications to the telecommunication site are not expected to be detrimental to the health, safety, or general welfare of person residing or working in the surrounding neighborhood.

**4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The proposed antennas will replace existing antennas on the roof and would be screened from public view. Neither the antennas nor the accessory equipment will project past the proposed screening. Upon completion, the modified facility would not be visible from neighboring parcels and public rights-of-way. Therefore, the proposed project will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

**5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and**

Vehicular and pedestrian access to the site is provided through Huntington Drive. The project will not significantly intensify public access, water, sanitation, and other public utilities. The proposed project will not affect this infrastructure or require any type of modification to public facilities or streets. Additionally, the telecommunication facility will not impede the accessibility to public access, due to the fact that it is located on the roof of the existing building.

**6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed project is located on a lot that measures approximately 8,625 square feet. The design, location, size, and operating characteristics of the modifications to the telecommunication facility would not be detrimental to the public health, safety, and welfare of the City because the modified facility would be located on the rooftop of an existing building and screened from view. The proposed modification would be compatible with the surrounding area as well as the existing commercial building on which it is located. In addition, the proposed project would comply with all Federal Communication (FCC) requirements.

## **Environmental Analysis**

This project is exempt from California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15031, Class 1 – Existing Facilities. A Class 1 Categorical Exemption includes additions to existing structures provided the addition will not result in an increase of more than 10,000 square feet, provided the project site is in an area where all public services and facilities are available and is not located in an environmentally sensitive area.

## **Staff Recommendation**

Staff recommends that the Planning Commission adopt a Resolution approving Project No. 2479-CUP MOD, subject to the conditions of approval (Attachment 1).

## **Alternatives to Consider**

If the Commission does not agree with the staff recommendation, the following options are available:

1. The Planning Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Planning Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or

3. The Planning Commission can Deny the project if it finds that the project does not meet the City's CUP requirements.

### **Public Notification of Agenda Item**

A Public Hearing Notice was published on July 1, 2022, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on June 30, 2022. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, and the posting of the same agenda and reports on the City's website

### **Public Comment**

At the time of writing this report, staff received no written or verbal comments on the project.

### **Attachments**

1. Resolution with Conditions of Approval
2. Project Plans
3. FCC Compliance
4. Coverage Maps
5. Photo Simulations
6. Site Images



# **ATTACHMENT 1**

Resolution with Conditions of Approval

**P.C. RESOLUTION NO. 22-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA APPROVING PROJECT NO. 2479-CUP CONSISTING OF A CONDITIONAL USE PERMIT TO MODIFY AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY BY REMOVING SIX (6) PANEL ANTENNAS AND REPLACING SIX (6) NEW PANEL ANTENNAS WITHIN TWO NEW SCREEN ENCLOSURES; REMOVING FOUR (4) EQUIPMENT CABINETS AND REPLACING THEM WITH TWO (2) NEW EQUIPMENT CABINETS WITHIN AN EXISTING SCREEN ENCLOSURE ON THE ROOFTOP OF A THREE-STORY COMMERCIAL BUILDING AT 2130 HUNTINGTON DRIVE (APN: 5321-015-021).**

**WHEREAS**, on April 8, 2022, the applicant, Core Development Services on behalf of T-Mobile, submitted an application to modify an existing wireless telecommunications facility by removing six (6) existing panel antennas and replacing six (6) new panel antennas within two new screen enclosures; removing four (4) equipment cabinets and replacing them with two (2) new equipment cabinets within an existing screen enclosure on the rooftop of a three-story commercial building at 2130 Huntington Drive (Assessor Parcel Number (APN) 5321-015-021); and

**WHEREAS**, the subject property is zoned Commercial General (CG) and has a General Plan Land Use Designation of General Commercial; and

**WHEREAS**, the Planning Division evaluated the project for consistency with the City's General Plan, City of South Pasadena Municipal Code, and all other applicable state and local regulations; and

**WHEREAS**, on June 30, 2022, the public hearing notice was mailed to each property owner within a 300-foot radius of the project site in accordance with the requirements of South Pasadena Municipal code for the required conditional use permit by the Planning Commission for the hearing on July 12, 2022; and

**WHEREAS**, on July 1, 2022, the City of South Pasadena Planning Division, published a legal notice in the *South Pasadena Review*, a local newspaper of general circulation, indicating the date, time, and location of the public hearing in compliance with state law concerning Project No. 2479-CUP; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on July 12, 2022, at which time it considered the staff report, oral report, the testimony, and the written evidence submitted by and on behalf of the applicant and by members of the public concerning Project No. 2479-CUP and considered the proposed conditional use permit to modify an existing wireless telecommunications facility by removing six (6) existing panel antennas and replacing six (6) new panel antennas within two new screen

enclosures; removing four (4) equipment cabinets and replacing them with two (2) new equipment cabinets within an existing screen enclosure on the rooftop of a three-story commercial building at 2130 Huntington Drive (Assessor Parcel Number (APN) 5321-015-021).

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH PASADENA DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: ENVIRONMENTAL REVIEW FINDING**

The Planning Commission has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19 Section 15301, Class 1 – Existing Facilities the California Guidelines for Implementation of CEQA.

Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet, in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

**SECTION 2: CONDITIONAL USE PERMIT FINDINGS**

The Planning Commission finds that the proposed project is consistent with all applicable findings for approval of a Conditional Use Permit pursuant to South Pasadena Municipal Code (SPMC) Section 36.410.060 and requirements for telecommunication facilities as stipulated in section 36.350.210(c), as follows:

- 1. The proposed use is allowed with Conditional Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The Commercial General zone of the South Pasadena Municipal Code is intended to provide for a wide range of commercial retail and service land uses. The modification to the telecommunication facility will provide additional wireless services to the residents of South Pasadena and will be compatible with adjoining land uses. The proposed project would comply with the applicable requirements of the SPMC.

- 2. The proposed use is consistent with the General Plan and any applicable specific plan;**

The proposed project is consistent with the General Plan, specifically Goal 8 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town"

atmosphere. The applicant is proposing to install new telecommunication equipment that will continue to provide wireless services to the residents of South Pasadena, while screening all equipment to match the architectural design and style of the existing commercial building.

- 3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;**

The proposed project is a modification to an existing telecommunication site. The applicant is proposing to remove and replace the same number of antenna equipment, and reduce the number of equipment cabinets at the facility. Additionally, the modifications to the site comply with the radio frequency emissions imposed by the Federal Communications Commission (FCC). Therefore, the establishment, maintenance, and operations of the modifications to the telecommunication site are not expected to be detrimental to the health, safety, or general welfare of person residing or working in the surrounding neighborhood.

- 4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;**

The proposed unmanned telecommunication facility is conditionally permitted within the subject zoning district. The proposed antennas will replace existing antennas on the roof and would be screened from public view. Neither the antennas nor the accessory equipment will project past the proposed screening. Upon completion, the modified facility would not be visible from neighboring parcels and public rights-of-way. Therefore, the proposed project will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

- 5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and**

Vehicular and pedestrian access to the site is provided through Huntington Drive. The project will not significantly intensify public access, water, sanitation, and other public utilities. The proposed project will not affect this infrastructure or require any type of modification to public facilities or streets. Additionally, the telecommunication facility will not impede the accessibility to public access, due to the fact that it is located on the roof of the existing building.

**6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.**

The proposed project is located on a lot that measures approximately 8,625 square feet. The design, location, size, and operating characteristics of the modifications to the telecommunication facility would not be detrimental to the public health, safety, and welfare of the City because the modified facility would be located on the rooftop of an existing building and screened from view. The proposed modification would be compatible with the surrounding area as well as the existing commercial building on which it is located. In addition, the proposed project would comply with all Federal Communication (FCC) requirements.

**SECTION 3: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's decision is based, which include, but are not limited to, the staff reports, as well as all materials that support the staff reports for the proposed project, and are located in the Community Development Department of the City of South Pasadena at 1414 Mission Street, South Pasadena, CA 91030. The custodian of these documents is the City Clerk of the City of South Pasadena.

**SECTION 4: DETERMINATION**

Based upon the findings outlined in Sections 1 through 3 above and provided during the public hearing, the Planning Commission of the City of South Pasadena hereby approves Project No. 2479-CUP consisting of a Conditional Use Permit to modify an existing wireless telecommunications facility by removing six (6) existing panel antennas and replacing six (6) new panel antennas within two new screen enclosures; removing four (4) equipment cabinets and replacing them with two (2) new equipment cabinets within an existing screen enclosure on the rooftop of a three-story commercial building at 2130 Huntington Drive, subject to the Conditions of Approval attached hereto as Exhibit "A."

**SECTION 5: APPEALS**

Any interested person may appeal this decision or any portion of this decision to the City Council. Pursuant to the South Pasadena Municipal Code, any such appeal must be filed with the City, in writing, and with appropriate appeal fee, no later than 15 days, following the date of the Planning Commission's final action.

**SECTION 6: CERTIFICATION OF THE RESOLUTION**

The Secretary shall certify that the foregoing Resolution was adopted by the Planning Commission of the City of South Pasadena at a duly noticed regular meeting held on the 12<sup>th</sup> day of June 2022.

**PASSED, APPROVED, AND ADOPTED** this 12<sup>th</sup> day of July 2022 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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John Lesak, Chair

**ATTEST:**

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Amitabh Barthakur, Secretary to the Planning Commission

**CONDITIONS OF APPROVAL**  
**Conditional Use Permit**  
**PROJECT NO. 2479-CUP**  
**2130 Huntington Drive**  
**(APN: 5321-015-021)**

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**DEVELOPMENT**  
**REQUIREMENTS**

*Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.*

**PLANNING DIVISION:**

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Planning Commission:
- a. **Conditional Use Permit** to modify an existing wireless telecommunication facility by removing six existing panel antennas and replacing them with six (6) new panel antennas within two new enclosures; removing four (4) equipment cabinets and replacing them with two (2) new equipment cabinets within an existing screen enclosure on the rooftop of a three-story commercial building at 2130 Huntington Drive.
- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Planning Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Certificate of Appropriateness.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

- P7. The property be developed and maintained in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in
- P8. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor and shall be completely concealed from public view as required by the City prior to authorization to operate.
- P9. That the wireless telecommunication facility be operated in compliance with the City of South Pasadena Noise Ordinance.
- P10. That there shall be a maximum of six (6) antennas removed and replaced at the subject site. If additional antennas are to be proposed, a modification to the Conditional Use Permit shall be required.
- P11. That the antennas shall not protrude above the top of the existing screen wall of the building to which they are mounted.
- P12. That any expansion of the proposed screening enclosures shall require a modification to the Conditional Use Permit.
- P13. That the operator shall obtain/amend its City of South Pasadena Business License prior to commencing business operations.

### **Notes on Construction Plans**

The contractor shall be responsible to implement and monitor compliance with the following conditions:

- P14. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P15. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.

### **Prior to issuance of a Building Permit**

- P16. All requirements, as deemed necessary by the South Pasadena Building Division during the Plan Check process, shall be complied with.

### **DEPARTMENT OF PUBLIC WORKS:**

- PW1. All requirements, as deemed necessary by the South Pasadena Public Works Department during the Plan Check process, shall be complied with.



**BUILDING AND SAFETY DIVISION:**

B1. All requirements, as deemed necessary by the South Pasadena Building Division during the Plan Check process, shall be complied with.

**Fire Department:**

F1. All requirements, as deemed necessary by the South Pasadena Fire Department during the Plan Check process, shall be complied with.

**GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION**

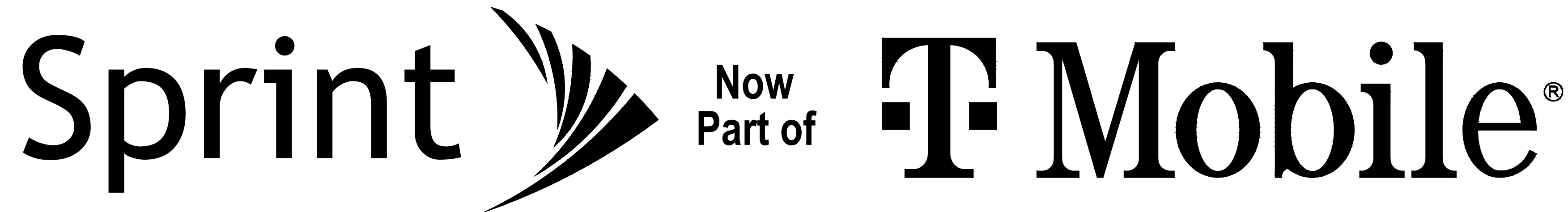
The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.

**Building Division**

1. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
2. Park Impact Fee to be paid at the time of permit issuance.
3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided
6. Project shall comply with the CalGreen Residential mandatory requirements.
7. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table R302.1(1&2)
8. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.

## **ATTACHMENT 2**

### Project Plans



**SITE NUMBER: LA84030A (SPRINT KEEP) CITY: SOUTH PASADENA**  
**SITE NAME: LA35XC920-HUNTINGTON DRIVE COUNTY: LOS ANGELES**  
**SITE TYPE: ROOFTOP (67E5A998E 6160) JURISDICTION: SOUTH PASADENA**



PLANS PREPARED BY:  
**CDG**  
 22431 ANTONIO PKWY  
 SUITE B160-131  
 RANCHO SANTA MARGARITA CA 92688  
 dconnell@connelldesigngroup.com  
 949-306-4644

CONSULTING GROUP:  
  
 1511 E. ORANGETHORPE, SUITE D  
 FULLERTON, CA 92831

NO.	DATE:	DESCRIPTION:	BY:
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

**PROJECT SUMMARY:**

**SITE ADDRESS:** 2130 HUNTINGTON DRIVE, SOUTH PASADENA, CA 91030  
**PROPERTY OWNER:** DAVID BRYANT, 1108 FAIROAKS AVENUE, SOUTH PASADENA, CA 91030  
**PROJECT DESCRIPTION:** THE PROJECT ENTAILS: T-MOBILE PROPOSED TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:  
**ANTENNA SCOPE OF WORK:**  
 • REMOVE (6) EXISTING SPRINT ANTENNAS  
 • REMOVE (6) EXISTING SPRINT RRH'S  
 • RELOCATE (E) MW AT SECTOR 'B' FOR NEW ANTENNA INSTALLATION  
 • ADD (2) FRP ANTENNA SCREEN ENCLOSURES AT 'A' AND 'C'  
 • ADD (3) AIR6419 ANTENNAS, (1) PER SECTOR  
 • ADD (3) APXVAALL18\_43-U-NA20 ANTENNAS, (1) PER SECTOR  
 • ADD (3) RADIO 4480 B71+B85, (1) PER SECTOR  
 • ADD (3) RADIO 4460 B25+B66, (1) PER SECTOR  
**EQUIPMENT SCOPE OF WORK:**  
 • REMOVE EXISTING UNUSED SPRINT EQUIPMENT AND CABINETS  
 • ADD (1) 6160 RADIO CABINET W/ (1) RBS 6601 MAIN UNIT  
 • ADD (1) B160 BATTERY CABINET  
 • ADD (3) BB6648 IN (N) 6160  
 • ADD (6) 6X24 HYBRID TRUNK CABLES 4AWG 30m  
 • ADD (3) 6X24 HYBRID TRUNK CABLES 4AWG 20m  
 • ADD (2) PSU 4813 DC VOLTAGE BOOSTERS IN (N) 6160  
 • ADD (1) CSR IXRE V2 ROUTER IN (N) 6160  
 • ADD (1) CSR 7705 SAR M ROUTER IN (N) 6160  
 • ADD (1) DUG20 INSIDE (N) RBS 6601 MAIN UNIT  
 • REPLACE (1) (E) SPRINT GPS ANTENNA WITH (1) NEW T-MOBILE GPS ANTENNA

**BUILDING SUMMARY:**  
 OCCUPANCY CLASSIFICATION: TBD  
 TYPE OF CONSTRUCTION: TBD  
 ZONING: SPC1-COMMERCIAL GENERAL  
 ASSESSORS PARCEL NUMBER: 5321-015-021

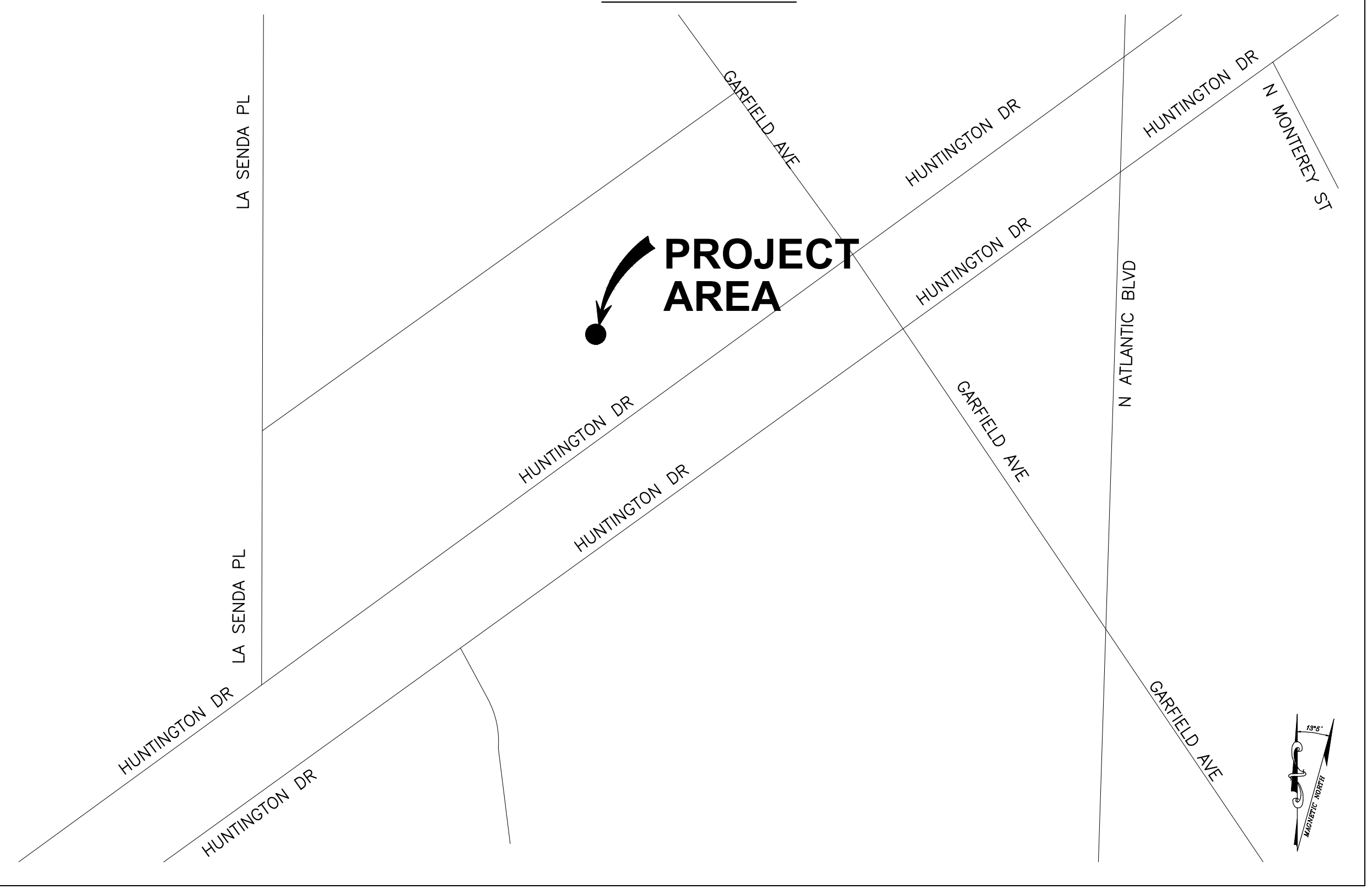
**CONSULTING TEAM:**

**SAC/ZONING/PERMITTING:** BUTLER AMERICA TELECOM LLC, 1511 E. ORANGETHORPE AVE., SUITE D, FULLERTON, CA 92831  
 CONTACT: PATTY MEJIA FUGIT  
 PHONE: (714) 729-8404  
 EMAIL: pmejia@core.us.com  
**ARCHITECTURAL/ENGINEERING:** CONNELL DESIGN GROUP, INC, 22431 ANTONIO PKWY, SUITE B160-131, RANCHO SANTA MARGARITA CA 92688  
 CONTACT: DAN CONNELL  
 PHONE: (949) 306-4644  
 EMAIL: dconnell@connelldesigngroup.com

**SHEET INDEX:**

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-2	ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS
A-1	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-2	EXISTING AND PROPOSED ENLARGED SITE PLAN
A-2.1	EXISTING AND PROPOSED EQUIPMENT LAYOUTS
A-3	ANTENNA LAYOUTS AND ANTENNA SCHEDULE
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL ELEVATIONS
A-6	ARCHITECTURAL ELEVATIONS
A-7	ARCHITECTURAL ELEVATIONS
D-1	EQUIPMENT DETAILS
D-2	EQUIPMENT DETAILS
SN-1	GENERAL STRUCTURAL NOTES
S-1	RF TRANS. SCREENING PLANS, SECTION, ELEVATION
S-2	STRUCTURAL DETAILS

**VICINITY MAP:**



**DIRECTIONS FROM T-MOBILE IRVINE OFFICE:** (2008 MCGAW AVE, IRVINE, CA 92614)  
 1. GET ON CA-55 N/STATE RTE 55 N FROM MCGAW AVE AND MACARTHUR BLVD  
 2. HEAD NORTHWEST TOWARD MCGAW AVE  
 3. TURN RIGHT TOWARD MCGAW AVE, TURN LEFT ONTO MCGAW AVE  
 4. USE THE 2ND FROM THE LEFT LANE TO TURN LEFT ONTO RED HILL AVE  
 5. TURN RIGHT ONTO MACARTHUR BLVD  
 6. TURN RIGHT TO MERGE WITH CA-55 N/STATE RTE 55 N TOWARD RIVERSIDE  
 7. TAKE I-5 N TO S ATLANTIC BLVD IN ALHAMBRA. TAKE EXIT 23A-23B FROM I-10 E/SAN BERNARDINO FWY  
 8. MERGE WITH CA-55 N/STATE RTE 55 N, KEEP LEFT TO CONTINUE ON STATE RTE 55 N  
 9. TAKE EXIT 10B TO MERGE WITH I-5 N TOWARD SANTA ANA  
 10. KEEP LEFT TO STAY ON I-5 N, KEEP LEFT TO STAY ON I-5 N  
 11. USE THE LEFT LANE TO TAKE EXIT 130C TO MERGE WITH I-710 N TOWARD PASADENA  
 12. USE THE RIGHT 2 LANES TO TAKE EXIT 22 TO MERGE WITH I-10 E/SAN BERNARDINO FWY TOWARD SAN BERNARDINO  
 13. TAKE EXIT 23A-23B FOR ATLANTIC BLVD  
 14. KEEP RIGHT AT THE Y JUNCTION, FOLLOW SIGNS FOR ALHAMBRA  
 15. CONTINUE ON S ATLANTIC BLVD TO YOUR DESTINATION IN SOUTH PASADENA  
 16. TURN RIGHT ONTO S ATLANTIC BLVD, TURN LEFT ONTO GARFIELD AVE  
 17. TURN LEFT AFTER PIZZA HUT (ON THE RIGHT)  
 18. TURN RIGHT ONTO LA SENDA PL, TURN RIGHT  
 19. TURN RIGHT, DESTINATION WILL BE ON THE RIGHT

**APPLICABLE CODES**

**BUILDING CODE REFERENCE:**  
 ALL WORK IS TO COMPLY WITH THE THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24):  
 • 2019 CALIFORNIA BUILDING CODE  
 • 2019 CALIFORNIA TITLE 24  
 • 2019 CALIFORNIA FIRE CODE  
 • 2019 CALIFORNIA ENERGY CODE  
 • 2019 CALIFORNIA MECHANICAL CODE  
 • TIA/EIA-222-H OR LATEST EDITION

**APPROVALS:**

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____	_____
DEVELOP. MGR	_____	_____	_____
CONST. MGR	_____	_____	_____
ZONING MGR	_____	_____	_____
RF ENGINEER	_____	_____	_____
OPERATIONS	_____	_____	_____
SAC REP.	_____	_____	_____
UTILITIES	_____	_____	_____

**SITE INFORMATION:**

**LA35XC920-  
HUNTINGTON DRIVE  
LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

**SEAL:**



**SHEET TITLE:**

**TITLE SHEET**

**SHEET NUMBER:**

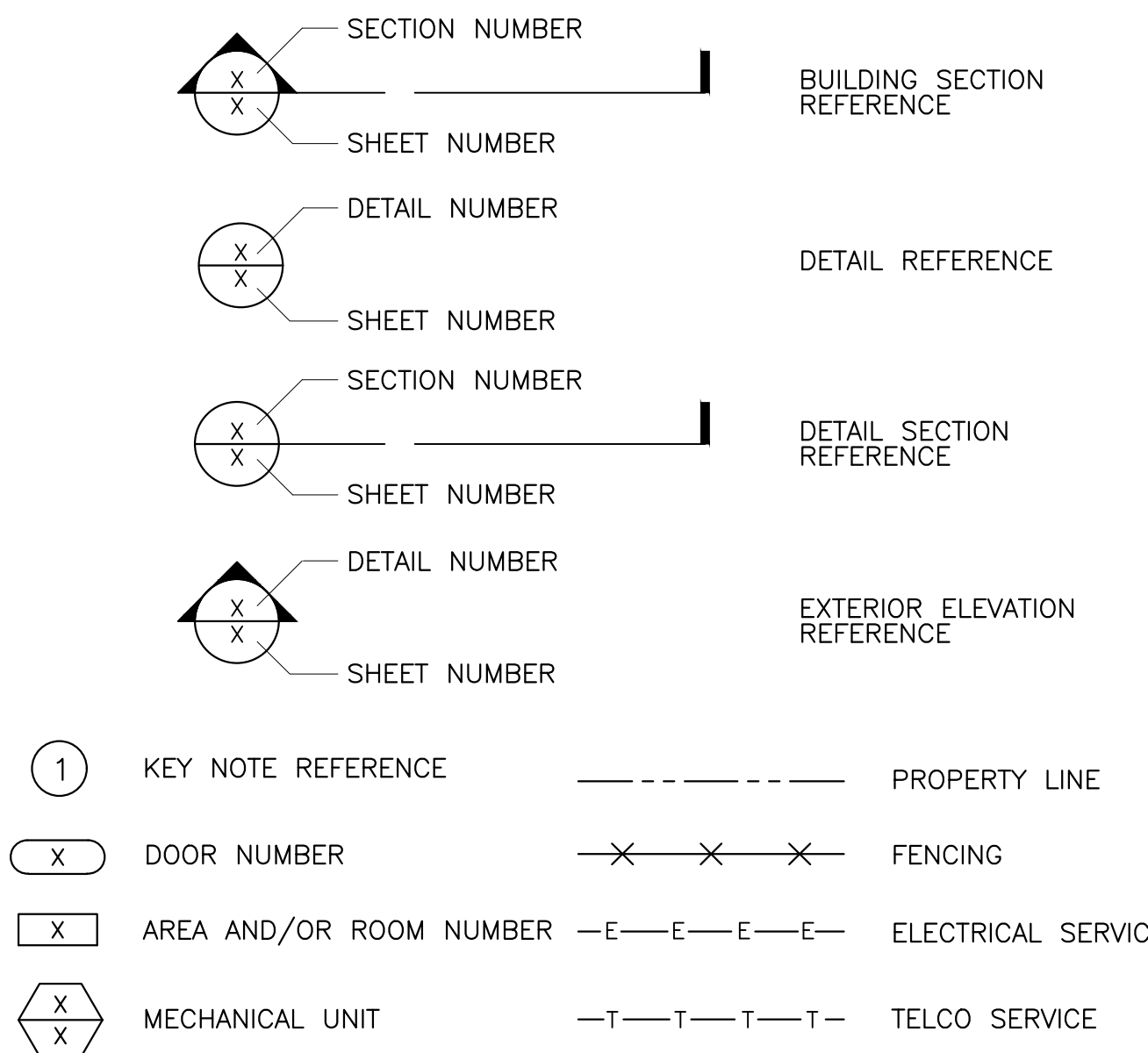
**T-1**



ABBREVIATIONS

Table of abbreviations and symbols including AC, ADJ, A.F.F., ARCH, APPROX, A.G.L., A.M.S.L., BD, BLKG, BOT, BSMT, BTS, C, CEM, CL, CLG, CLR, COL, CONC, CONST, CORR, CO, DIA, DBL, DEPT, DEMO, DN, DR, DTL, DWG, (E), EA, ELEC, ELEV, EQUIP, EXP, EXT, FA, FB, FF, FH, FIN, FLR, FOS, FS, FT, FTG, FW, F.G., FUT, GA, GALV, GL, GR, GYP, GFCI, GND, HC, HDW, HTR, HM, HORIZ, HR, HT, HV, ID, INS, INT, JT, LAM, LBS, LT, LA, LNA, MFR, MAT, MAX, MECH, MIN, MISC, ML, MO, MS, MTD, MTL, (N), NIC, NIB, NTS, OA, O.C., OPNG, OPP, PARTN, PL, PLAS, PLYWD, POC, PROP, PT, R, REOD, RD, RM, RMS, RO, SC, SCHED, SECT, SHEET, SIM, SPECS, SS, ST, STOR, STRUCT, SUSP, SW, SWBO, THK, TI, TMA, TOS, TS, TYP, UNO, VCT, VERT, V.I.F., VG, W/, WD, WR, WT, XFMR, @, [ ], [ ], [ ], [ ], [ ], [ ], [ ]

SYMBOLS:



GENERAL

1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS. 2. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION... 3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES... 4. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY... 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT... 6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES... 7. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE 2019 CBC AND ALL OTHER GOVERNING CODES... 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK... 9. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS... 10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT... 11. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED... 12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS... 13. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES... 14. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS... 15. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS... 16. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE... 17. ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT DAILY, PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES... 18. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS... 19. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK... 20. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF... 21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK... 22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES... 23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK... 24. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER... 25. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL, IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED... 26. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE...

SITE PREPARATION NOTES:

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE. 2. BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER... 3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL... 4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION... 5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL... 6. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL... 7. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK... 8. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL... 9. THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE... 10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION... 11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF... 12. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS...

BATTERY INFORMATION / NOTES:

BATTERY MFG.: NORTHSTAR MODEL No.: NSB 100FT RED ELECTROLYTE CONTENT PER BATTERY: 0.833 GALLONS ELECTROLYTE HAZARD CLASSIFICATION PER 2019 CBC SECTION 1206.2 (17% SULFURIC ACID): CORROSIVE No. OF BATTERIES TO BE INSTALLED: 12 TOTAL ELECTROLYTE CONTAINED ON SITE (0.833 x 12): 9.996 GALLONS MAX. BATTERY POWER OUTPUT AMPERAGE x VOLTAGE / 1000 295 x 12/1000 = 3.54kWh x 12 = 42.48 TOTAL 42.48KWH ON SITE

SUBMITTALS:

SUBMITTALS: SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ETC. FOR ITEMS DESIGNED BY THE ARCHITECT/ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION... THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHITECT... SUBMITTALS SHALL BE MADE IN ADVANCED TO ARCHITECT-ENGINEER, SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SHOP DRAWING REVIEW:

REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS, MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM... THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

ACCESSIBILITY NOTE:

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN HEREON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2019 CALIFORNIA BUILDING CODE SECTION 1103B.1 EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

BID WALK NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONSTRUCTION CONDITIONS BEFORE SUBMITTAL OF FINAL BIDS, START OF CONSTRUCTION AND/OR FABRICATION... 2. IF THE ENGINEER IS NOT NOTIFIED OF ANY OMISSIONS/DISCREPANCIES OR CLARIFICATIONS IN WRITING AS DESCRIBED IN #1 IT WILL BE CONFIRMED THAT THE CONTRACTOR HAS CONSIDERED ALL ITEMS THAT WILL AFFECT THE COST OF THE CONSTRUCTION OF THE SITE UNDER THE MOST STRINGENT CONDITIONS...

FIRE DEPARTMENT NOTES:

- A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE. B. A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE. C. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE. D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS... E. BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS. F. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR. G. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS. H. EXIST DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. I. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.

CLASS 1 WATER REACTIVE LIQUID TOXIC LIQUID CORROSIVE LIQUID OTHER HEALTH HAZARD LIQUID

TABLE 1206.2.9

Table with 3 columns: BATTERY TECHNOLOGY, MAXIMUM ALLOWABLE QUANTITIES, GROUP H OCCUPANCY. Includes data for Flow batteries, Lead acid, Lithium, Nickel cadmium, Sodium, and Other battery technologies.

TABLE 1206.2

Table with 2 columns: BATTERY TECHNOLOGY, CAPACITY. Includes data for Flow batteries, Lead acid, Lithium, Nickel cadmium, Sodium, and Other battery technologies.

NOTE: ALL FIRE DEPT BATTERIES AND INSTALLATION SHALL COMPLY WITH 2019 CFC SECTION 1206.2

- A. QUANTITIES LESS THAN 50 GAL. ARE EXEMPT FROM 2019 C.F.C. SECTION 1206.2 - TABLE 1206.2.9 AND SHALL NOT REQUIRE PERMIT. B. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2019 C.F.C SECTION 1206.2. C. POWER OUTPUT OF THE BATTERY SYSTEM LESS THAN 600kWh (2160 MEGAJOULES) ARE EXEMPT FROM 2019 CFC SECTION 1206.2 - TABLE 1206.2.9 AND SHALL NOT REQUIRE PERMIT



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CONSULTING GROUP: BUTLER America Telecom LLC 1511 E. ORANGETHORPE, SUITE D FULLERTON, CA 92831

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Includes entries for 06/14/21, 07/21/21, 05/10/22, and 06/06/22.

SITE INFORMATION: LA35XC920-HUNTINGTON DRIVE LA84030A 2130 HUNTINGTON DRIVE SOUTH PASADENA, CA 91030

SEAL: REGISTERED PROFESSIONAL ENGINEER DANIEL MICHAEL CONNELL NO. 62543 EXP. 12/31/23 CIVIL STATE OF CALIFORNIA DATE STAMPED: 06/09/2022

SHEET TITLE: ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS

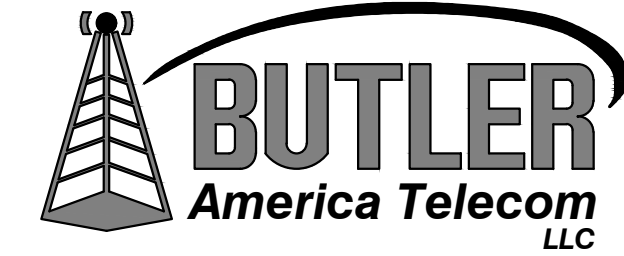
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PLANS PREPARED BY:

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 LLC  
 1511 E. ORANGETHORPE, SUITE D  
 FULLERTON, CA 92831

NO.	DATE	DESCRIPTION	BY:
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

SITE INFORMATION:

**LA35XC920-**  
**HUNTINGTON DRIVE**  
**LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:

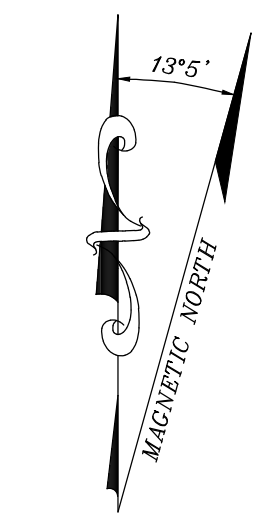


SHEET TITLE:

**EXISTING SITE PLAN**

SHEET NUMBER:

**A-1**





PLANS PREPARED BY:

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 22431 ANTONIO PKWY  
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 dconneil@connelldesigngroup.com  
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CONSULTING GROUP:

  
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NO.	DATE	DESCRIPTION	BY
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1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

SITE INFORMATION:

**LA35XC920-**  
**HUNTINGTON DRIVE**  
**LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:



SHEET TITLE:

**PROPOSED SITE PLAN**

SHEET NUMBER:


**A-1.1**





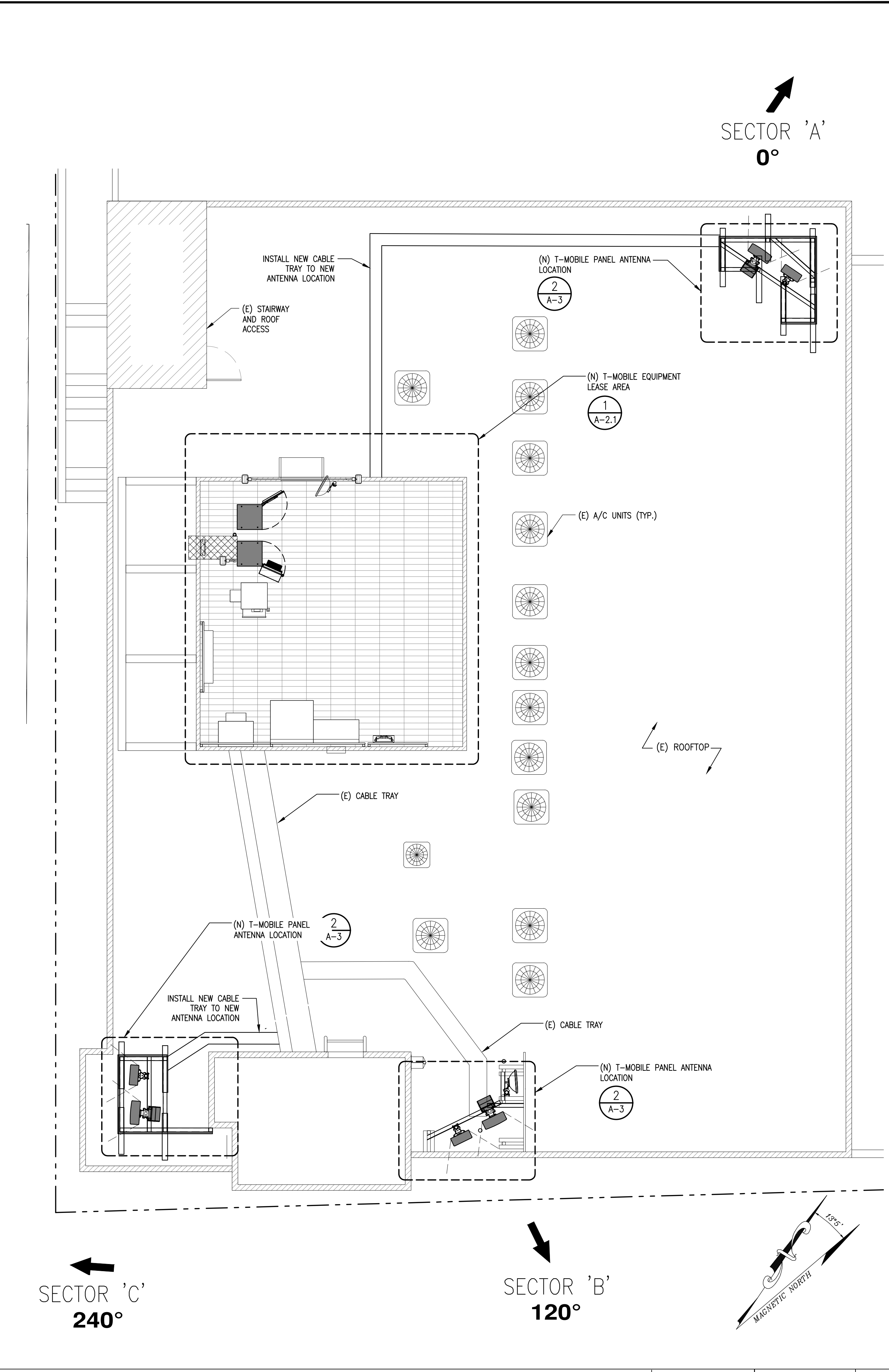
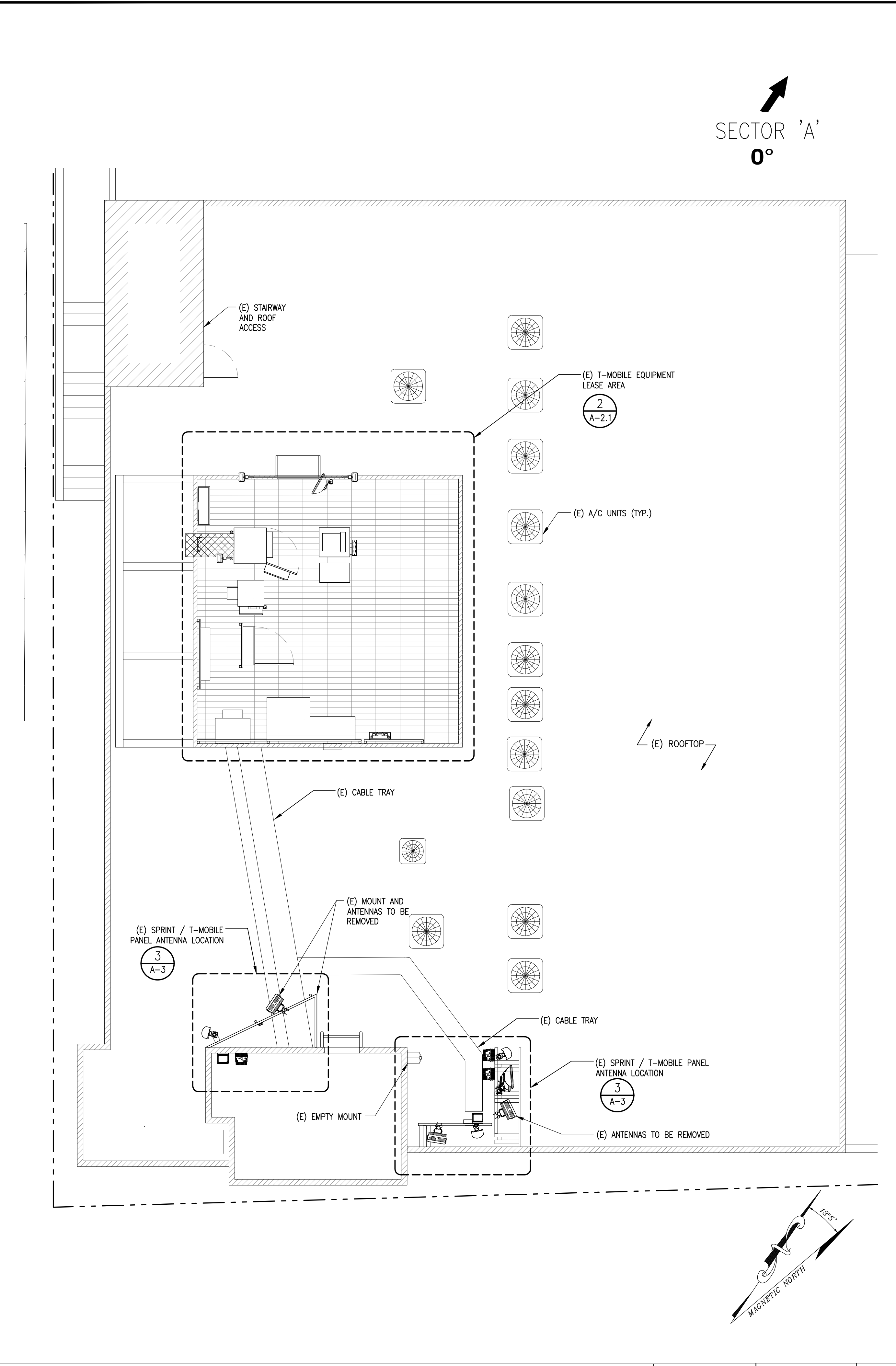
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0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

SITE INFORMATION:  
**LA35XC920-**  
**HUNTINGTON DRIVE**  
**LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:  
  
 DATE STAMPED: 06/06/2022

SHEET TITLE:  
**EXISTING AND PROPOSED ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-2**

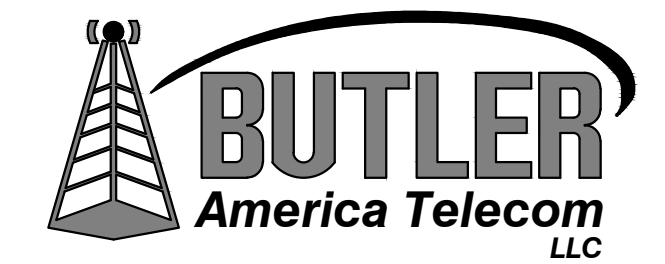


PLANS PREPARED BY:



22431 ANTONIO PKWY  
 SUITE B160-131  
 RANCHO SANTA MARGARITA CA 92688  
 dconnell@connelldesigngroup.com  
 949-306-4644

CONSULTING GROUP:



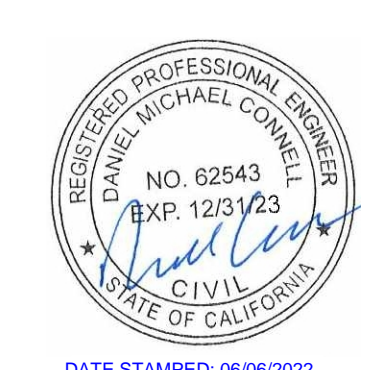
1511 E. ORANGETHORPE, SUITE D  
 FULLERTON, CA 92831

NO.	DATE	DESCRIPTION	BY:
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

SITE INFORMATION:

**LA35XC920-**  
**HUNTINGTON DRIVE**  
**LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:



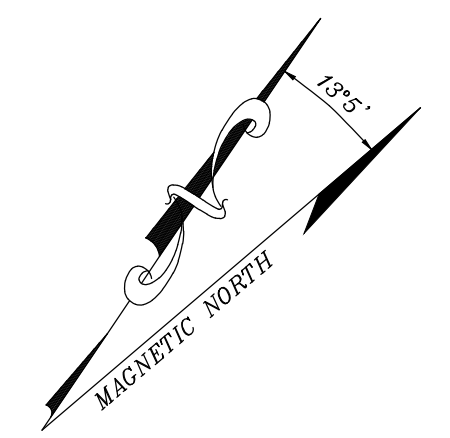
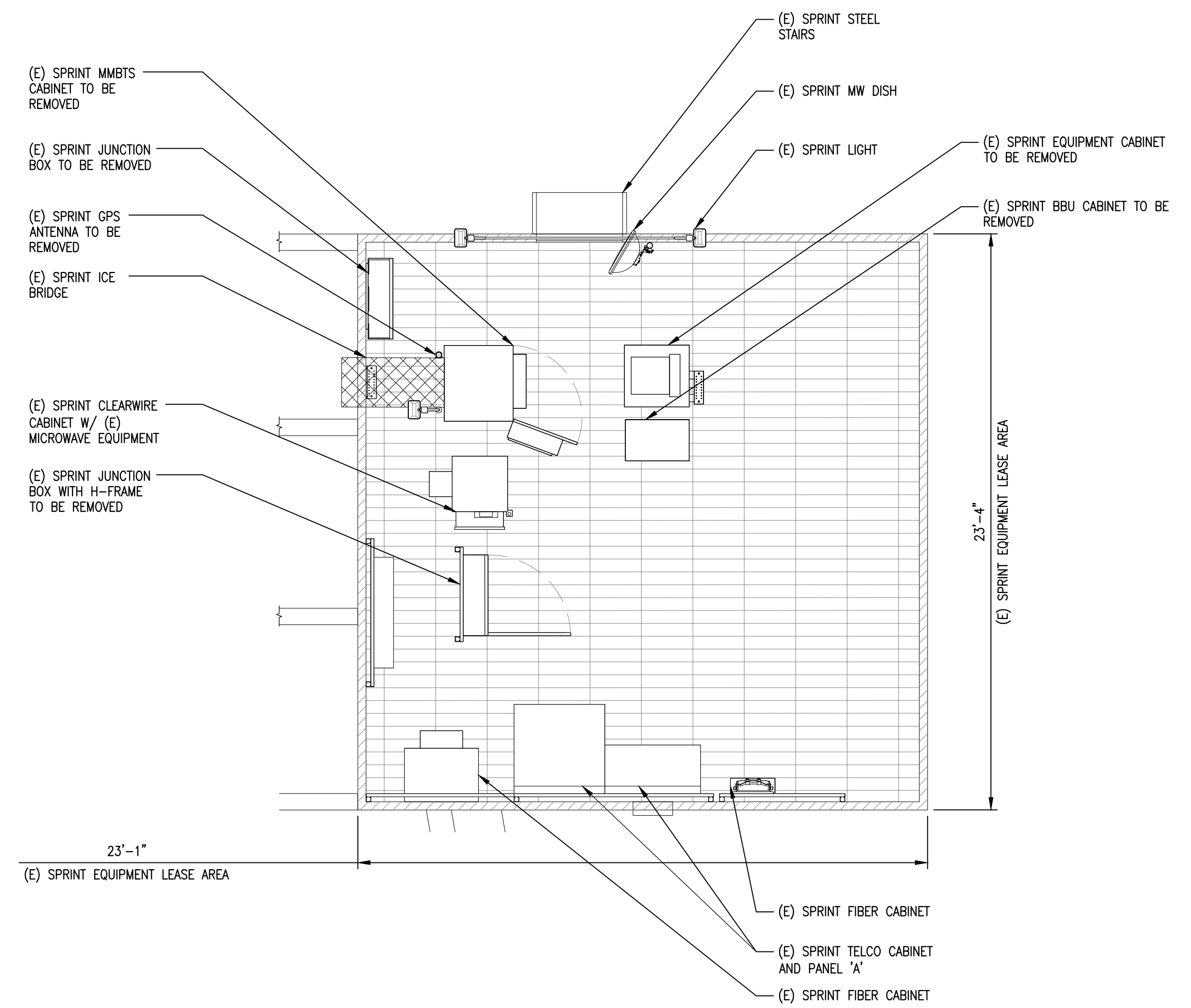
DATE STAMPED: 06/06/2022

SHEET TITLE:

**EXISTING AND PROPOSED EQUIPMENT LAYOUTS**

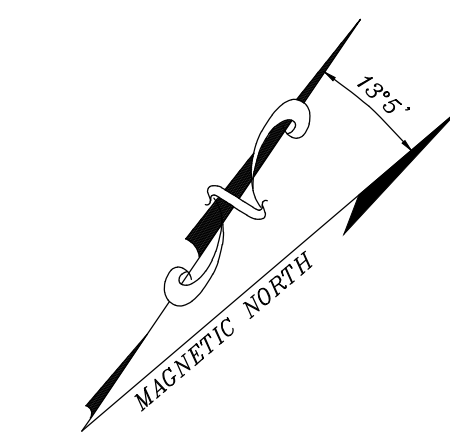
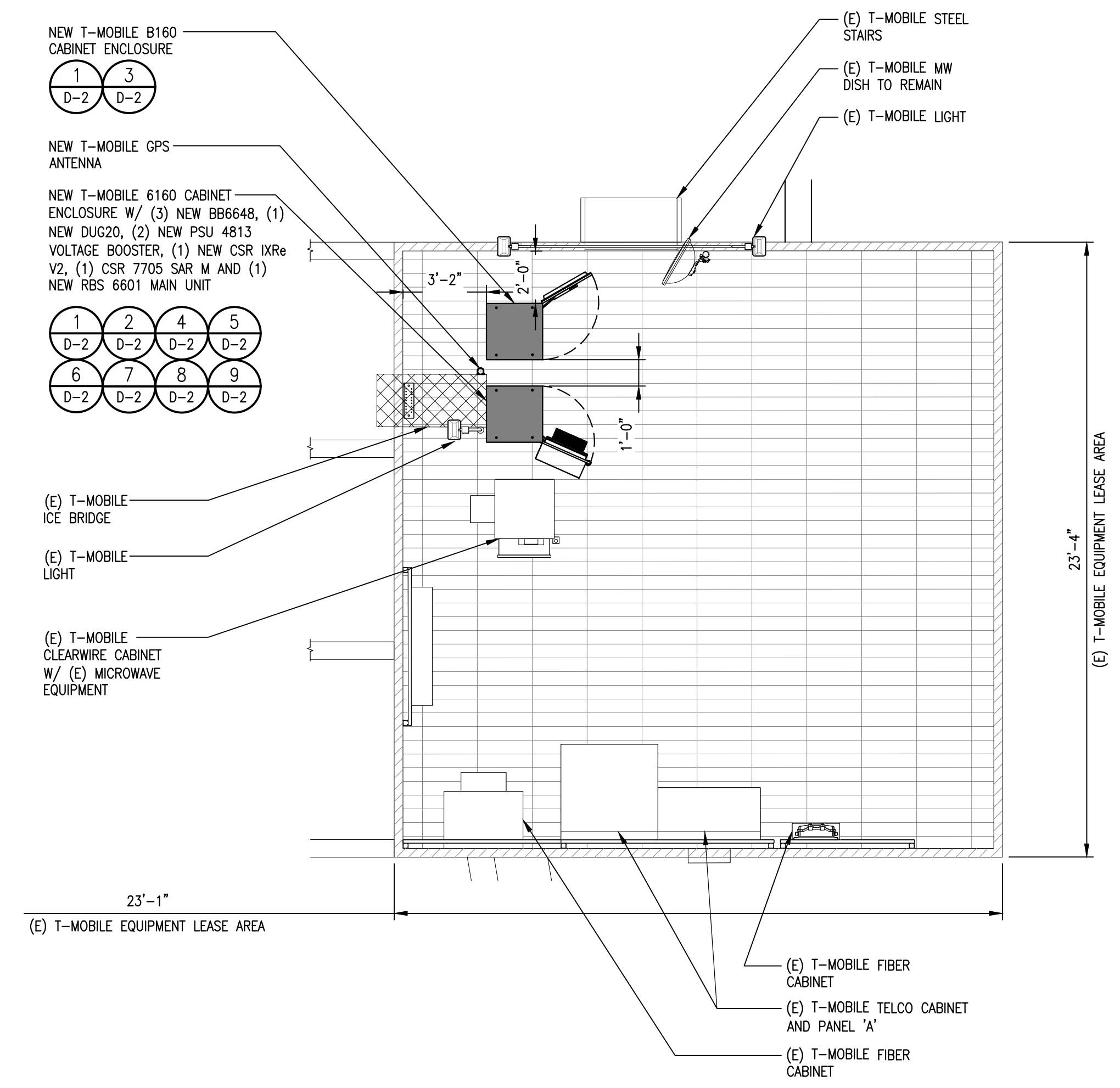
SHEET NUMBER:

**A-2.1**



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

2



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

1



EXISTING ANTENNA SCHEDULE (SPRINT)										
SECTOR	TECHNOLOGY	ANTENNA			RAD CENTER OF ANTENNA	RADIO	CABLE TYPE	JUMPER LENGTH		
		MODEL	SIZE	WEIGHT LBS						
SECTOR "A"	A1	800/1900	RFS APXVSP18-C	72.0"	57	30°	43'-1"	(1) 800 RRH (1) 1900 RRH	(1) (E) HYBRID FIBER CABLE	55
	A2	2500	NOKIA 2.5G MAA-AAHC (64T64R)	25.63"	103.62	30°	43'-1"	INTEGRATED	(1) (E) 0.82"Ø HYBRID FIBER CABLE	
SECTOR "B"	B1	800/1900	RFS APXVSP18-C	72.0"	57	135°	43'-1"	(1) 800 RRH (1) 1900 RRH	(1) (E) HYBRID FIBER CABLE	55
	B2	2500	NOKIA 2.5G MAA-AAHC (64T64R)	25.63"	103.62	155°	43'-1"	INTEGRATED	(1) (E) 0.82"Ø HYBRID FIBER CABLE	
SECTOR "C"	C1	800/1900	RFS APXVSP18-C	72.0"	57	250°	43'-1"	(1) 800 RRH (1) 1900 RRH	(1) (E) HYBRID FIBER CABLE	55
	C2	2500	NOKIA 2.5G MAA-AAHC (64T64R)	25.63"	103.62	270°	43'-1"	INTEGRATED	(1) (E) 0.82"Ø HYBRID FIBER CABLE	

PROPOSED ANTENNA SCHEDULE (T-MOBILE)										
SECTOR	TECHNOLOGY	ANTENNA			RAD CENTER OF ANTENNA	RADIO	CABLE TYPE	JUMPER LENGTH	HYB.	
		MODEL	SIZE	WEIGHT LBS						
SECTOR "A"	A1	L700/L600/N600 L2100 L1900/G1900	APXVAALL18_43-U-NA20	72.0"	92.6	0°	42'-0"	(1) RADIO 4480 B71+B85 (1) RADIO 4460 B25+B66	(8) FT SUREFLEX 4.3-10 (6) 2F SM FIBER JUMPER	10' 5m
	A2	L2500 N2500	AIR6419 B41	36.3"	94.3	0°	44'-0"	-	(4) 2F SM FIBER JUMPER	5m
SECTOR "B"	B1	L700/L600/N600 L2100 L1900/G1900	APXVAALL18_43-U-NA20	72.0"	92.6	120°	42'-0"	(1) RADIO 4480 B71+B85 (1) RADIO 4460 B25+B66	(8) FT SUREFLEX 4.3-10 (6) 2F SM FIBER JUMPER	10' 5m
	B2	L2500 N2500	AIR6419 B41	36.3"	94.3	120°	44'-0"	-	(4) 2F SM FIBER JUMPER	5m
SECTOR "C"	C1	L700/L600/N600 L2100 L1900/G1900	APXVAALL18_43-U-NA20	72.0"	92.6	240°	42'-0"	(1) RADIO 4480 B71+B85 (1) RADIO 4460 B25+B66	(8) FT SUREFLEX 4.3-10 (6) 2F SM FIBER JUMPER	10' 5m
	C2	L2500 N2500	AIR6419 B41	36.3"	94.3	240°	44'-0"	-	(4) 2F SM FIBER JUMPER	5m

PLANS PREPARED BY:

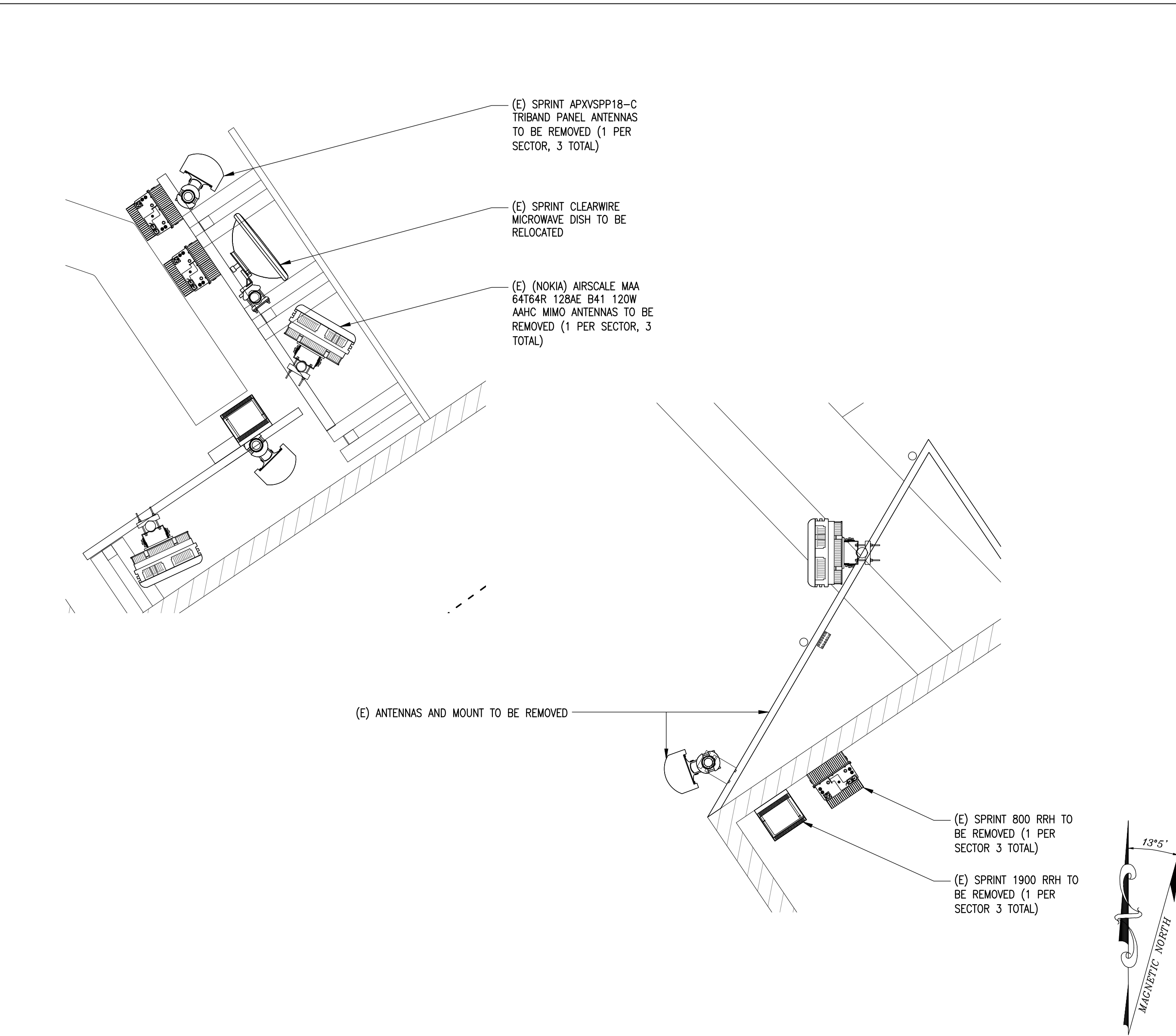
**CDG**  
22431 ANTONIO PKWY  
SUITE B160-131  
RANCHO SANTA MARGARITA CA 92688  
dconnell@connelldesigngroup.com  
949-306-4644

CONSULTING GROUP:

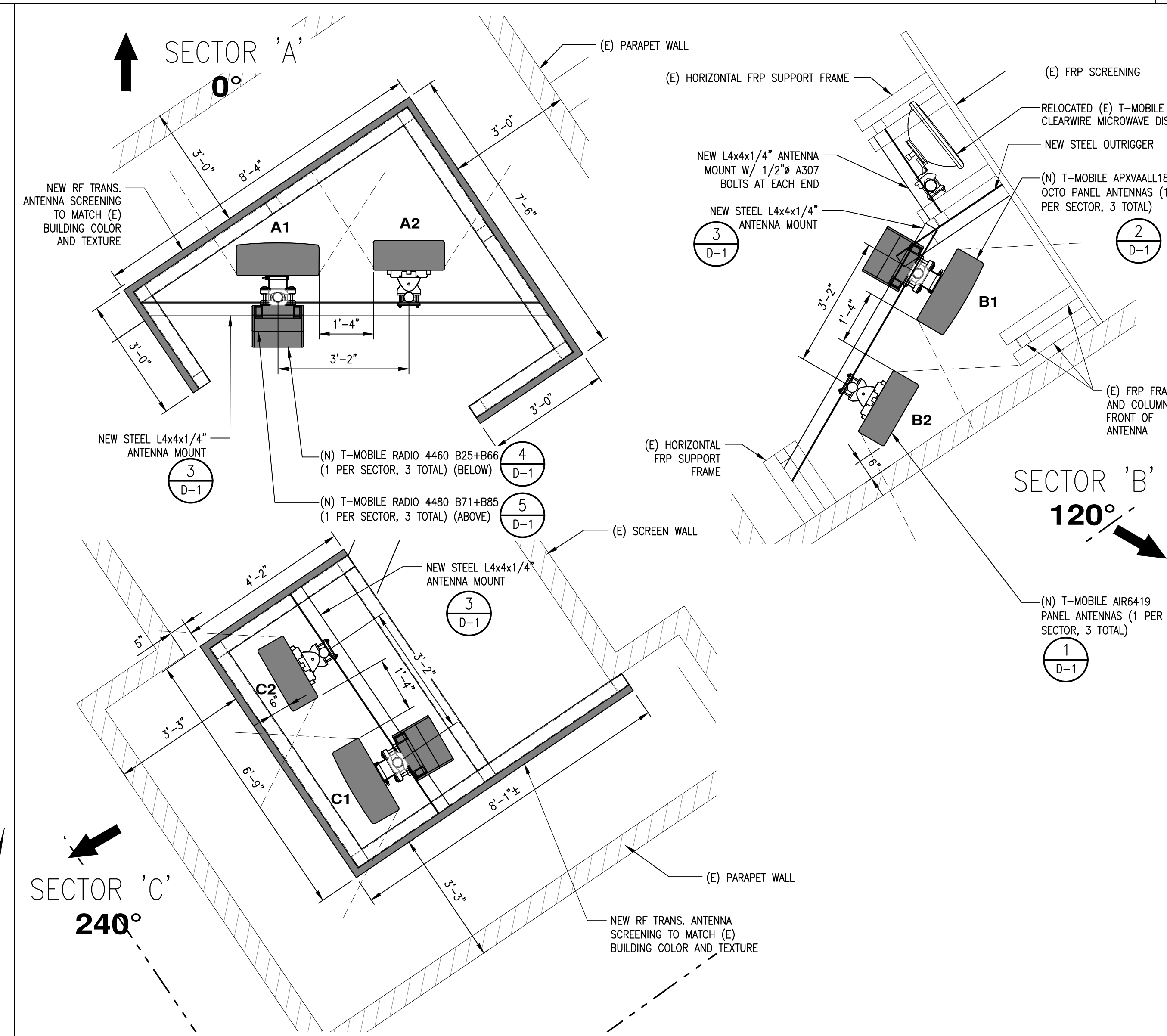
**BUTLER**  
America Telecom  
LLC  
1511 E. ORANGETHORPE, SUITE D  
FULLERTON, CA 92831

NO.	DATE	DESCRIPTION	BY
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

**ANTENNA SCHEDULE**



**(E) ANTENNA LAYOUT** SCALE: 1/2"=1'-0" 0 1' 2' **3**



**(N) ANTENNA LAYOUT** SCALE: 1/2"=1'-0" 0 1' 2' **2**

SITE INFORMATION:

**LA35XC920-  
HUNTINGTON DRIVE  
LA84030A**

2130 HUNTINGTON DRIVE  
SOUTH PASADENA, CA 91030

SEAL:

REGISTERED PROFESSIONAL ENGINEER  
DANIEL MICHAEL CONNELL  
NO. 62543  
EXP. 12/31/23  
CIVIL  
STATE OF CALIFORNIA  
DATE STAMPED: 06/09/2022

SHEET TITLE:

**ANTENNA LAYOUTS  
AND ANTENNA  
SCHEDULE**

SHEET NUMBER:

**A-3**



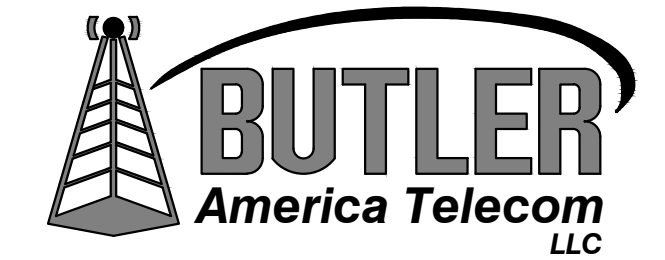


PLANS PREPARED BY:



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 dconnell@connelldesigngroup.com  
 949-306-4644

CONSULTING GROUP:



1511 E. ORANGETHORPE, SUITE D  
 FULLERTON, CA 92831

NO.	DATE	DESCRIPTION	BY:
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

SITE INFORMATION:

**LA35XC920-  
 HUNTINGTON DRIVE  
 LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:



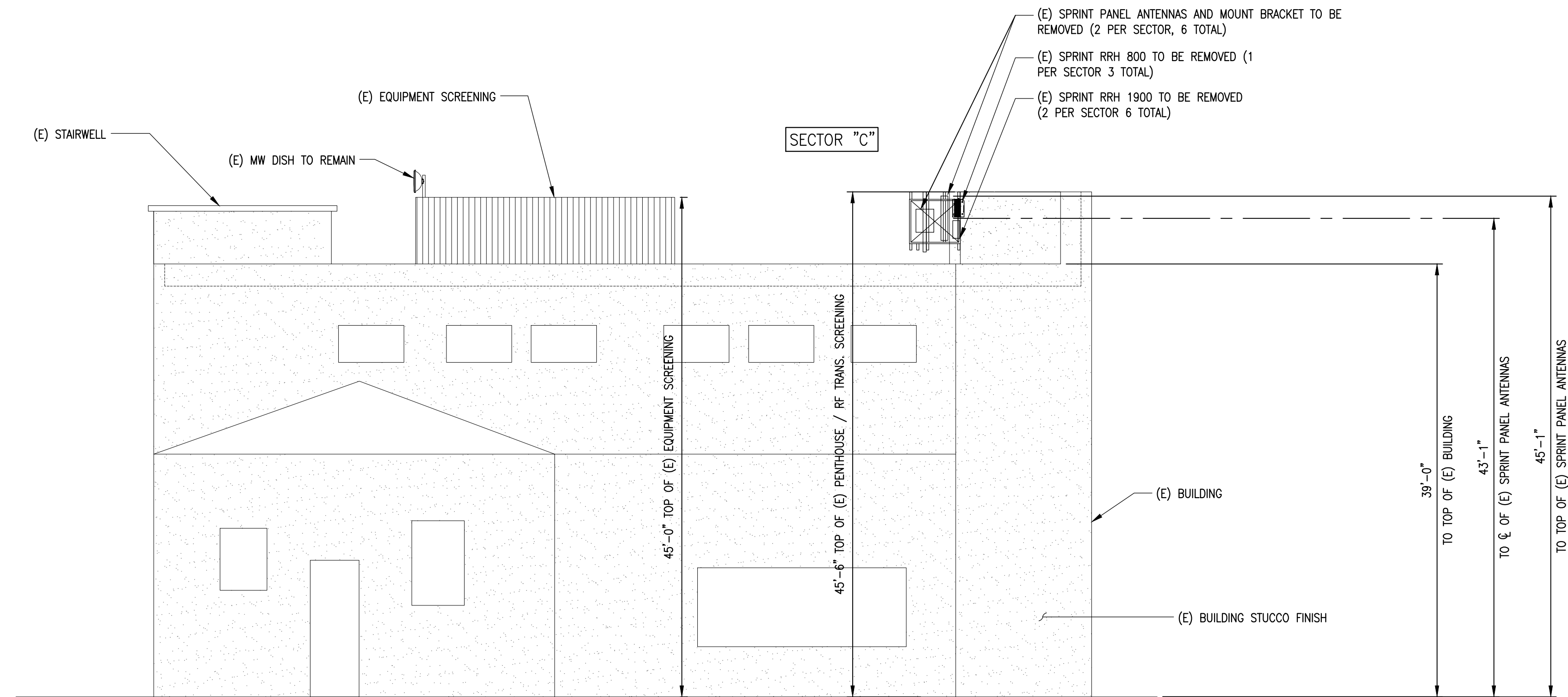
DATE STAMPED: 06/06/2022

SHEET TITLE:

**ARCHITECTURAL  
 ELEVATIONS**

SHEET NUMBER:

**A-5**



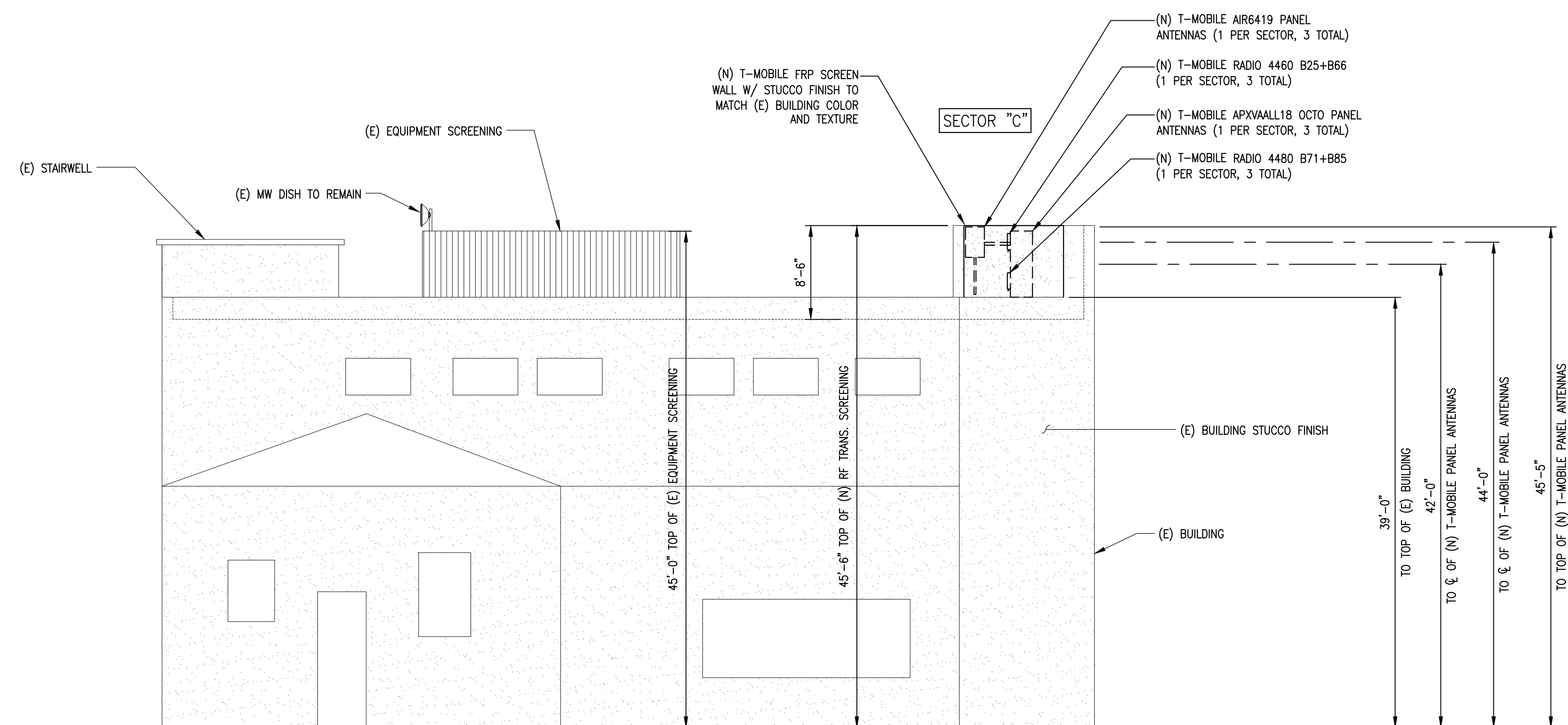
**EXISTING SOUTHWEST ELEVATION**

SCALE:

1/8" = 1'-0"



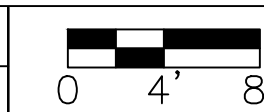
**1**



**NEW SOUTHWEST ELEVATION**

SCALE:

1/8" = 1'-0"



**2**



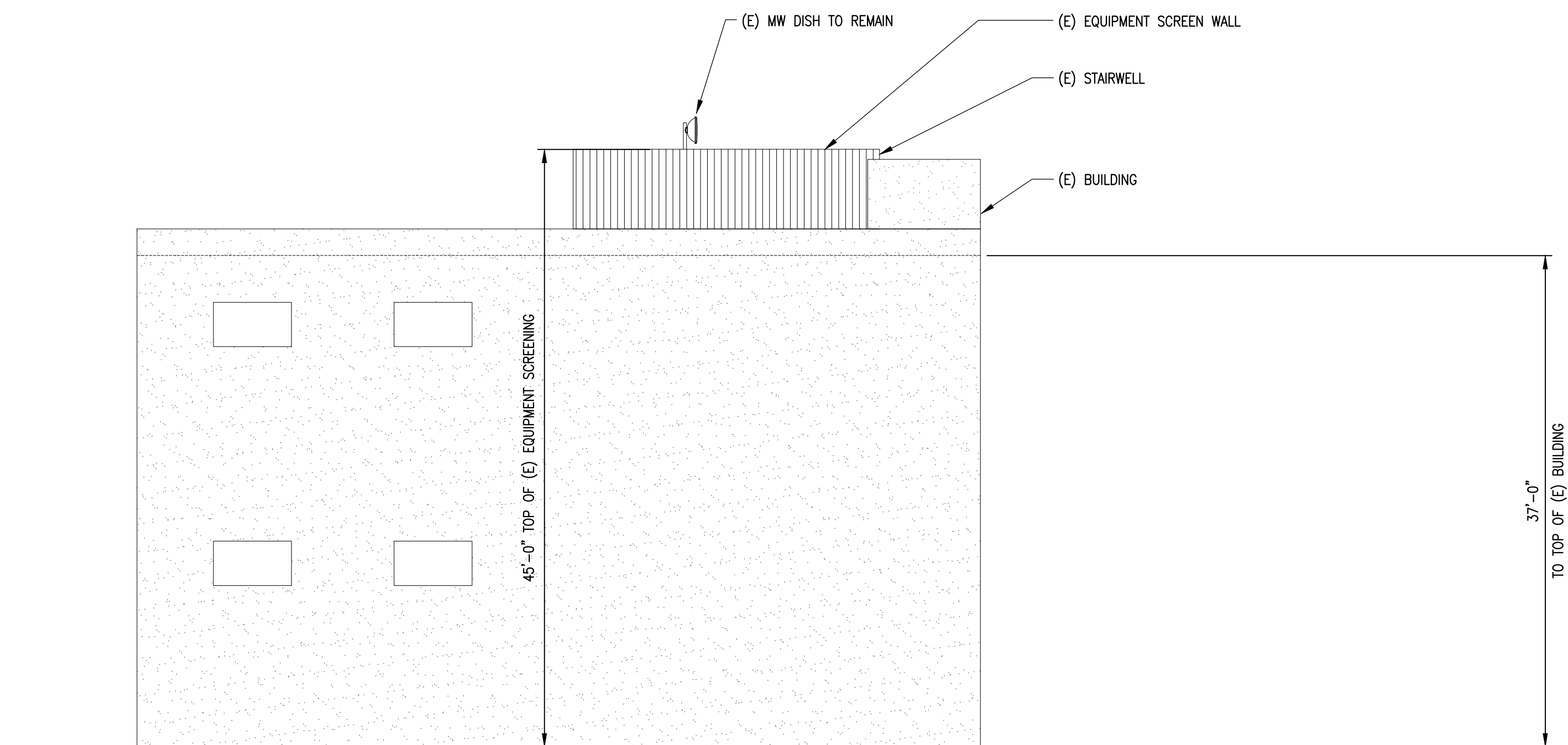
PLANS PREPARED BY:



CONSULTING GROUP:




NO.	DATE:	DESCRIPTION:	BY:
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

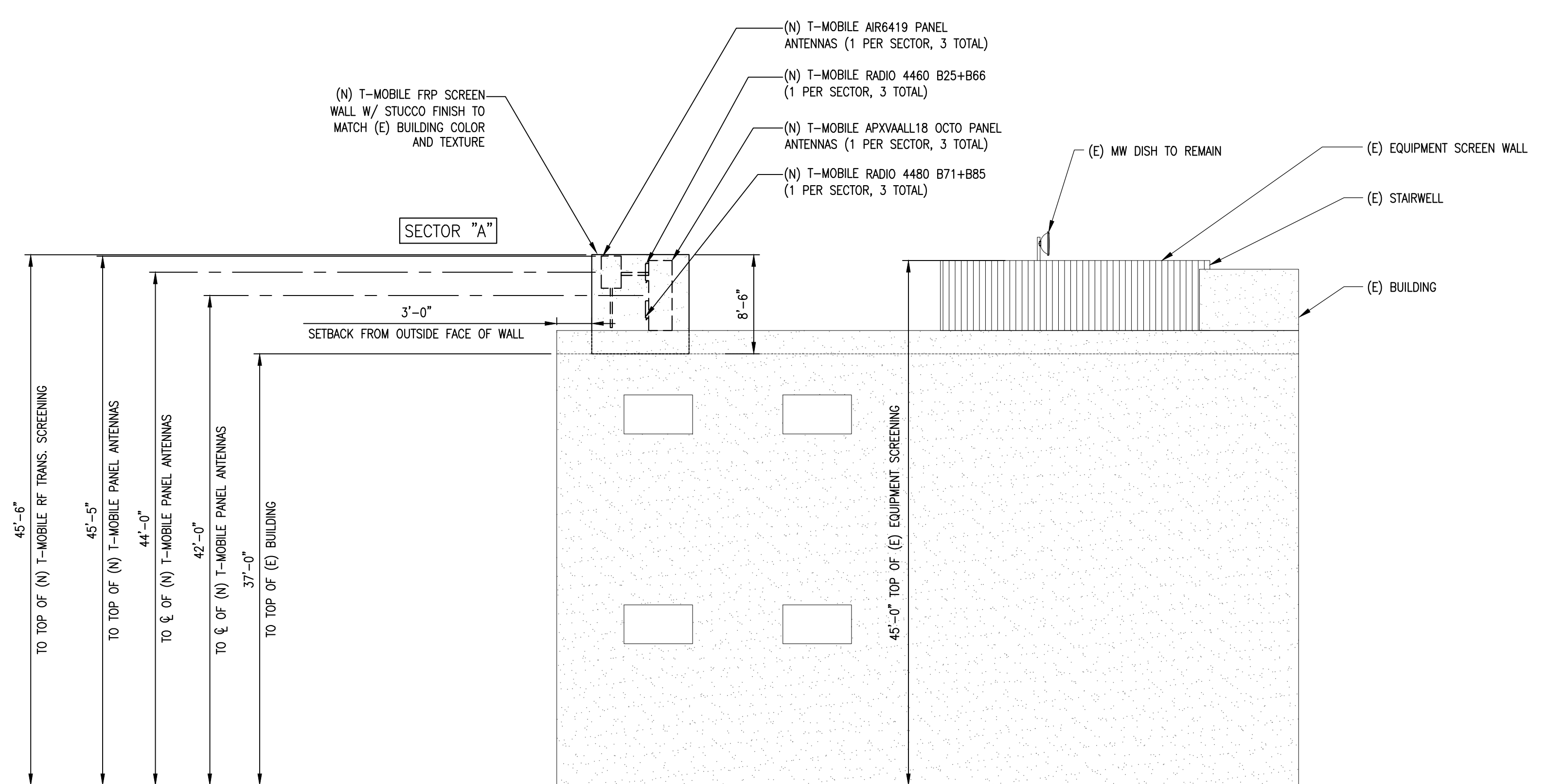


EXISTING NORTHWEST ELEVATION

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




1



NEW NORTHWEST ELEVATION

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



2

SITE INFORMATION:

**LA35XC920-**  
**HUNTINGTON DRIVE**  
**LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:



SHEET TITLE:

**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:

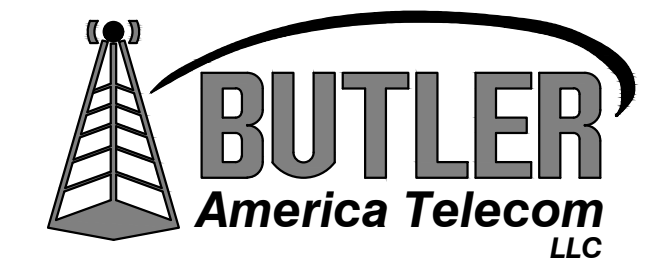
**A-6**

PLANS PREPARED BY:

**CDG**

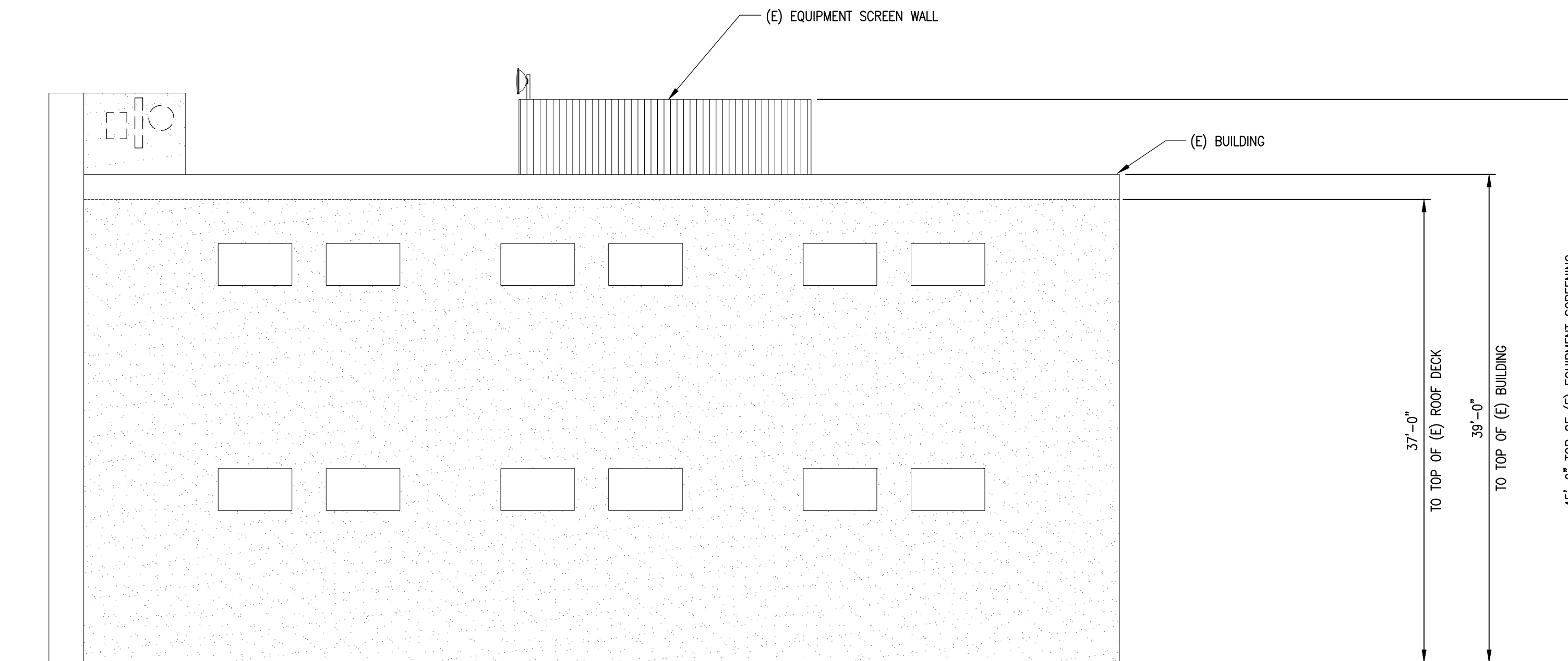
22431 ANTONIO PKWY  
 SUITE B160-131  
 RANCHO SANTA MARGARITA CA 92688  
 dconnell@connelldesigngroup.com  
 949-306-4644

CONSULTING GROUP:




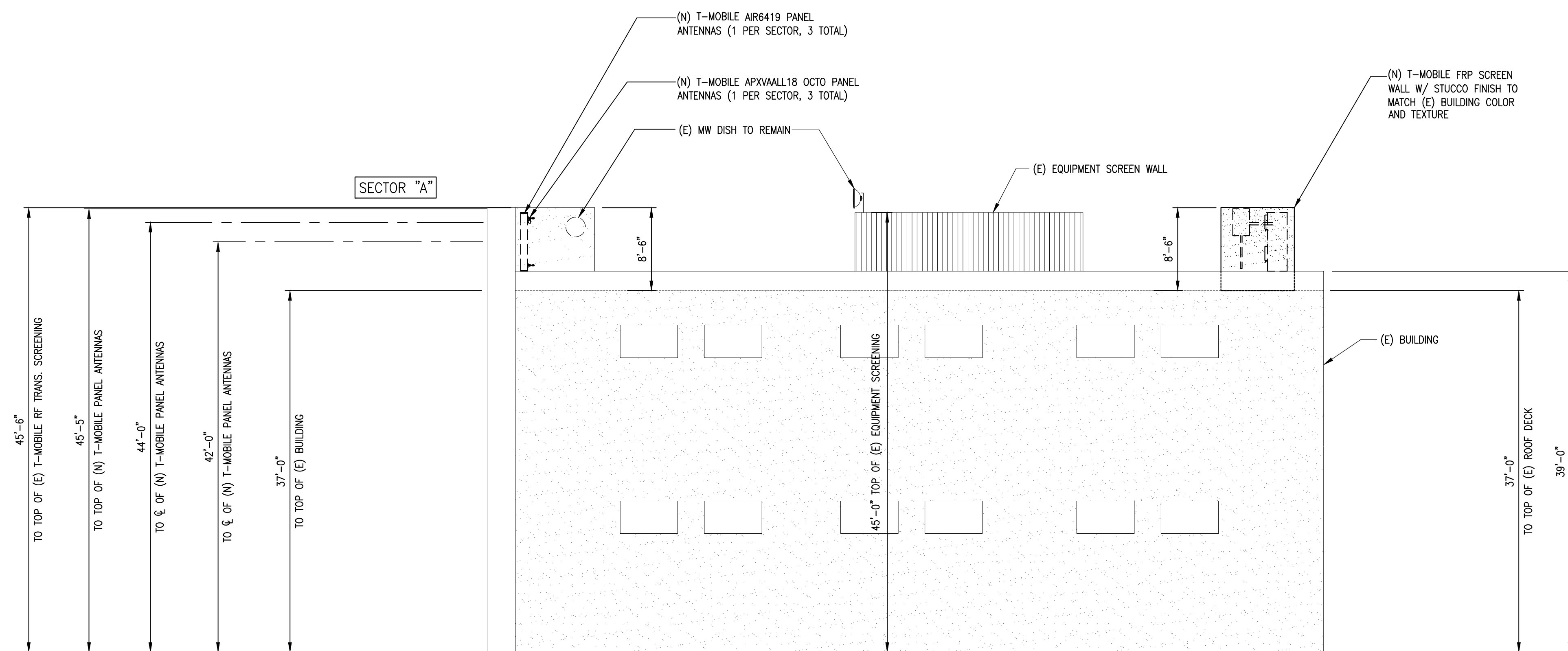
1511 E. ORANGETHORPE, SUITE D  
 FULLERTON, CA 92831

NO.	DATE:	DESCRIPTION:	BY:
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

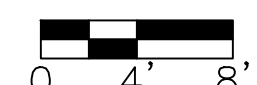


EXISTING NORTHWEST ELEVATION

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



NEW NORTHWEST ELEVATION

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

SITE INFORMATION:

**LA35XC920-  
 HUNTINGTON DRIVE  
 LA84030A**

2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:



DATE STAMPED: 06/09/2022

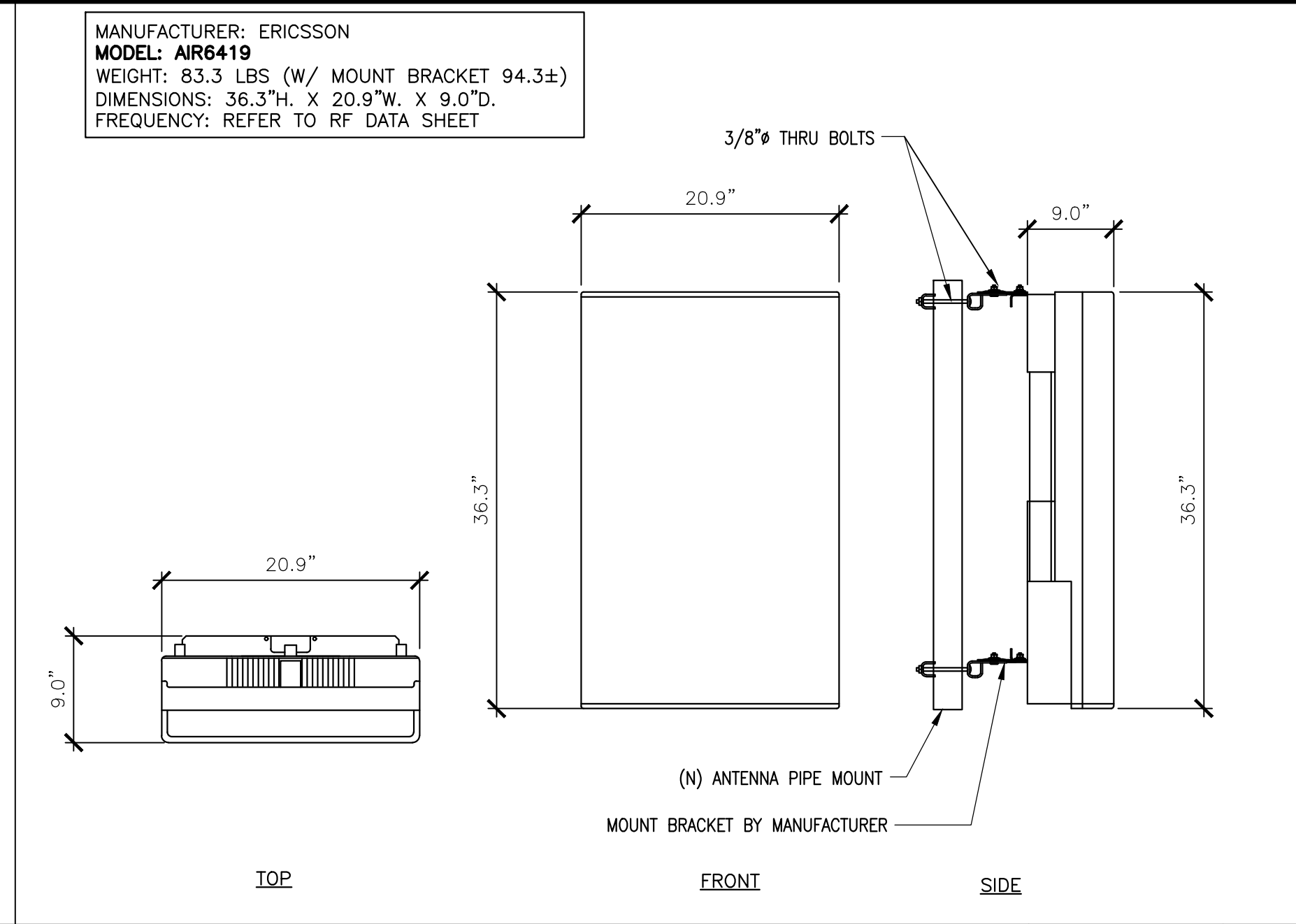
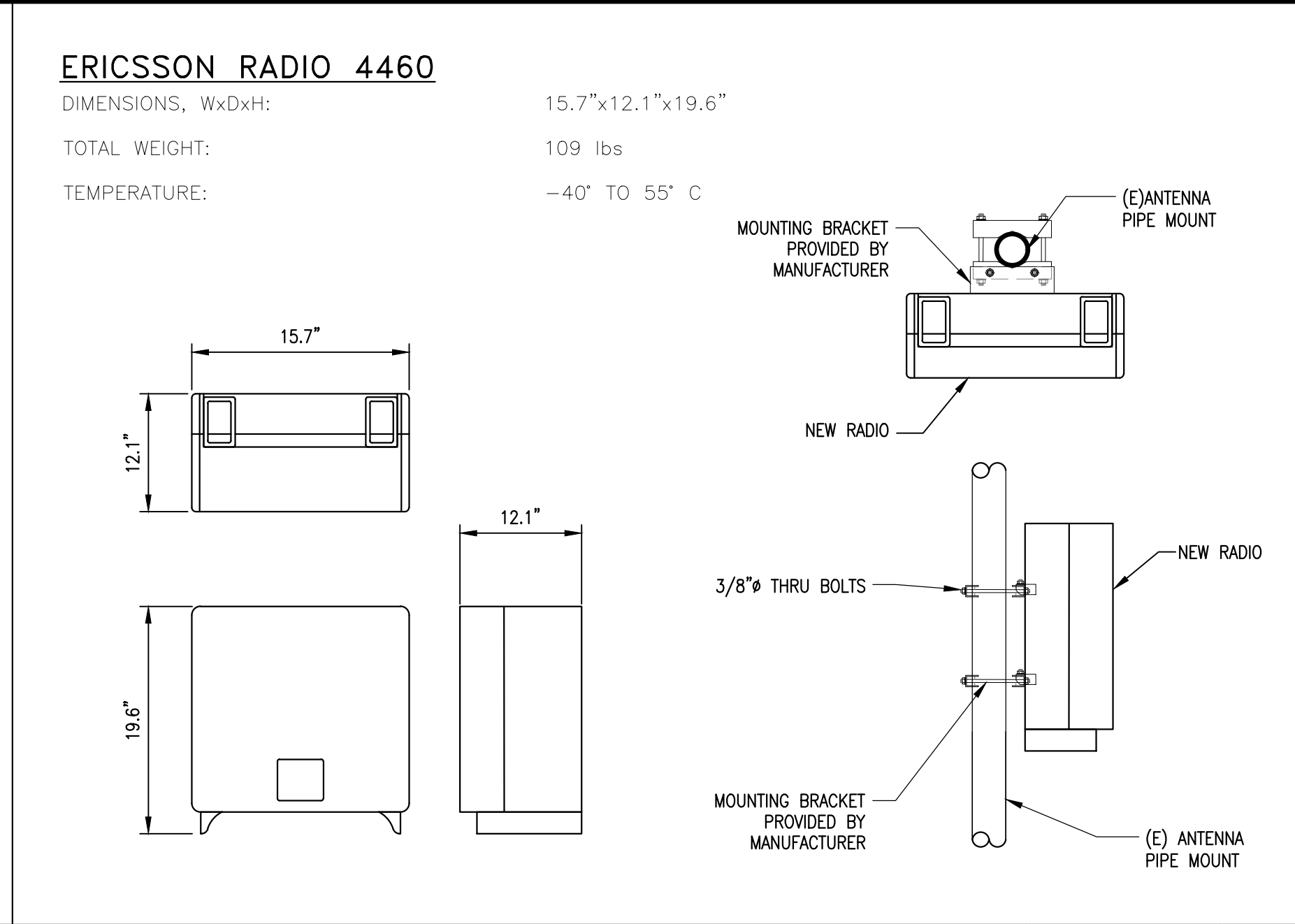
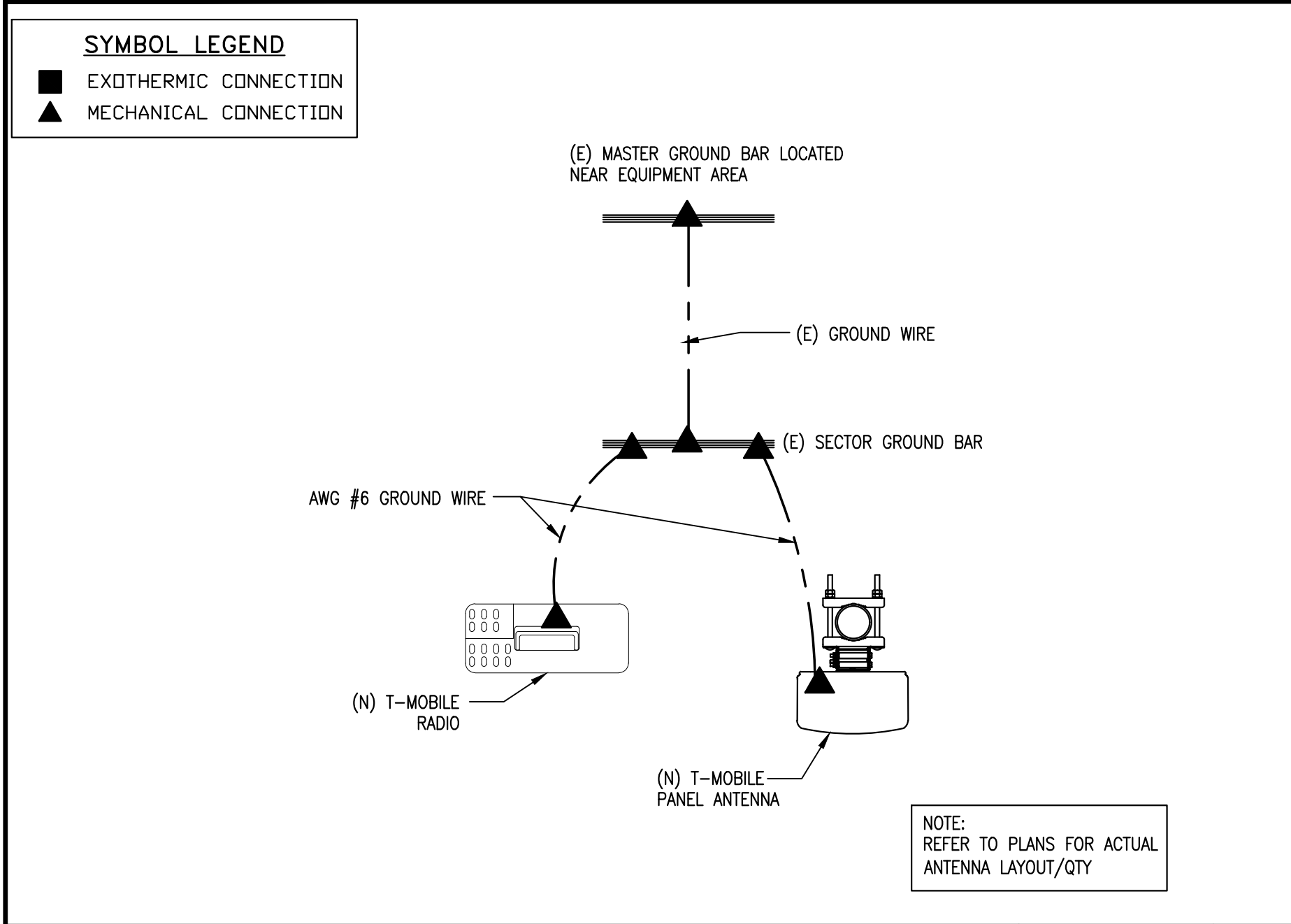
SHEET TITLE:

**ARCHITECTURAL  
 ELEVATIONS**

SHEET NUMBER:

**A-7**





**ANTENNA / RADIO GROUNDING**

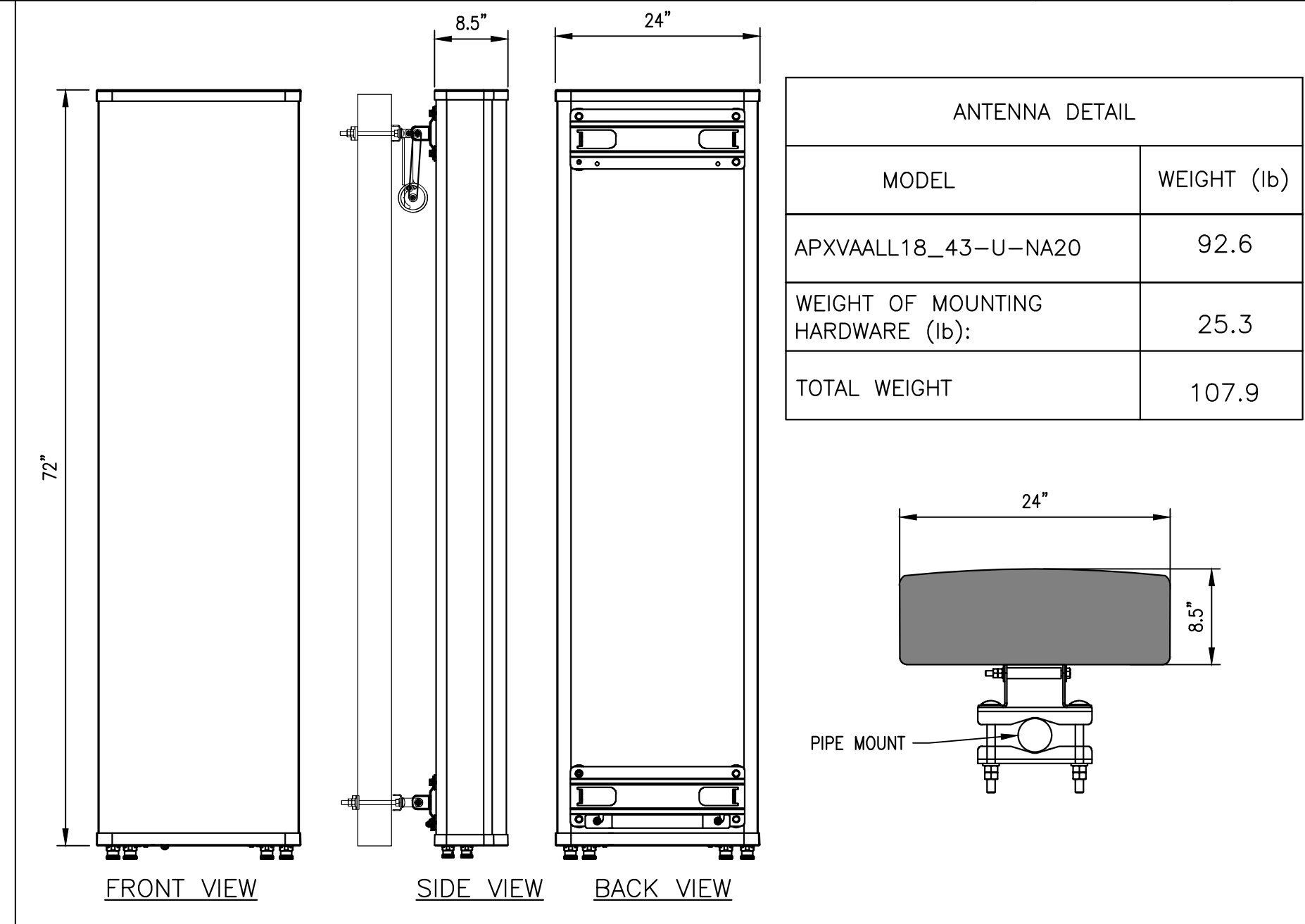
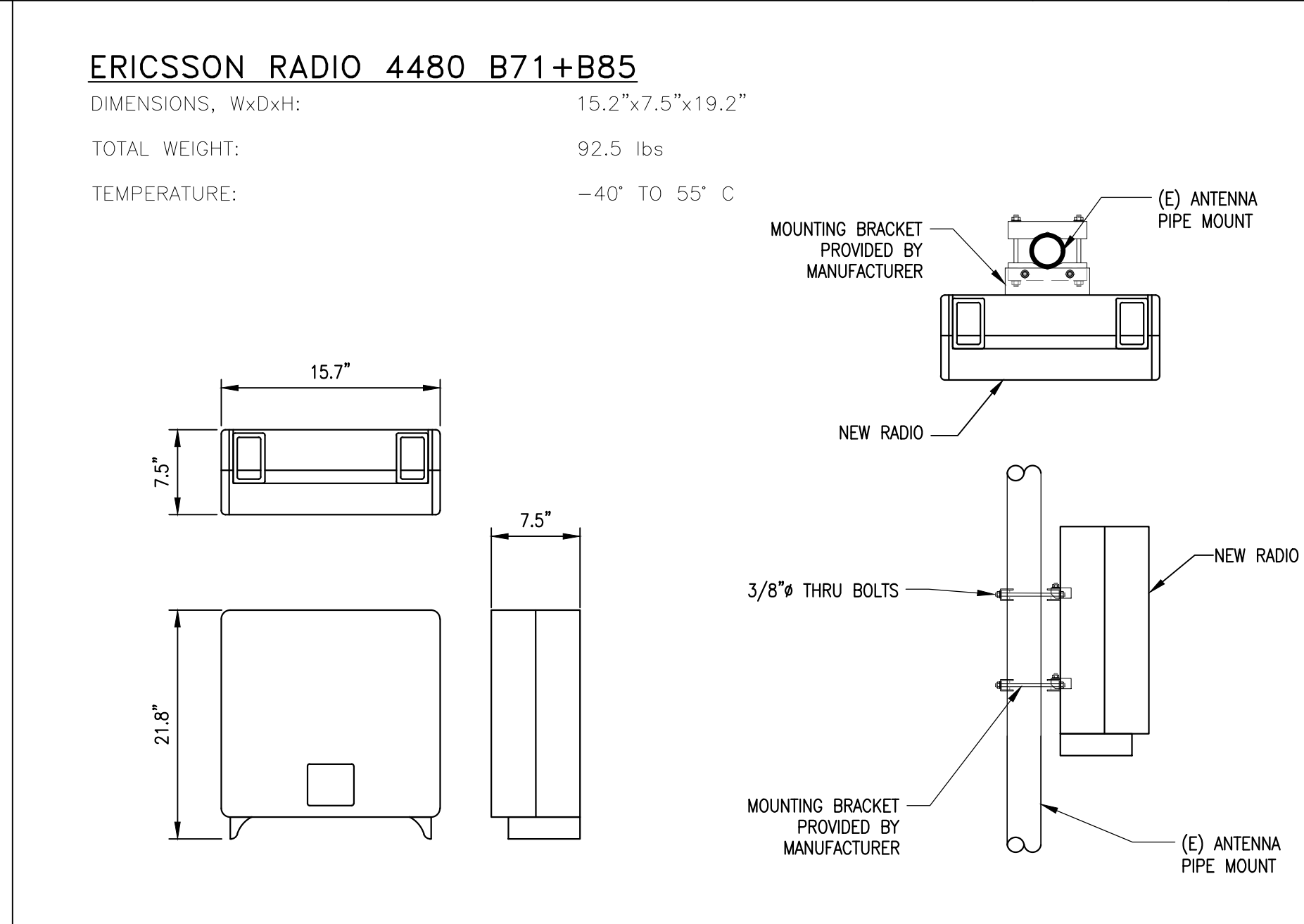
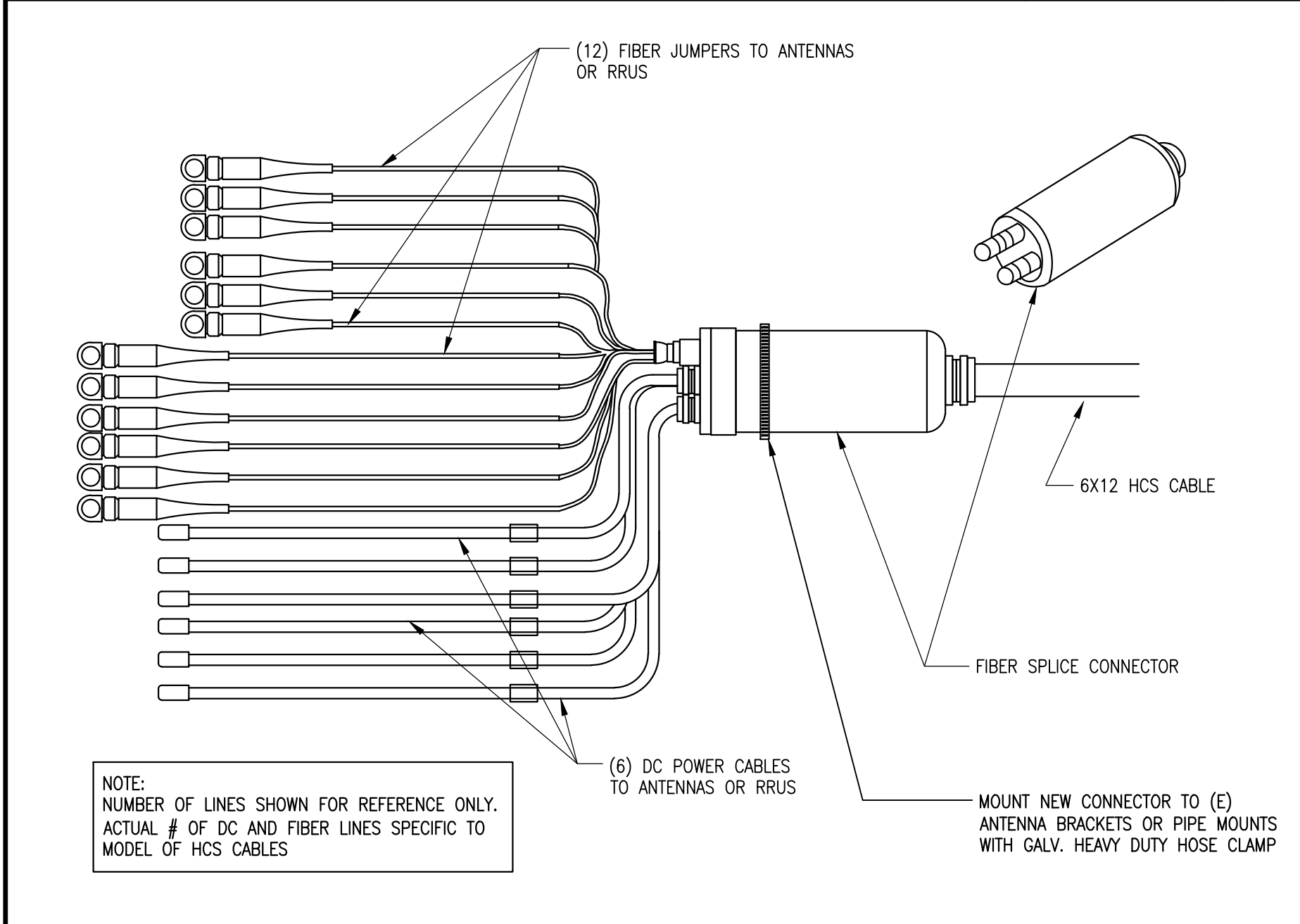
SCALE: N.T.S.

**7 RADIO 4460 DETAIL**

SCALE: N.T.S.

**AIR6419 ANTENNA DETAIL**

SCALE: N.T.S.



**6x12 HYBRID CABLE HEAD DETAIL**

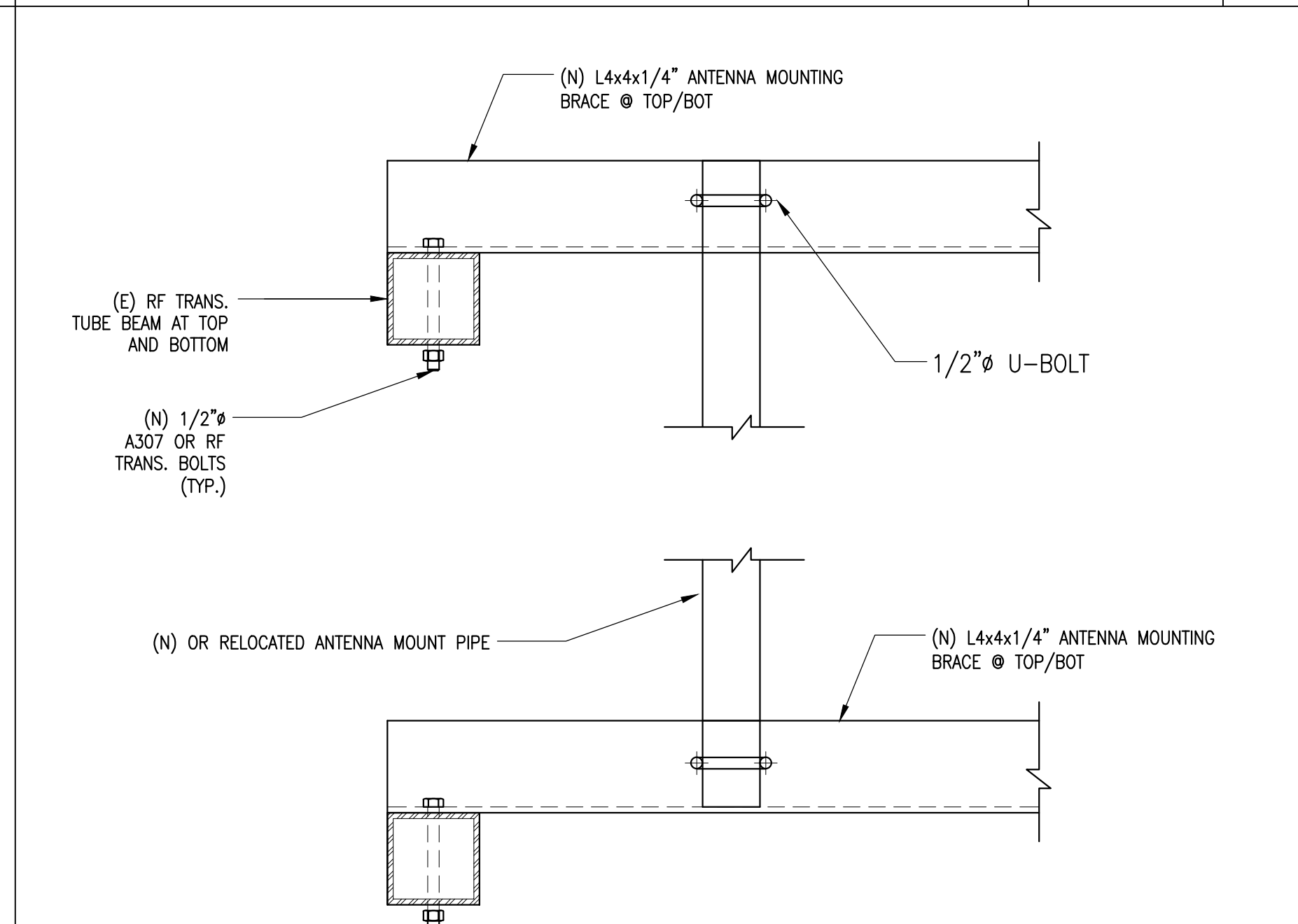
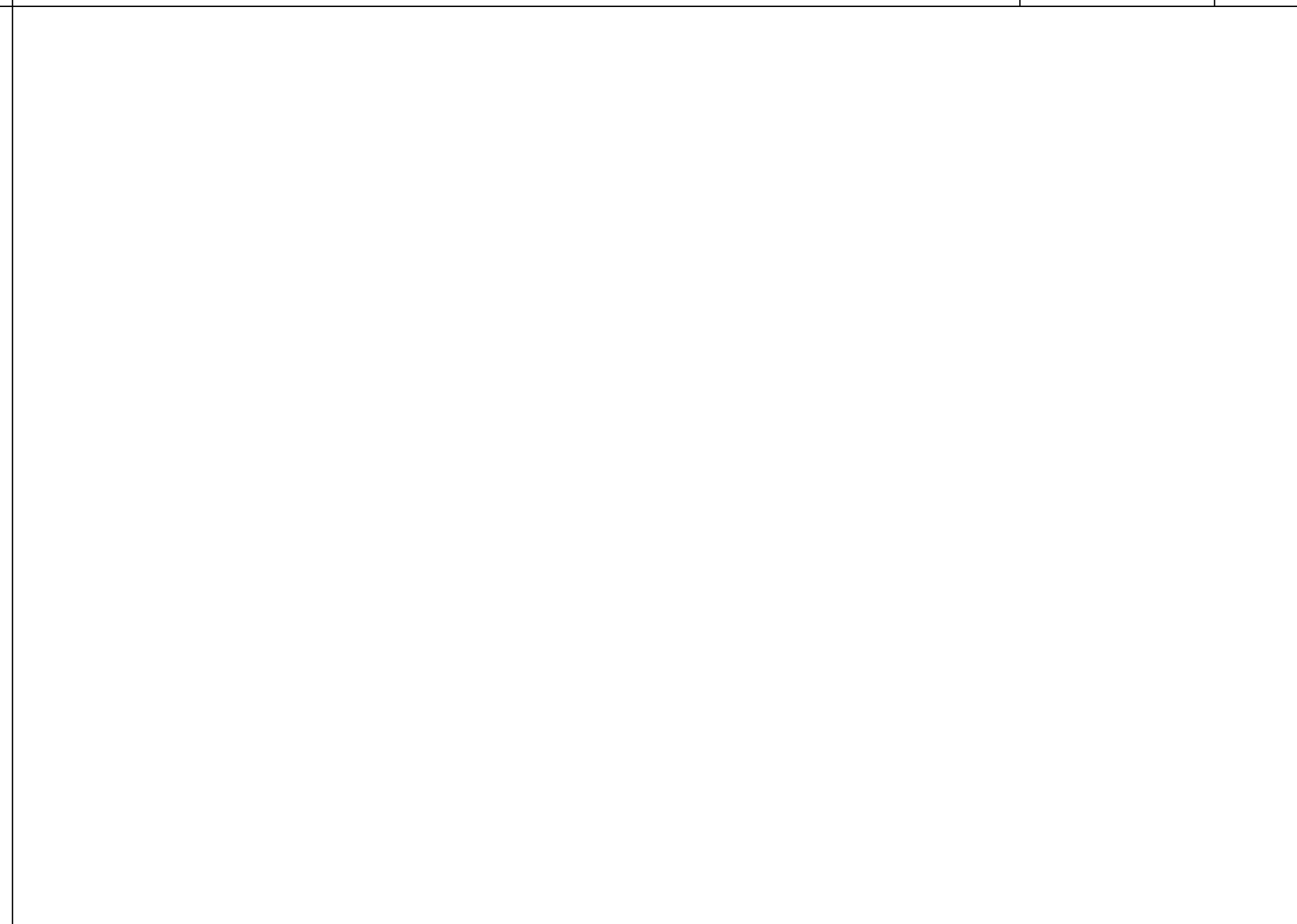
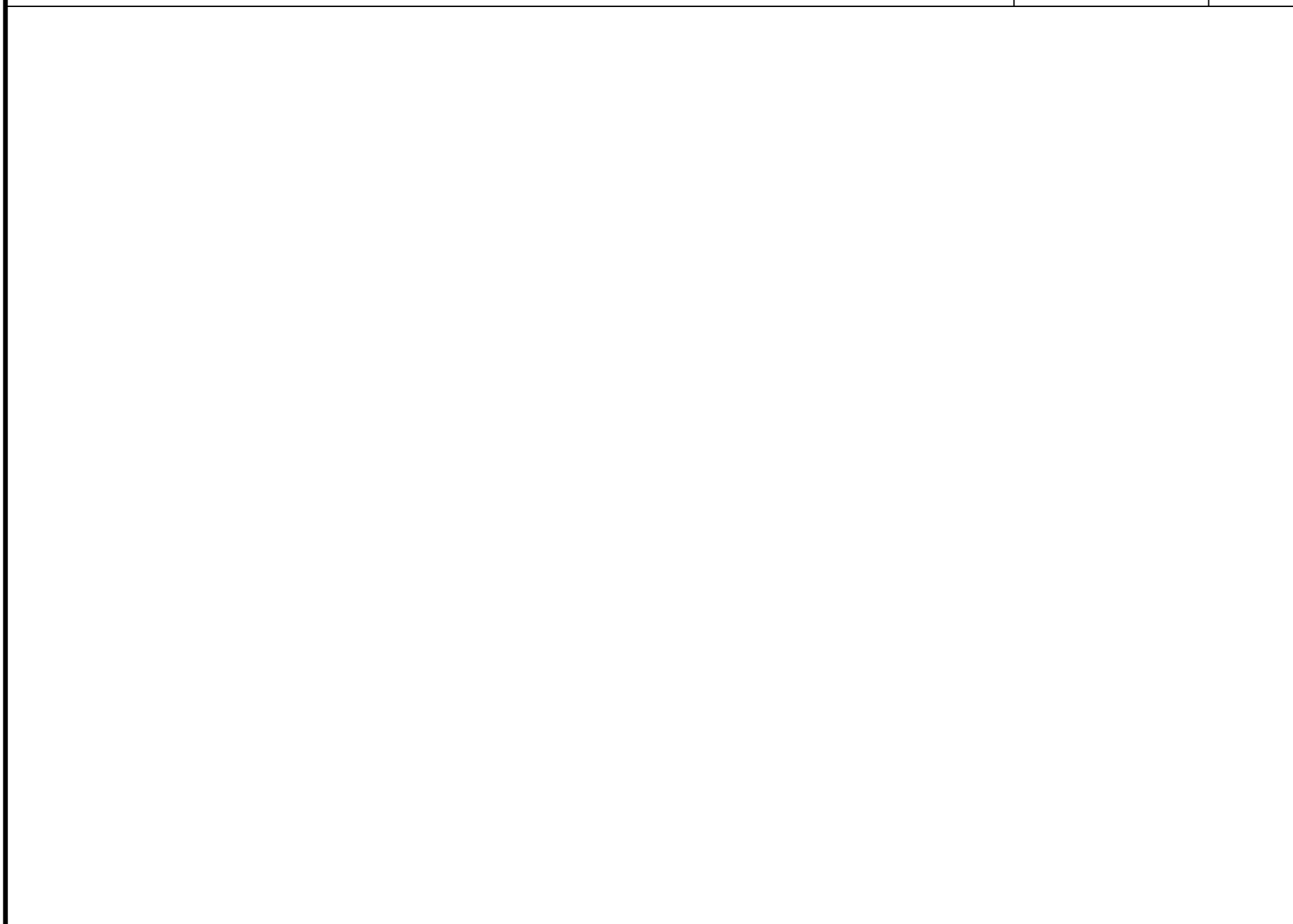
SCALE: N.T.S.

**8 RADIO 4480 DETAIL**

SCALE: N.T.S.

**APXVAALL18\_43-U-NA20 DETAIL**

SCALE: N.T.S.



**NOT USED**

SCALE: N.T.S.

**9 NOT USED**

SCALE: N.T.S.

**ANTENNA MOUNT DETAIL**

SCALE: N.T.S.



PLANS PREPARED BY:

**CDG**

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SUITE B160-131  
RANCHO SANTA MARGARITA CA 92688  
dconnell@connelldesigngroup.com  
949-306-4644

CONSULTING GROUP:

**BUTLER**  
America Telecom LLC

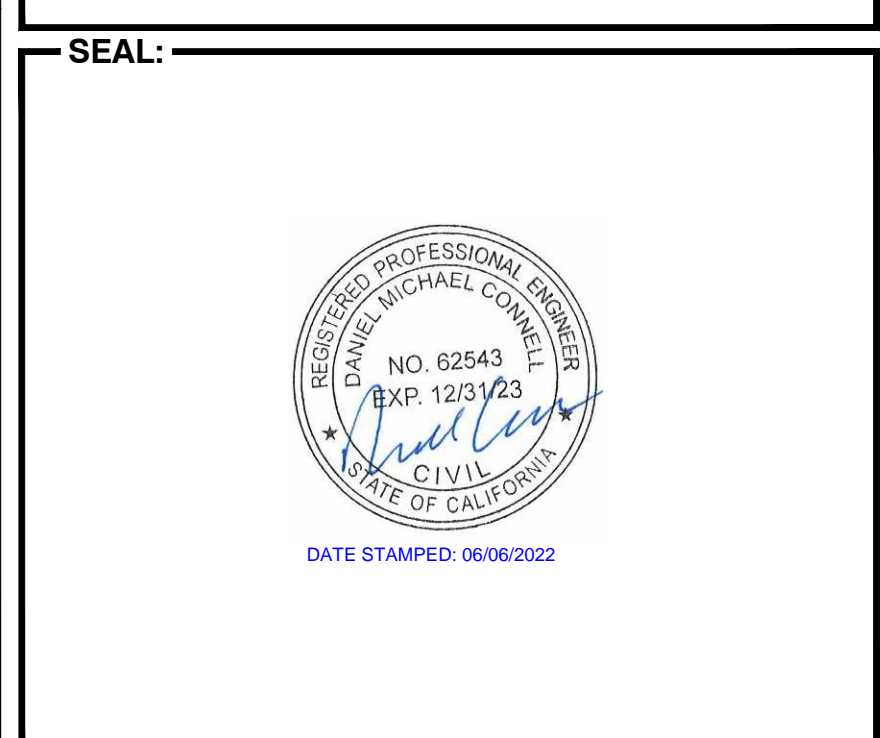
1511 E. ORANGETHORPE, SUITE D  
FULLERTON, CA 92831

NO.	DATE	DESCRIPTION	BY:
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

SITE INFORMATION:

**LA35XC920-  
HUNTINGTON DRIVE  
LA84030A**

2130 HUNTINGTON DRIVE  
SOUTH PASADENA, CA 91030



SHEET TITLE:

**EQUIPMENT DETAILS**

SHEET NUMBER:

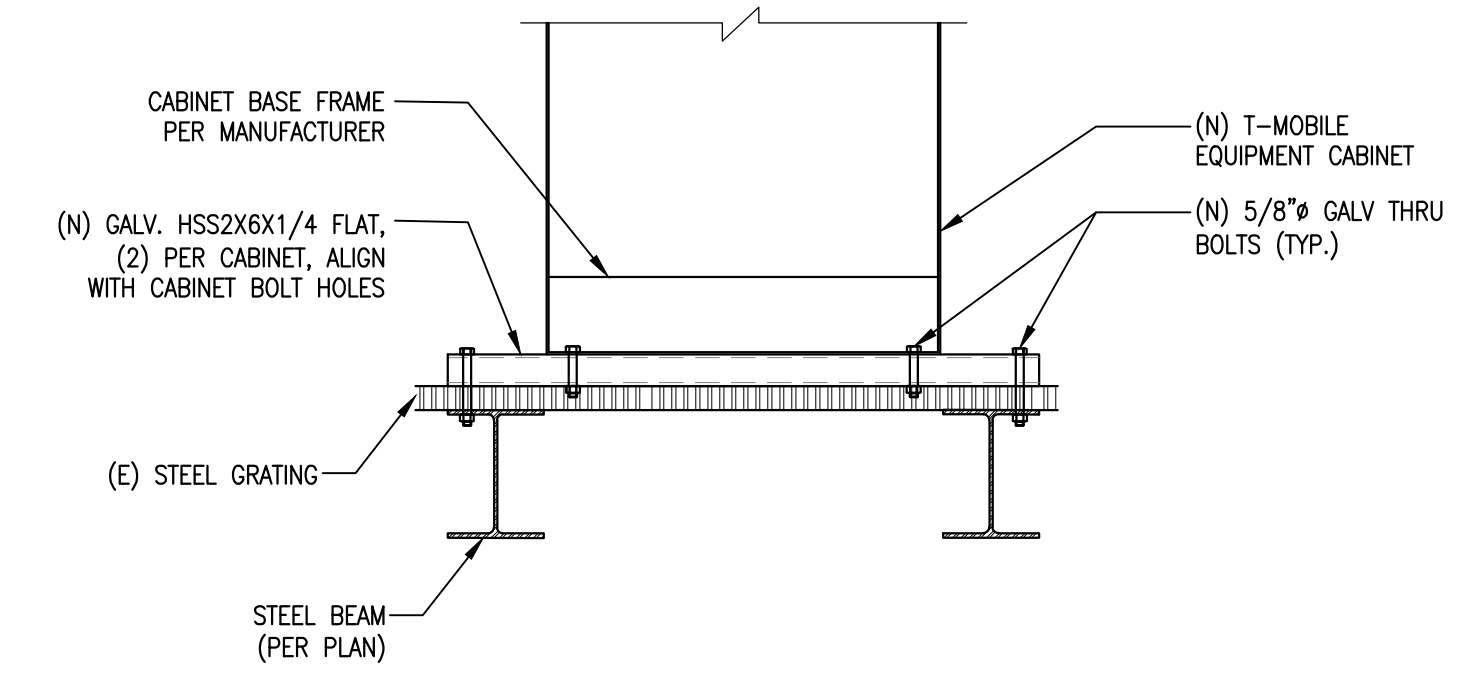
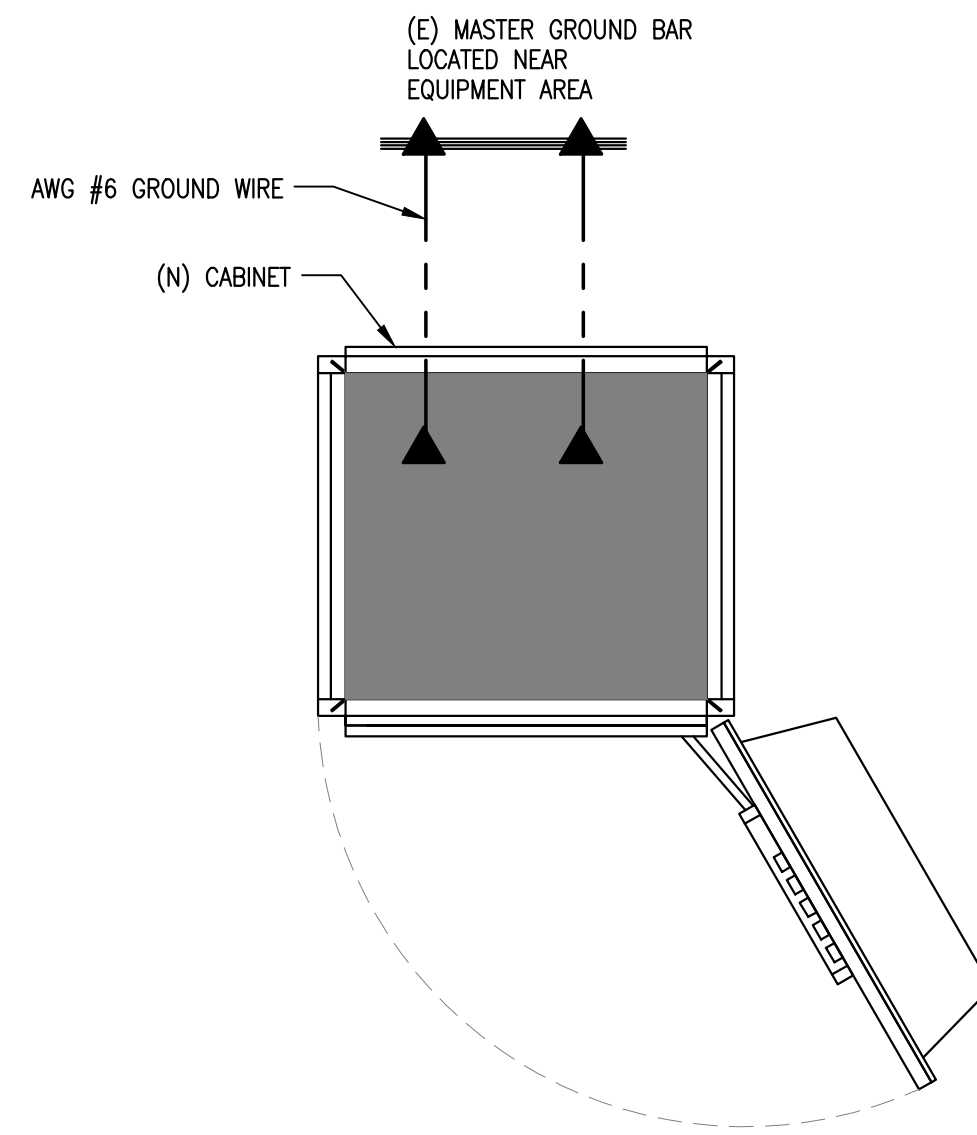
**D-1**

**ERICSSON DUG 20**

DIGITAL UNIT FOR GSM. THE DIGITAL UNIT GSM, DUG 20 CAN CONTROL UP TO 12 GSM CARRIERS. IF MORE THAN 12 TRXS ARE REQUIRED, THEN AN ADDITIONAL DUG CAN BE INSTALLED IN THE RBS 6601 MAIN UNIT AND SYNCHRONIZED WITH THE OTHER DUG IN THE MAIN UNIT. THE DUG SUPPORTS THE CROSS-CONNECTION OF INDIVIDUAL TIME SLOTS TO SPECIFIC TRXS AND EXTRACTS THE SYNCHRONIZATION INFORMATION FROM THE PULSE-CODE MODULATION (PCM) LINK TO GENERATE A TIMING REFERENCE FOR THE RBS. THE DUG 20 SUPPORTS:



- E1/T1 transmission interface
- Baseband processing
- Link Access Procedures on D-Channel (LAPD) concentration / multiplexing
- Abis optimization
- Multi-drop (cascading)
- Synchronized radio network, through an external GPS receiver
- Transceiver Group (TG) synchronization
- Site LAN



**DUG 20 DETAIL**

SCALE: 7  
N.T.S.

**CABINET GROUNDING**

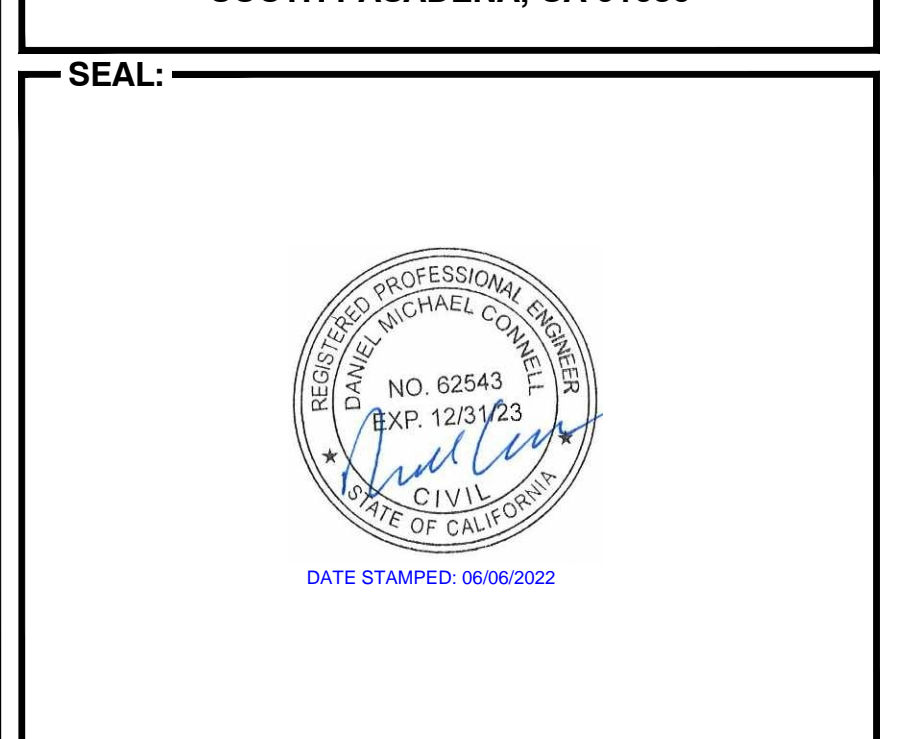
SCALE: 4  
N.T.S.

**CABINET MOUNT DETAIL**

SCALE: 1  
N.T.S.

NO.	DATE	DESCRIPTION	BY:
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

**SITE INFORMATION:**  
**LA35XC920-**  
**HUNTINGTON DRIVE**  
**LA84030A**  
2130 HUNTINGTON DRIVE  
SOUTH PASADENA, CA 91030



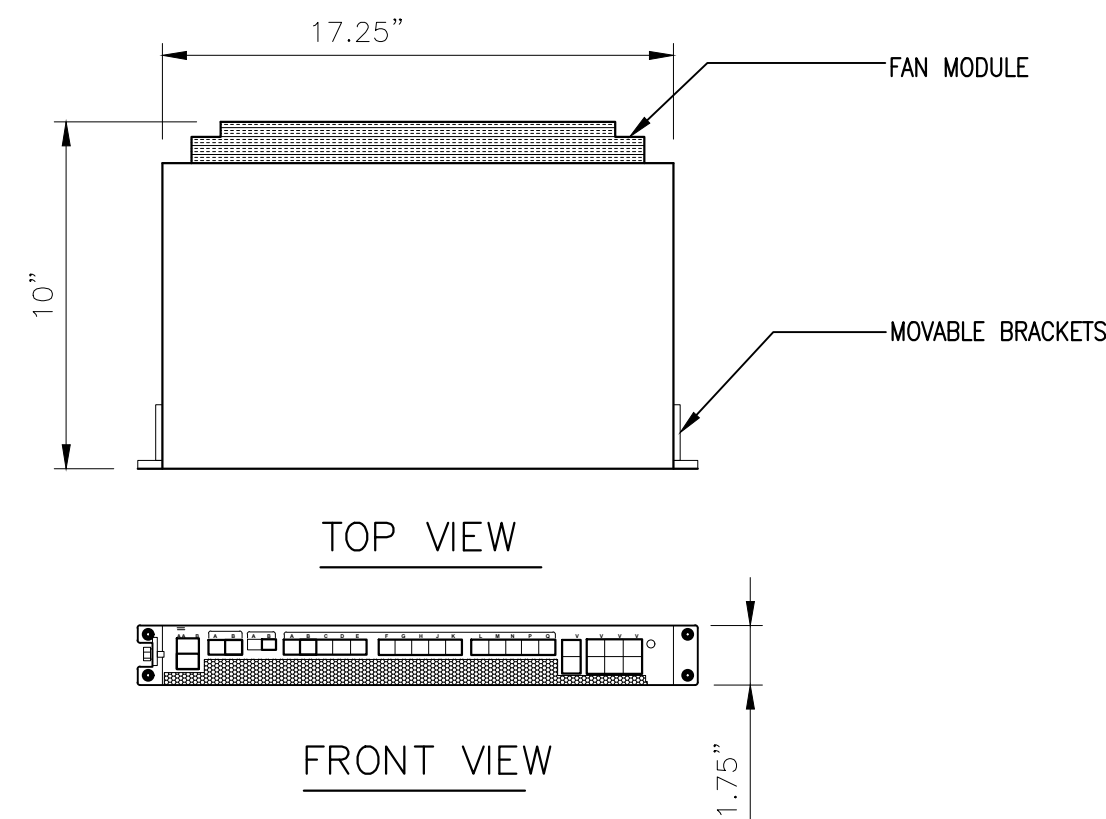
**SHEET TITLE:**  
**EQUIPMENT DETAILS**

**SHEET NUMBER:**  
**D-2**

**NOKIA 7250 IXRE ROUTER**

DIMENSIONS, WxDxH: 482.6x350x44.45mm (17.25"x10"x1.75")

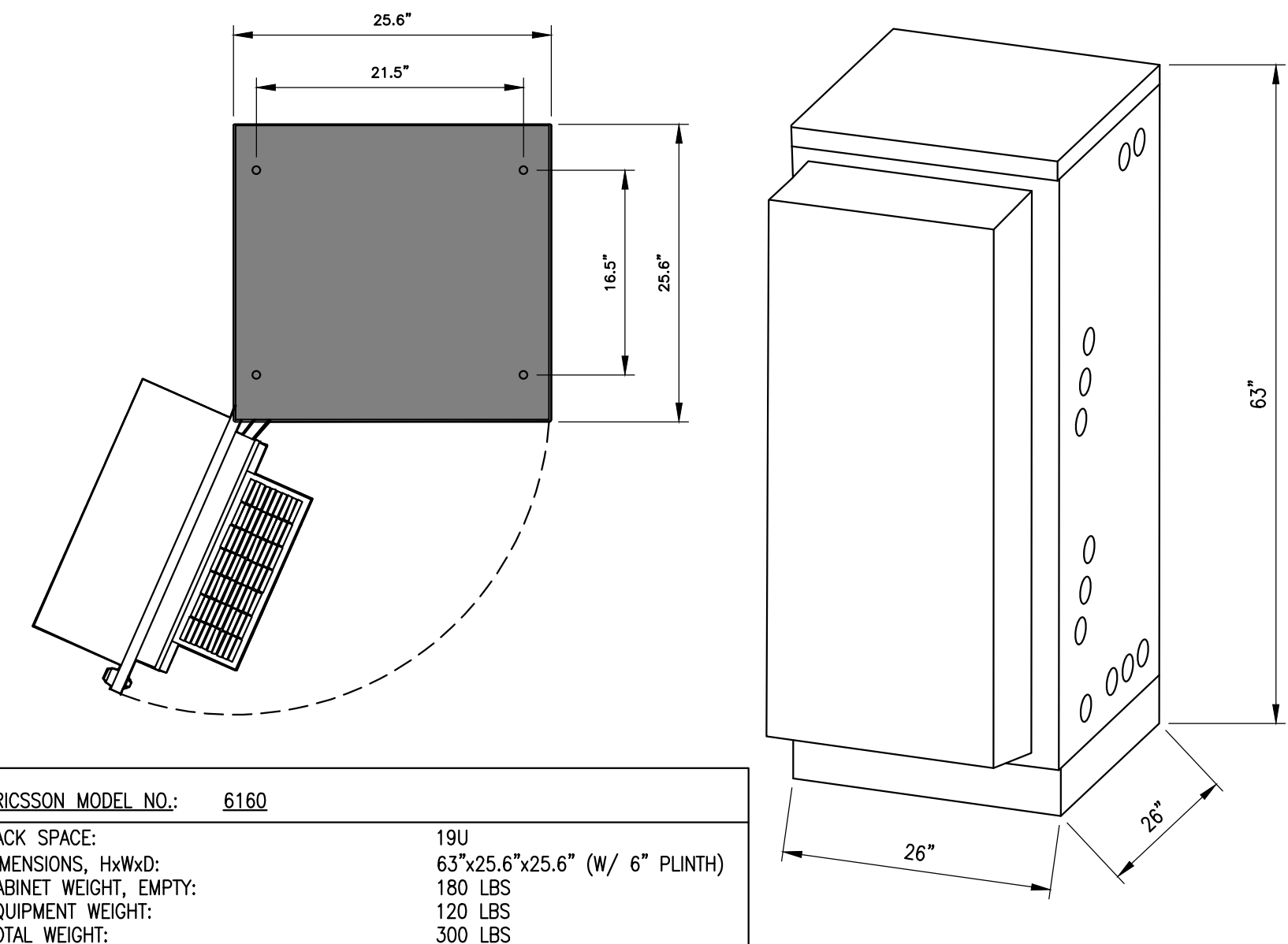
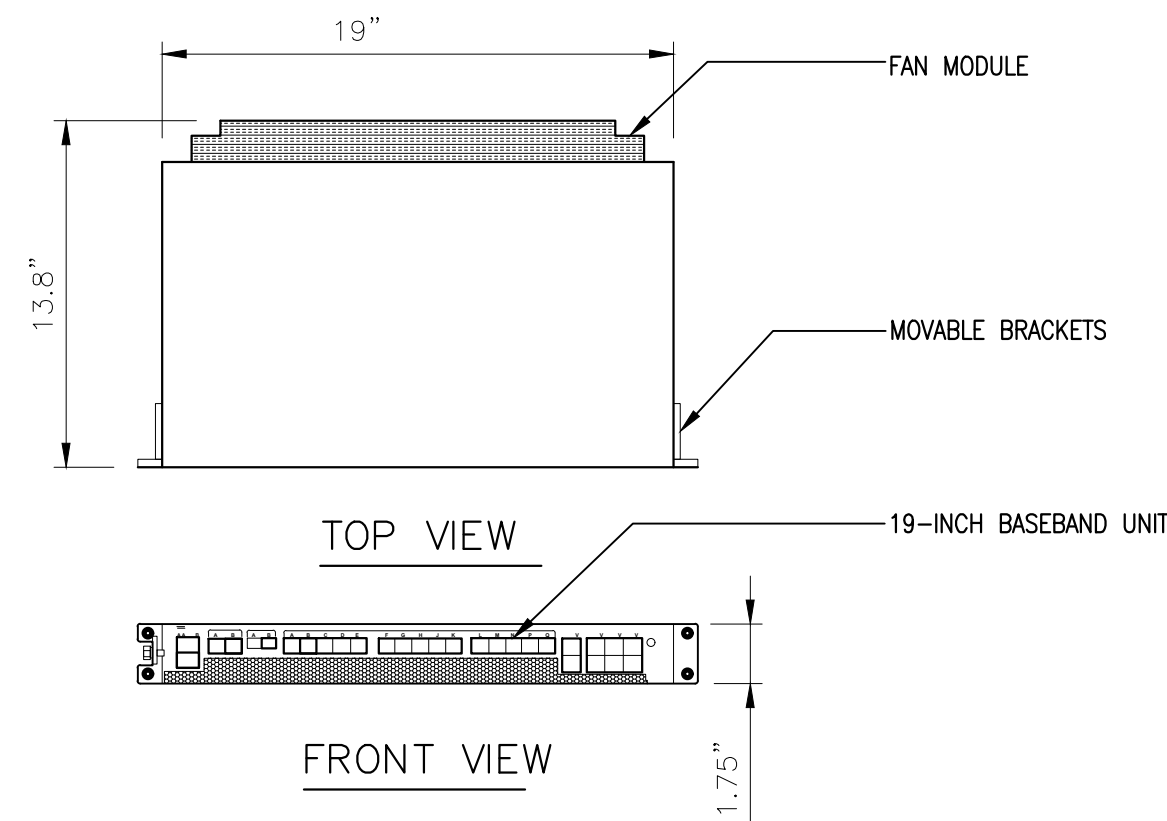
- SERVICE INTERFACES:
- 600Gb/s
  - 2 x QSFP28/QSFP+ 100G/40GE
  - 8 x SFP25/SFP+/SFP 25/10/1GE
  - 24 x SFP+/SFP 10/1GE
  - 240 Cb/s
  - 14 x SFP+/SFP 10/1GE
  - 4 x RJ-45 100/1000 Mb/s



**ERICSSON BASEBAND 6648**

DIMENSIONS, WxDxH: 482.6x350x44.45mm (19"x13.8"x1.75")

- TOTAL WEIGHT: < 6.5 kg (14.3 lbs)  
CPRI SUPPORT: 2.5 Gbps, 4.9 Gbps, and 10.1 Gbps



**IXRe - 7250 ROUTER DETAIL**

SCALE: 8  
N.T.S.

**BB 6648 DETAIL**

SCALE: 5  
N.T.S.

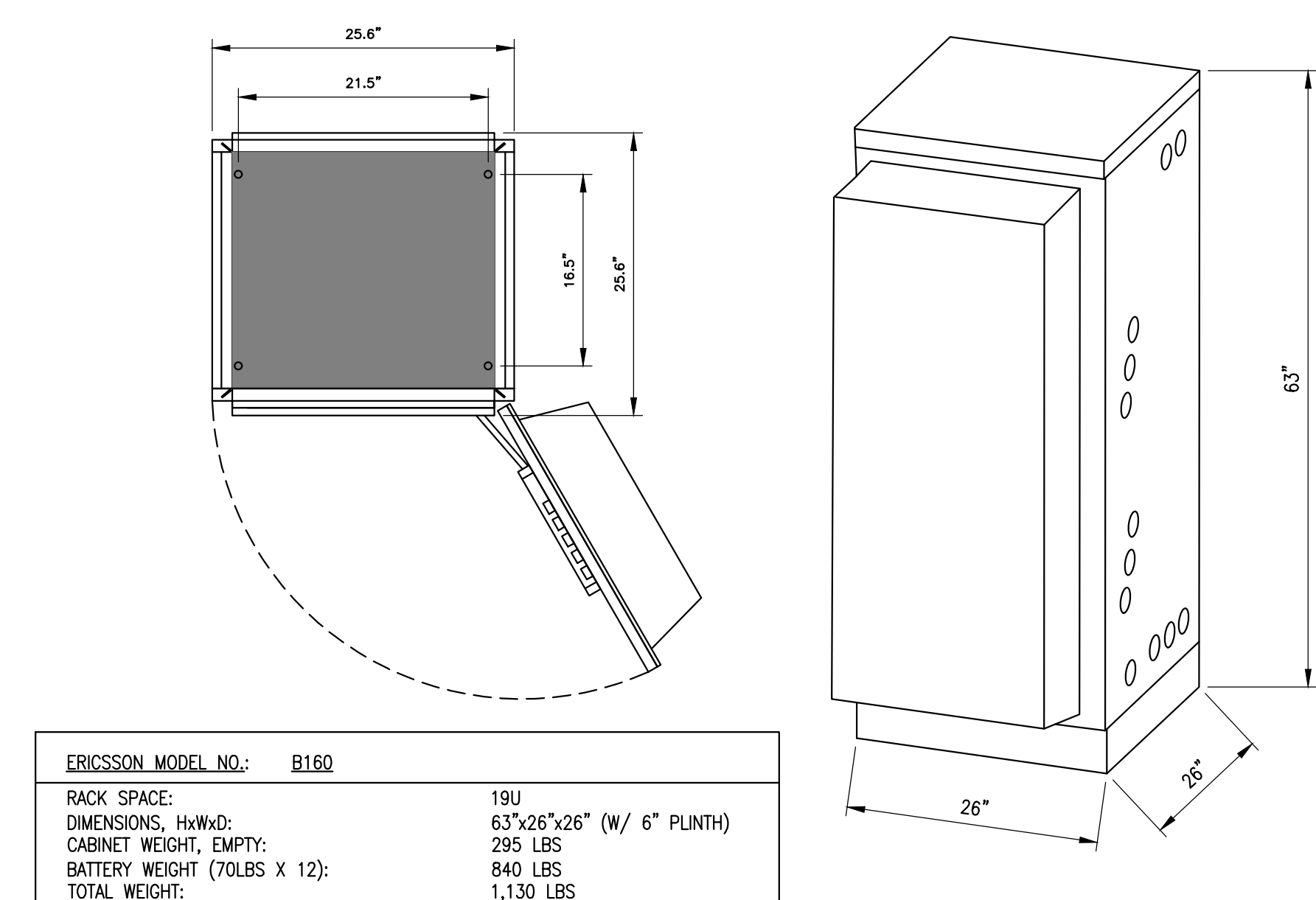
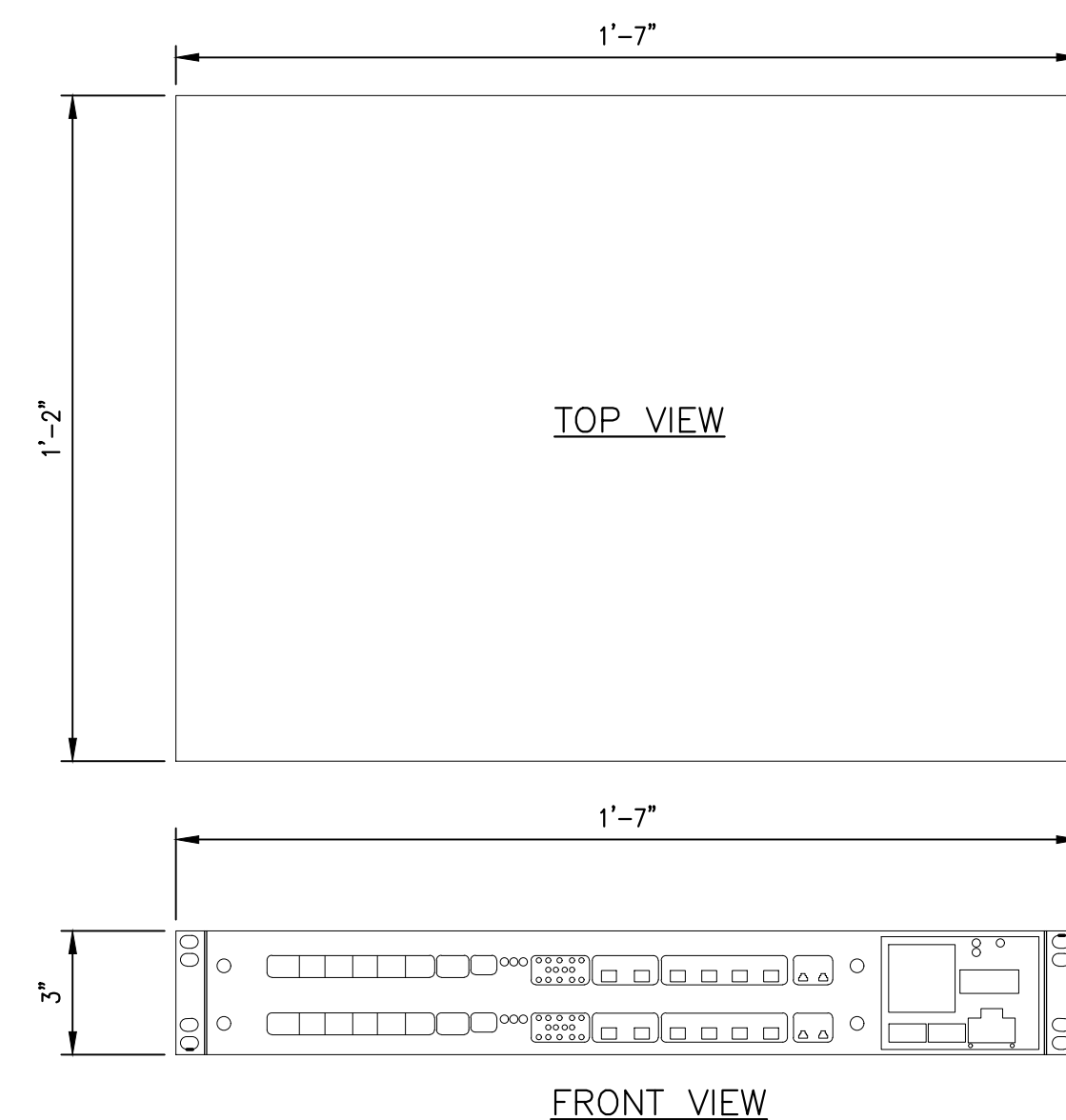
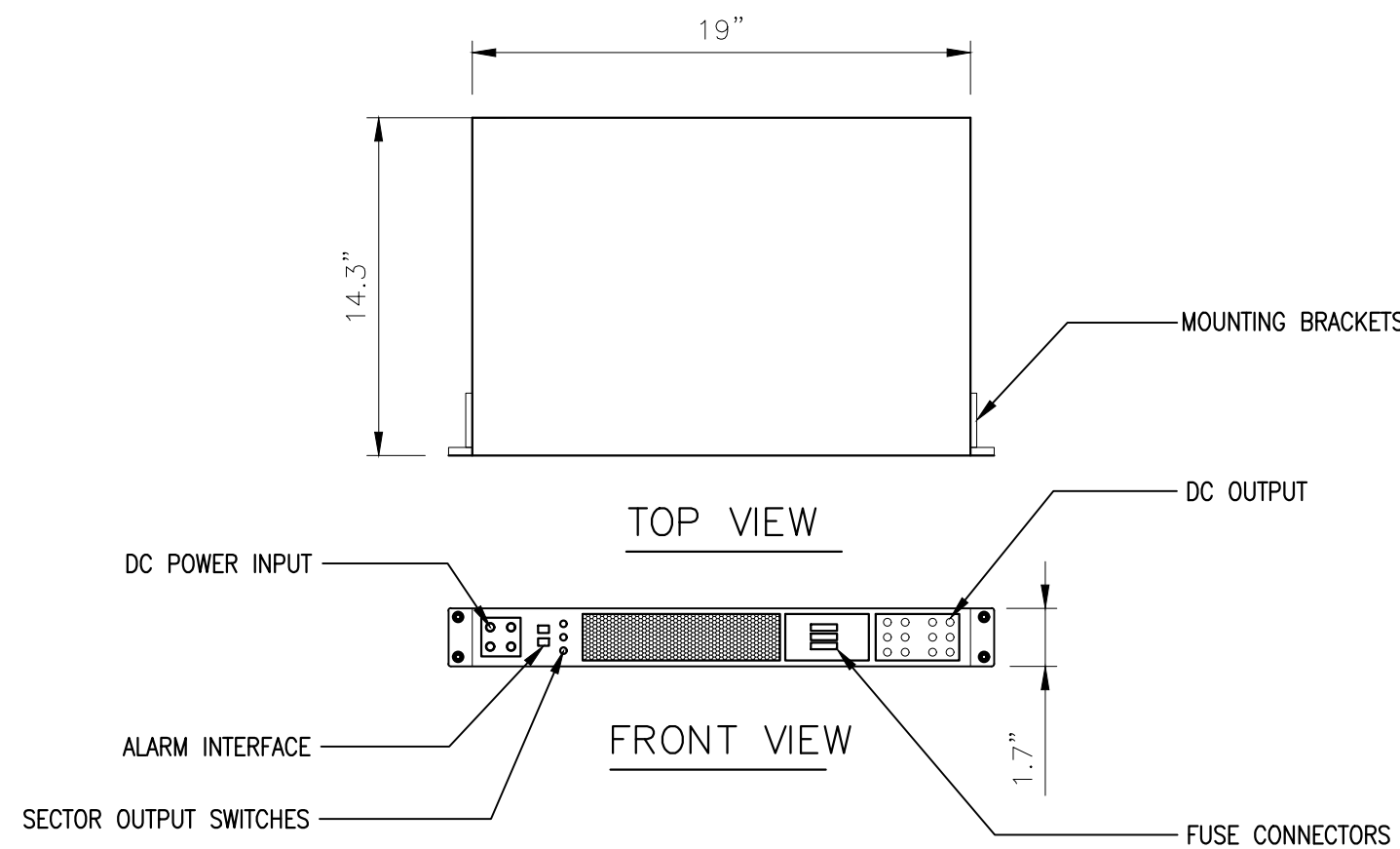
**6160 CABINET ENCLOSURE**

SCALE: 2  
N.T.S.

**ERICSSON PSU 4813**

DIMENSIONS, WxDxH: 19"x14.3"x1.7"

TOTAL WEIGHT: < 17.3 lbs



**PSU 4813 DETAIL**

SCALE: 9  
N.T.S.

**RBS 6601 MAIN UNIT**

SCALE: 6  
N.T.S.

**B160 BATTERY CABINET**

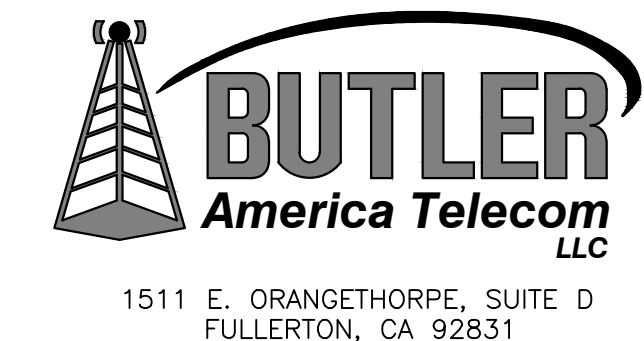
SCALE: 3  
N.T.S.



PLANS PREPARED BY:



CONSULTING GROUP:



NO.	DATE:	DESCRIPTION:	BY:
A	06/14/21	90% CD	RCD
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2	06/06/22	REVISED ANTENNA	GG

SITE INFORMATION:

**LA35XC920-  
HUNTINGTON DRIVE  
LA84030A**  
2130 HUNTINGTON DRIVE  
SOUTH PASADENA, CA 91030

SEAL:



SHEET TITLE:

**STRUCTURAL NOTES**

SHEET NUMBER:

**SN-1**

FIBERGLASS NOTES:

- ALL FIBERGLASS STRUCTURAL SHAPES MUST BE FIBERGRATE (LARR# 25536) AND CANNOT BE PUNCHED OR SHEARED. ALL CUTS INCLUDING BOLT HOLES MUST BE SEALED WITH EPOXY.
- ALL FIBERGLASS NEEDS TO BE PROTECTED WITH UV COATING, IF EXPOSED TO DIRECT SUNLIGHT.
- ALL METALLIC PARTS (STRUCTURAL STEEL SHAPES, BOLTS ETC.) MUST BE KEPT BEHIND THE ANTENNAS.
- USE 5/8" DIA. FRP THREADED ROD (LARR# 25536) FASTENERS FOR ALL FIBERGRATE CONNECTORS, UNLESS NOTED OTHERWISE.
- MINIMUM FASTENER EDGE, DISTANCE AND SPACING, UNLESS OTHERWISE NOTED:  
 END EDGE DISTANCE - 3 X DB  
 SIDE EDGE DISTANCE - 2 X DB  
 PITCH (SPACING) - 5 X DB
- ALL FABRICATED IS GOVERNED BY FIBERGRATE DESIGN MANUAL
- FIBERGLASS SKIN IS 2-1/4" THICK, WITH FACING 1/8" THINK MIN.
- FIBERGLASS SKIN FLEXURAL CAP = 800 LB-IN/FT MIN.
- BOND (CHEMICAL OR MECHANICAL) BETWEEN FIBERGRATE AND FIBERGLASS SKIN TO BE SUFFICIENT FOR THE MATERIALS TO ACT COMPOSITELY.

ROOFING AND WATERPROOFING NOTES:

- CONTRACTOR SHALL CONTACT BUILDING OWNER TO DETERMINE IF RDOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE SPRINT PCS PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR SHALL USE METHODS & MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.
- THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF & BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.
- IF IT IS DEEMED NECESSARY TO REMOVE EXISTING FINISHES AND/ OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LIKE-NEW CONDITION. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES AND FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED BY THE SPRINT PCS CONSTRUCTION MANAGER IN ADVANCE.
- AT THE SPRINT PCS CONSTRUCTION MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND BTS UNITS AND ALONG COAX CABLE ROUTING, ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY APC OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES 1 & 2 ABOVE.

GENERAL STRUCTURAL NOTES:

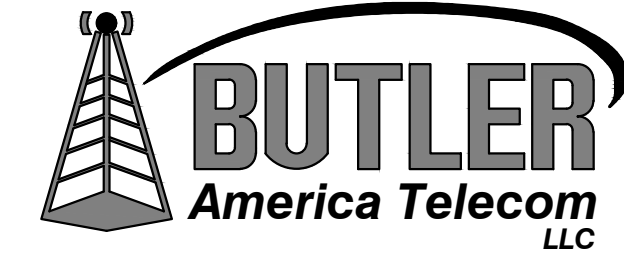
- WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
- NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD T-MOBILE AND THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF T-MOBILE OR THE ARCHITECT/ENGINEER.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
- ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING/BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
- ALL ITEMS REMOVED DURING CONSTRUCTION WORK (I.E., DRYWALL, PLYWOOD, CEILING PANELS, ETC.) SHALL BE REPLACED TO MATCH EXISTING.
- THE FOLLOWING REQUIREMENTS SHALL BE MET FOR SPECIAL INSPECTION:
  - THE SPECIAL INSPECTOR SHALL BE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.
  - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE ARCHITECT/ENGINEER, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
  - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY BOTH HE AND HIS SUPERVISOR STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE UNIFORM BUILDING CODE.
  - COMPLY WITH ALL CITY SPECIAL INSPECTION REQUIREMENTS
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OR MATERIAL FABRICATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, MATERIALS ETC. WITH ARCHITECTURAL BEFORE CONSTRUCTION/FABRICATION

STANDARD STRUCTURAL STEEL NOTES:

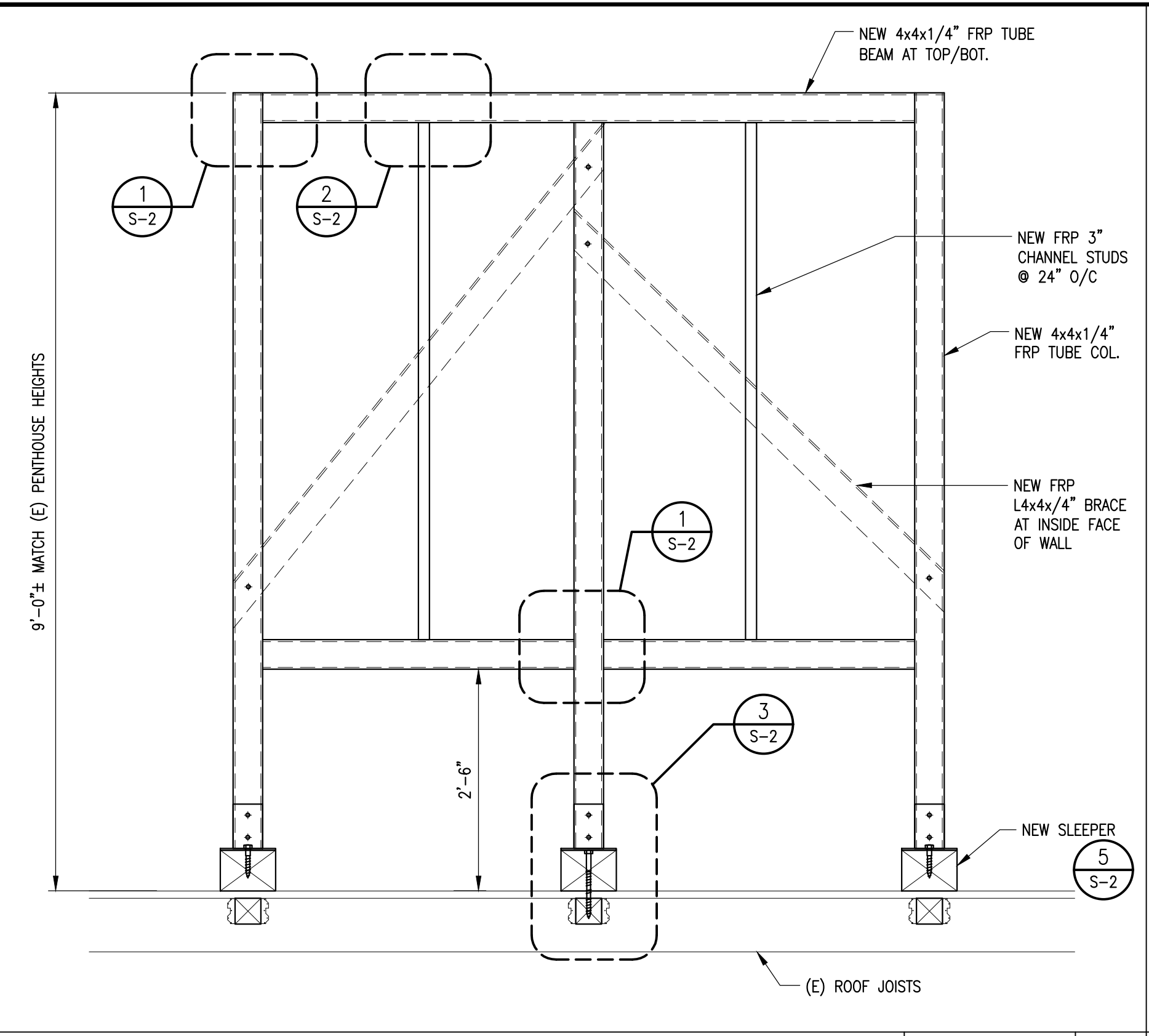
- ALL METAL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION GALVANIZED ASTM A572 GR. 50 UNLESS NOTED OTHERWISE.
- STRUCTURAL TUBING MEMBERS SHALL CONFORM TO ASTM A500, GRADE B.
- ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 9TH EDITION.
- BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4" DIA.) AND SHALL HAVE A MINIMUM OF TWO BOLTS U.N.O.
- NON-STRUCTURAL CONNECTIONS FOR HANDRAIL, LADDERS AND STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS U.N.O.
- SPECIAL INSPECTION IS REQUIRED FOR ALL FIELD WELDING
- ALL STEEL MUST BE FABRICATED IN A CITY APPROVED WELDING FACILITY
- SUBMIT 2 SETS OF SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR REVIEW BEFORE FABRICATION/CONSTRUCTION
- ALL EPOXY ANCHORS SHALL USE THE HILTI HIT HY 150 INJECTION ADHESIVE ANCHOR SYSTEM, SIZE AS INDICATED ON THE PLANS, (ICBO #5193, LARR #25257) OR APPROVED EQUAL
- ALL EXPANSION ANCHORS SHALL BE HILTI KB II ANCHORS, SIZE AS INDICATED ON THE PLANS (ICBO #4627, LARR #24946) OR APPROVED EQUAL



PLANS PREPARED BY:  
**CDG**  
 22431 ANTONIO PKWY  
 SUITE B160-131  
 RANCHO SANTA MARGARITA, CA 92688  
 dconnell@connelldesigngroup.com  
 949-306-4644

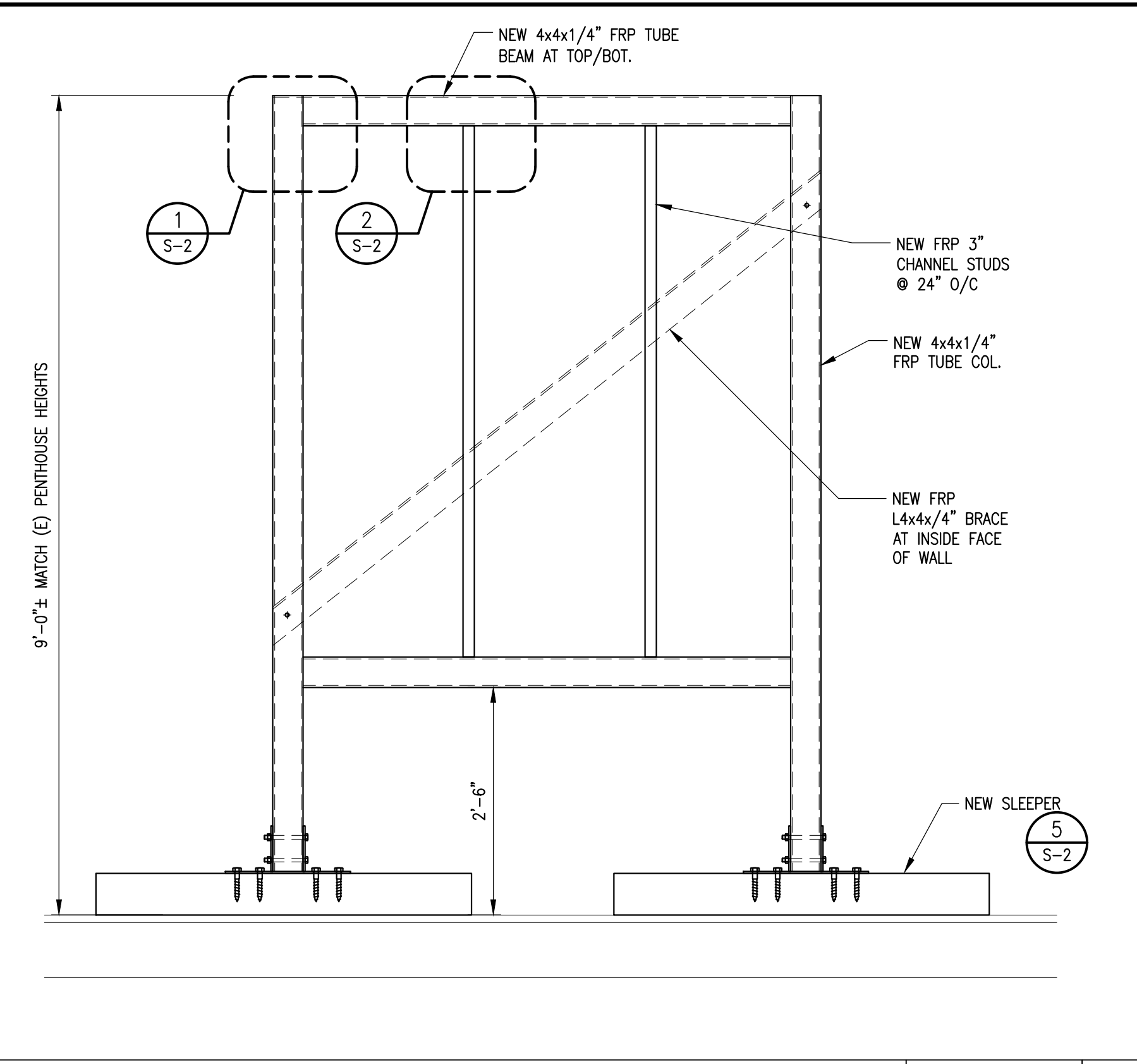
CONSULTING GROUP:  
  
 1511 E. ORANGETHORPE, SUITE D  
 FULLERTON, CA 92831

NO.	DATE	DESCRIPTION	BY
A	06/14/21	90% CD	RCD
0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG



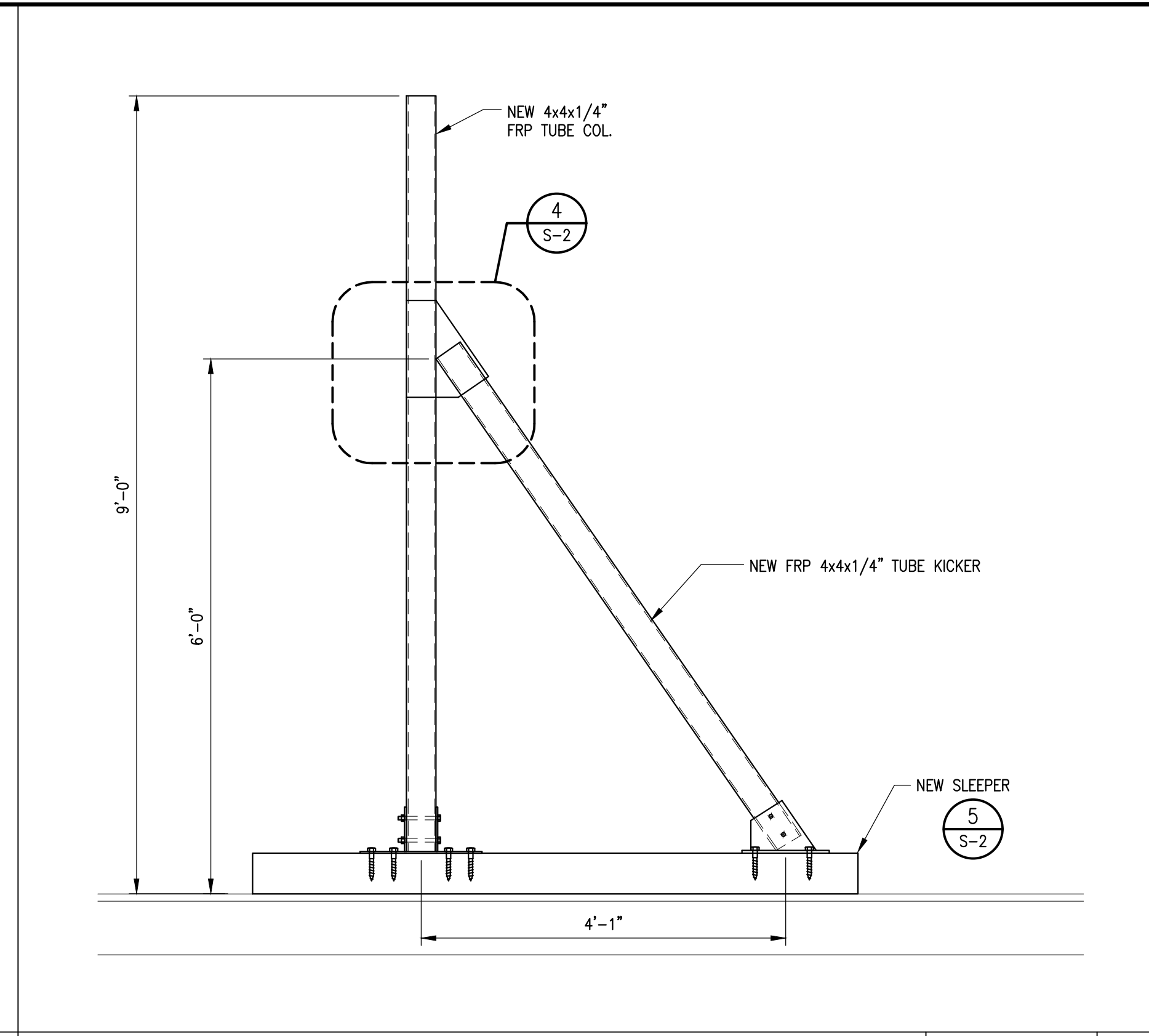
**RF TRANS. SCREENING ELEVATION**

SCALE:  
N.T.S.



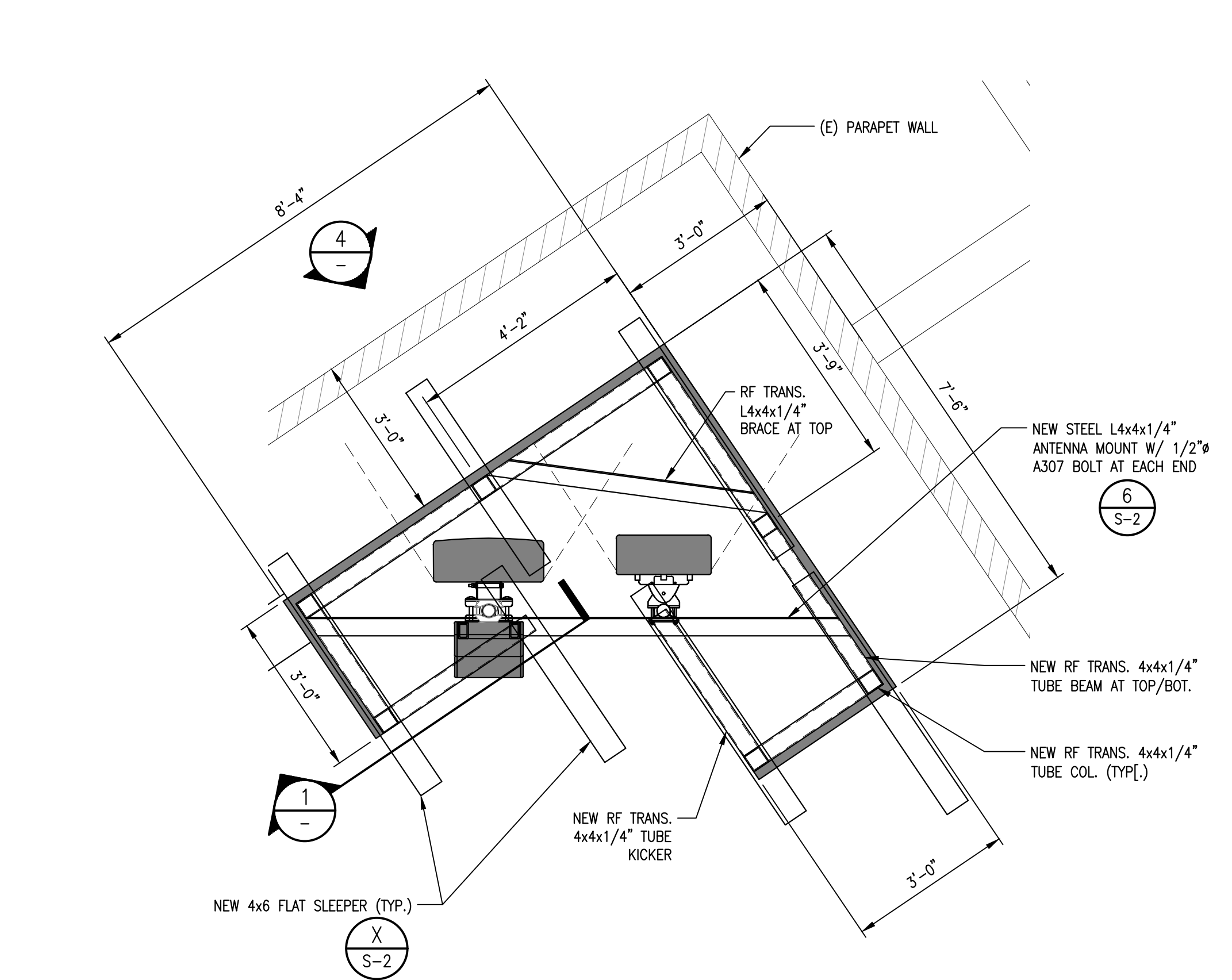
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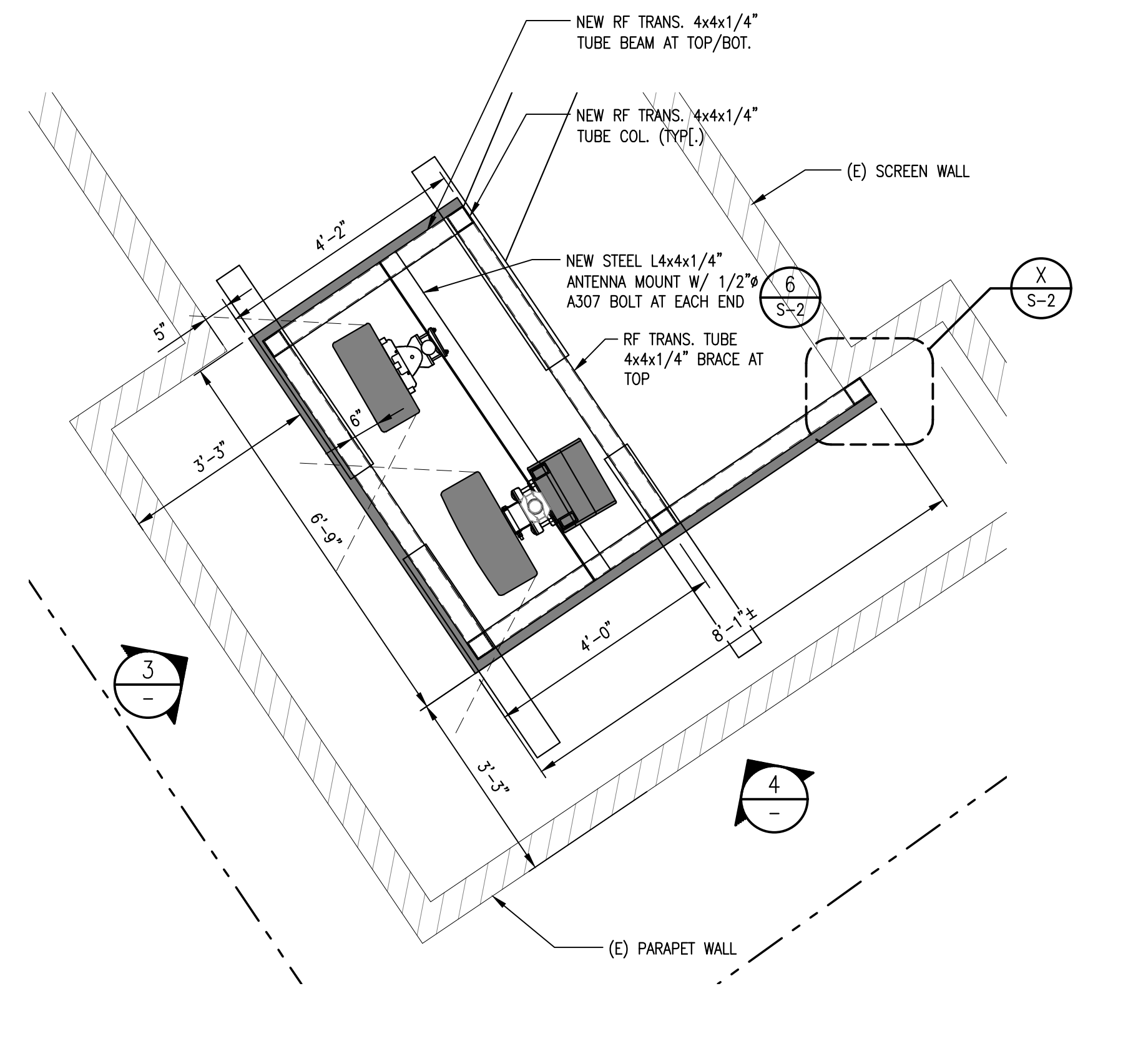


**RF TRANS. SCREENING SECTION**

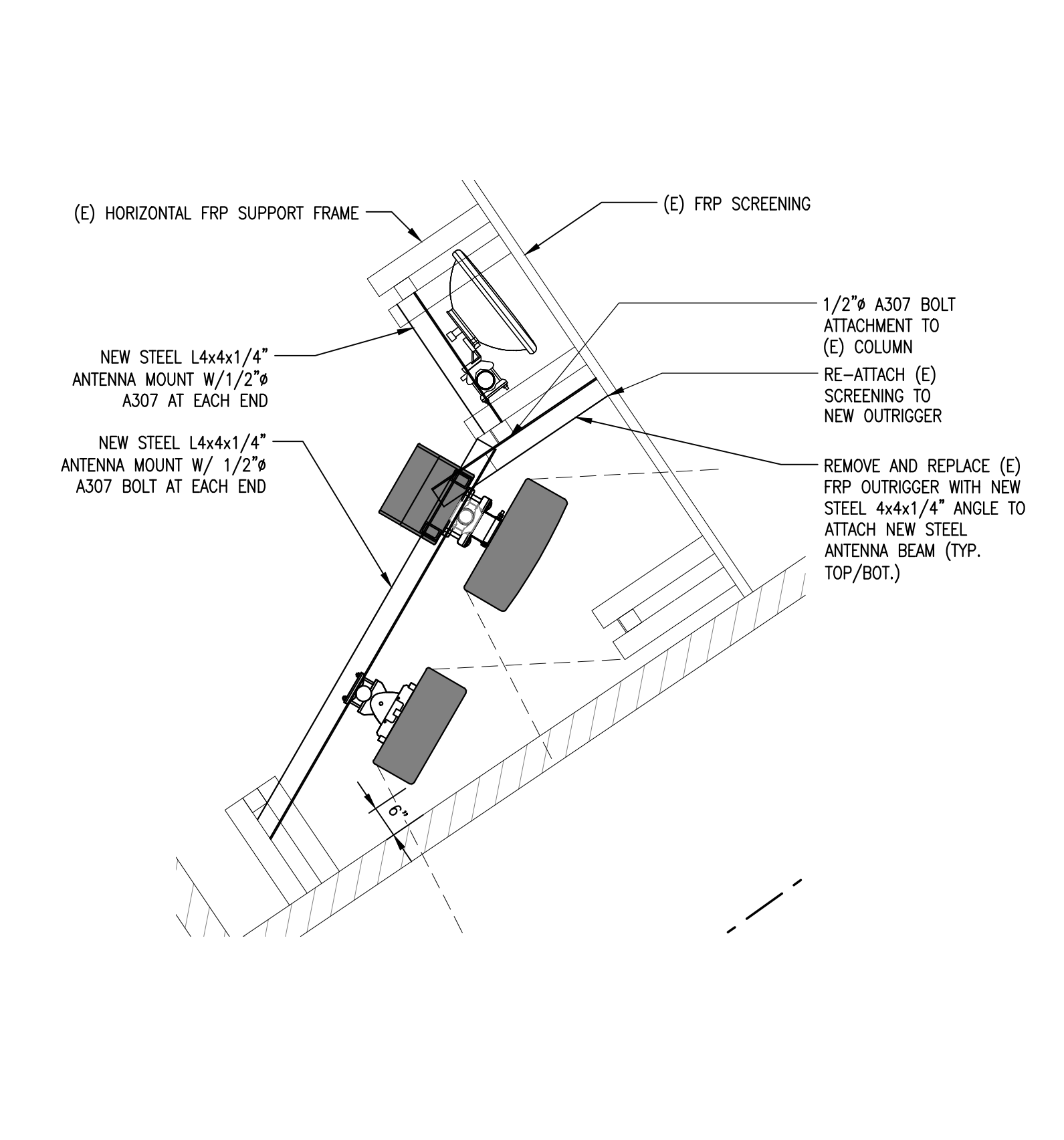
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N.T.S.



**NEW RF TRANS. SCREENING PLANS**



NOTE:  
FIELD VERIFY (E) ROOF DRAINS AND DRAINAGE PATTERN. PRIOR TO SETTING NEW SLEEPERS, VERIFY PATTERN AND ADD NEW CRICKETS TO SLEEPERS AS REQ. TO MAINTAIN (E) DRAINAGE.



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

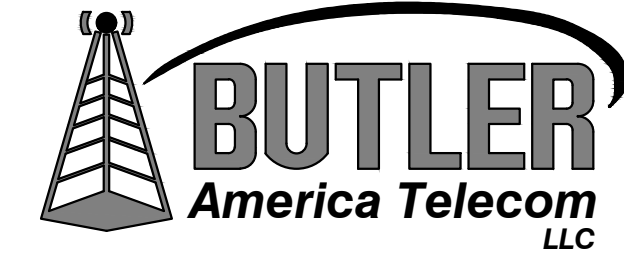
SITE INFORMATION:  
**LA35XC920-  
 HUNTINGTON DRIVE  
 LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:  
  
 REGISTERED PROFESSIONAL ENGINEER  
 DANIEL MICHAEL CONNELL  
 NO. 62543  
 EXP. 12/31/23  
 CIVIL  
 STATE OF CALIFORNIA  
 DATE STAMPED: 06/06/2022

SHEET TITLE:  
**RF TRANS. SCREENING  
 PLAN, SECTION,  
 ELEVATIONS**

SHEET NUMBER:  
**S-1**

PLANS PREPARED BY:  
  
 22431 ANTONIO PKWY  
 SUITE B160-131  
 RANCHO SANTA MARGARITA, CA 92688  
 dconnell@connelldesigngroup.com  
 949-306-4644

CONSULTING GROUP:  
  
 1511 E. ORANGETHORPE, SUITE D  
 FULLERTON, CA 92831

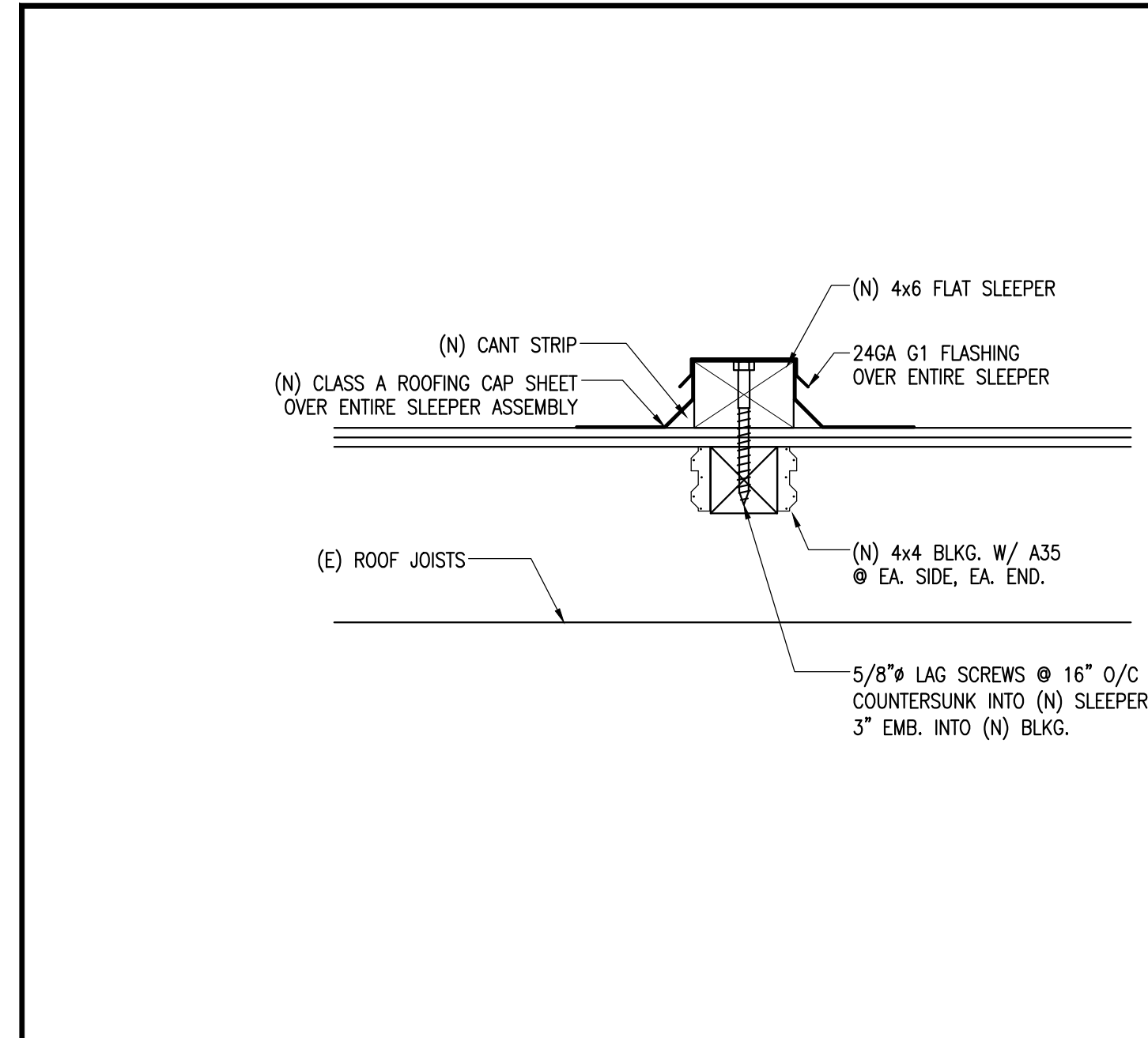
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0	07/21/21	100% CD	JPC
1	05/10/22	PLAN CHECK COMMENTS	JPC
2	06/06/22	REVISED ANTENNA	GG

SITE INFORMATION:  
**LA35XC920-**  
**HUNTINGTON DRIVE**  
**LA84030A**  
 2130 HUNTINGTON DRIVE  
 SOUTH PASADENA, CA 91030

SEAL:  
  
 DATE STAMPED: 06/06/2022

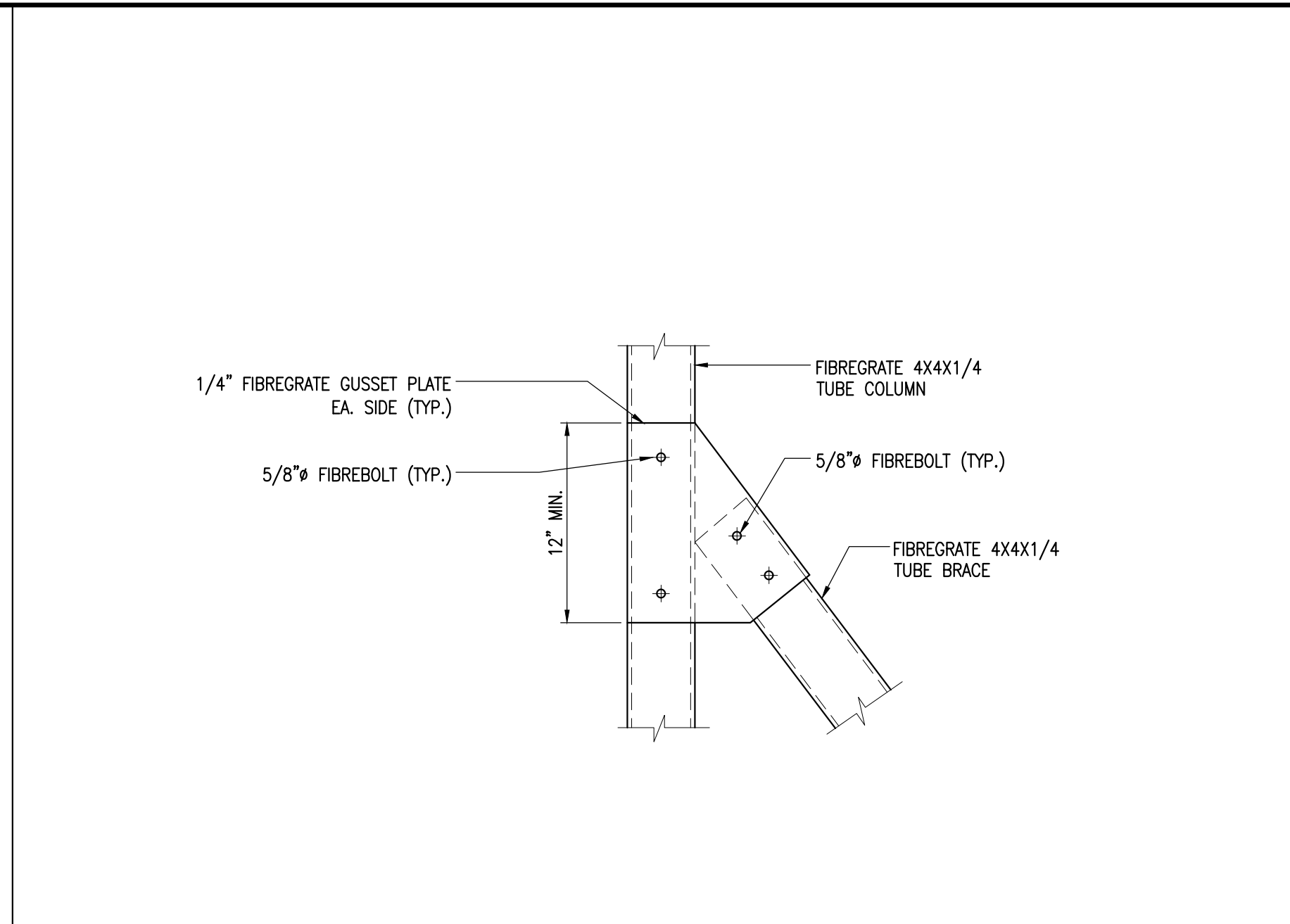
SHEET TITLE:  
**STRUCTURAL DETAILS**

SHEET NUMBER:  
**S-2**



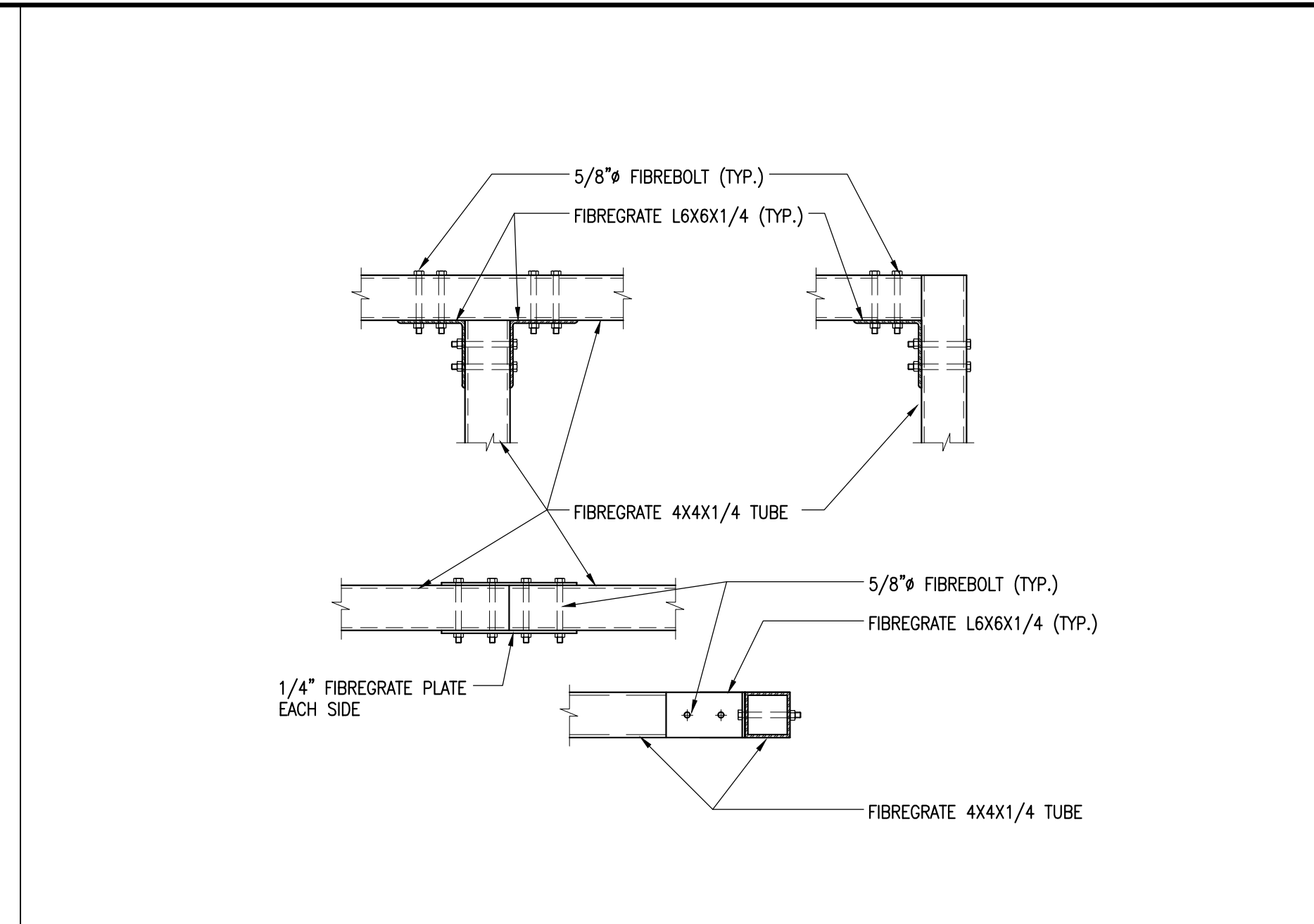
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**DETAIL**



SCALE: N.T.S. **4**

**DETAIL**

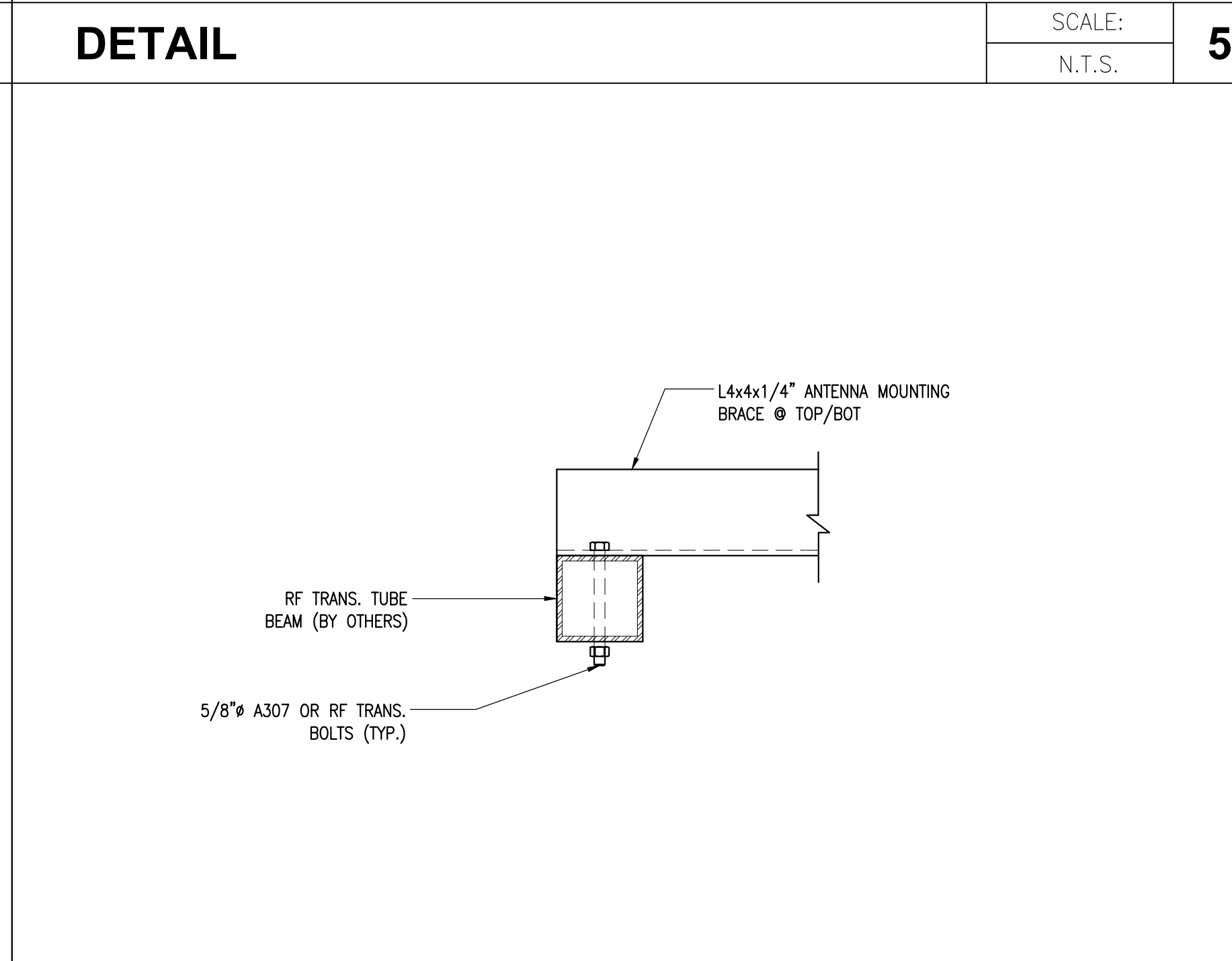


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**DETAIL**

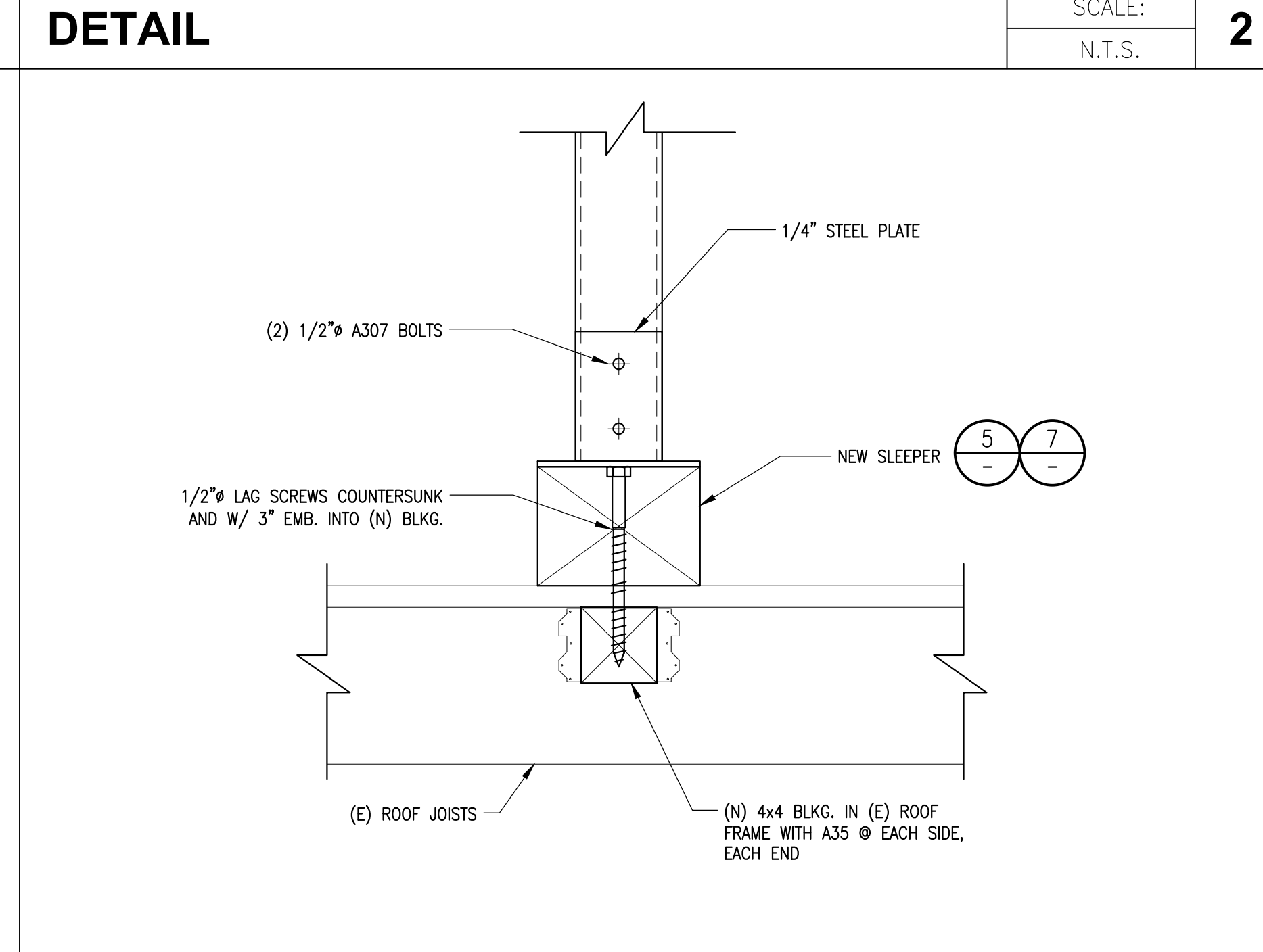
**NOT USED**

SCALE: N.T.S. **8**



SCALE: N.T.S. **5**

**DETAIL**



SCALE: N.T.S. **2**

**DETAIL**

**NOT USED**

SCALE: N.T.S. **9**



SCALE: N.T.S. **6**

**DETAIL**



SCALE: N.T.S. **3**

**DETAIL**



# Floor Plate



Fiberplate® is manufactured by building up multiple layers of fiberglass reinforcement and specially-formulated resins. The result of this process is a solid composite panel offering both bidirectional strength and corrosion resistance.

This specially designed product is nonporous, is easily cleaned by a high pressure washer and can withstand cleaning solutions. Available in all molded grating resin systems (see page 7). Standard panel sizes are 3' x 10', 4' x 8', 4' x 12' and 5' x 10'. (Custom sizes also available.)

## Fiberplate® Load and Deflection Data

\*Important: 1/8" Plate designed for use as covering only; not recommended for load bearing service.

Depth (in)	Span (in)	Concentrated Load-Full Panel							Uniform Load-Full Panel						Concentrated Load Required to Produce Deflection Equal to 1% of Span (lb)	
		Maximum Load		Load (lb)					Maximum Load		Load (psf)					
		Norm <sup>1</sup>	Firm <sup>2</sup>	100	250	500	750	1000	Norm <sup>1</sup>	Firm <sup>2</sup>	25	50	75	100		150
1/4	12	229	135	.047	.104	.199	.294	.392	336	205	.010	.014	.022	.029	.043	300 lb
	18	196	117	.079	.181	.351	--	--	99	54	.056	.085	.115	.145	.204	256 lb
	24	181	116	.102	.268	--	--	--	28	15	.177	.327	.476	--	--	223 lb
	36	84	55	.350	--	--	--	--	--	--	--	--	--	--	103 lb	
3/8	12	515	325	.018	.045	.093	.140	.190	480	300	<.01	--	.016	.020	.030	667 lb
	18	455	288	.028	.077	.158	.239	.320	146	91	.026	.050	.075	.099	.148	584 lb
	24	259	149	.100	.195	.355	--	--	64	40	.075	.150	.225	.300	.449	308 lb
	36	154	98	.178	.467	--	--	--	28	17	.258	--	--	--	--	192 lb
1/2	12	960	600	<.01	.025	.048	.075	.100	654	410	<.01	--	.012	.016	.022	1250 lb
	18	853	543	.011	.011	.038	.081	.125	169	26	.125	.041	.057	.074	.106	1184 lb
	24	508	313	.043	.098	.1490	.282	.374	118	72	.051	.089	.127	.165	.241	631 lb
	36	260	157	.127	.283	--	--	--	49	30	.153	.297	.441	--	--	318 lb
3/4	12	3965	2469	.003	.007	.013	.019	.024	1944	1215	.0012	.0025	.0037	.0049	.0074	4750 lb
	18	1798	1123	.009	.024	.043	.063	.079	576	360	.002	.011	.018	.025	.039	2140 lb
	24	1412	882	.019	.042	.075	.106	.133	243	152	.031	.054	.075	.093	.131	1700 lb
	36	1108	693	.027	.066	.129	.188	.243	85	53	.078	.134	.187	.231	.321	1440 lb

**Notes:**

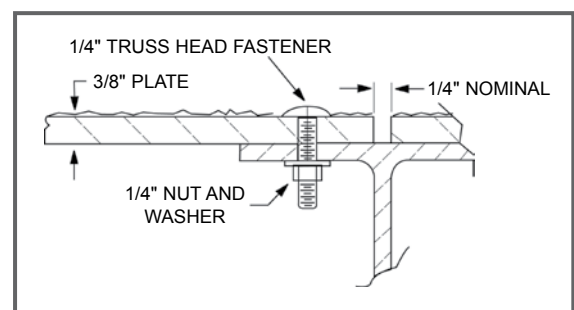
- (1) Normal load is the load which will produce a L/D of 125 or .375" Maximum.
- (2) Firm is the load which will produce a L/D of 200 or .25" Maximum.
- (3) Loads for Short Span Normal and Firm have been limited to allow for shearing effects.
- (4) Clear Span is 2" less than width of grating.

**Plate Weight**

1/8" - 1.3 psf, 1/4" - 2.6 psf, 3/8" - 3.9 psf, 1/2" - 5.2 psf, 3/4" - 7.8 psf

### Installation

- Install using ordinary hand tools and masonry blade
- Fastener assembly kits may be ordered directly from Fibergrate
- Space fasteners a minimum of 12"-24" apart
- On concrete, use masonry bit and concrete anchor bolts
- On steel, wood or FRP, drill and bolt with truss head assembly
- It is recommended that all cut edges and holes be sealed



# **ATTACHMENT 3**

FCC Compliance



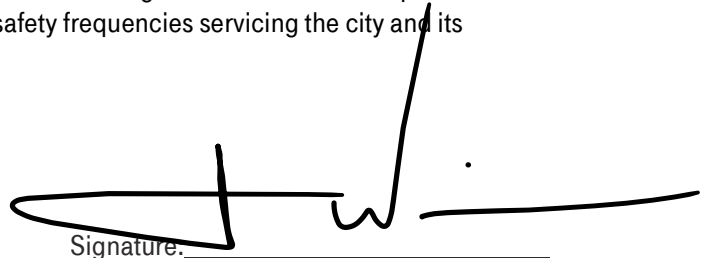
## Certification of Compliance

Site Address: 2130 Huntington Dr, South Pasadena, CA 91030

Date: October 4, 2021

As a SRF Engineer, RF Deployment at T-Mobile, I, James Wilkerson attest to the following regarding the proposed wireless communications system application, Site Number: LA84030A, located at 2130 Huntington Dr, South Pasadena, CA 91030 ("Proposed Facility"):

1. All T-Mobile base station radios meet or exceed applicable Federal Communications Commission's (FCC) regulations/requirements.
2. The Proposed Facility will:
  - a. Be operated at frequencies and power levels authorized by the FCC,
  - b. Comply with all current FCC guidelines, including OET Bulletin 65 for cumulative measurements of radio frequency power densities and electromagnetic fields, and
  - c. Comply at all times with current FCC regulations concerning interference with reception of television and radio broadcasts or any public safety frequencies servicing the city and its residents.



Signature: \_\_\_\_\_

Name: James Wilkerson

Title: SRF Engineer

Date March 7, 2022

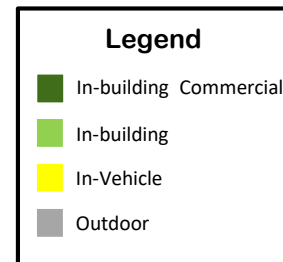
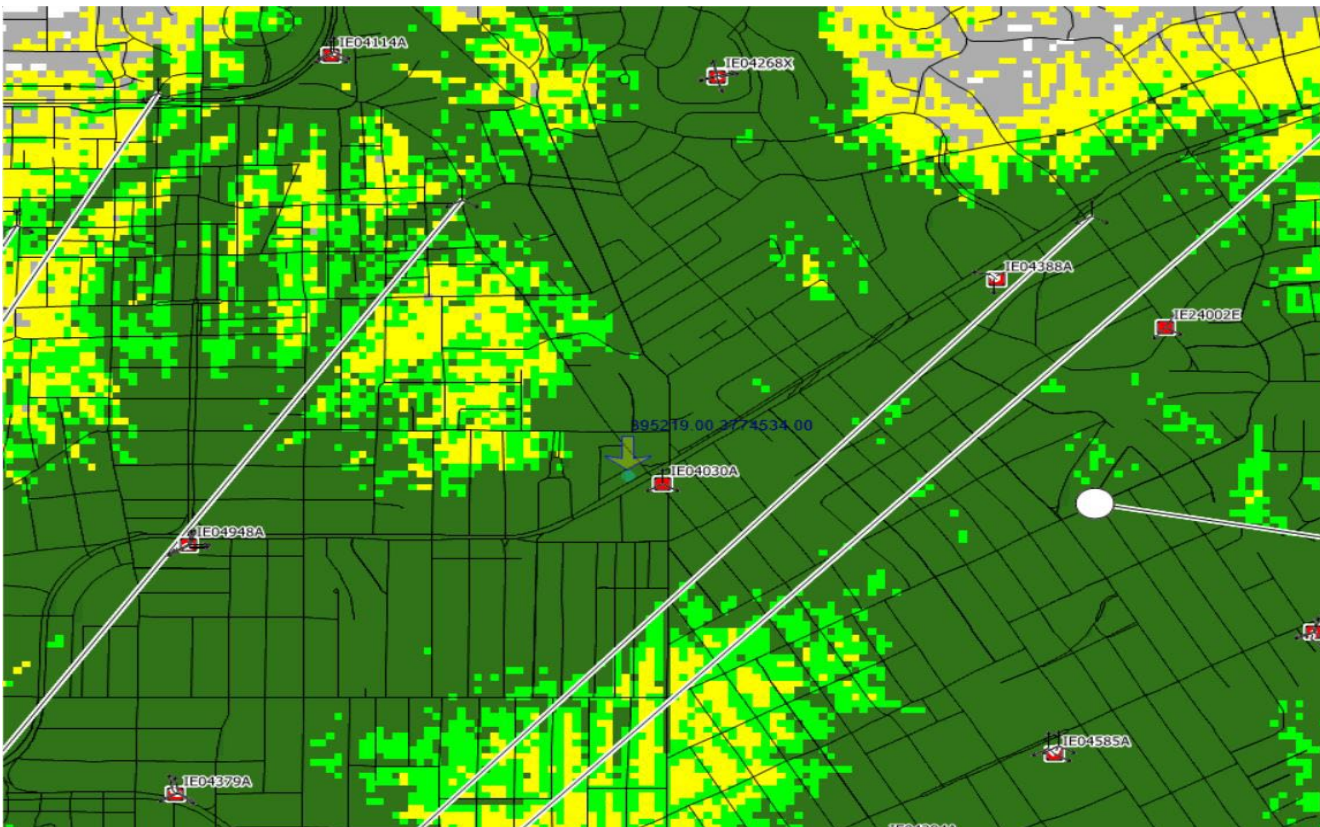


# **ATTACHMENT 4**

## Coverage Maps

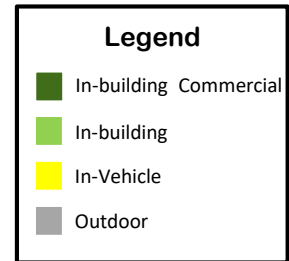
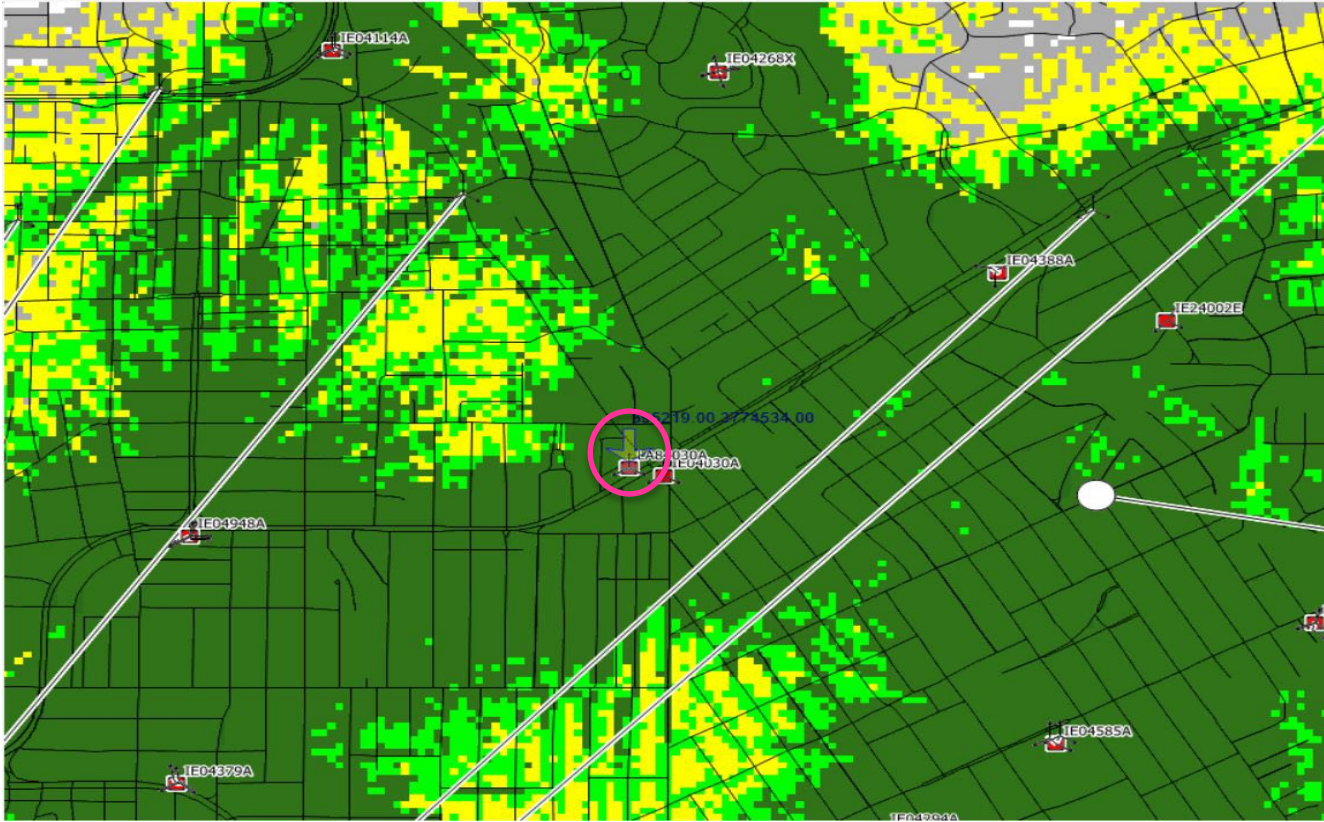
# LA84030A Coverage Plot

# Existing Coverage

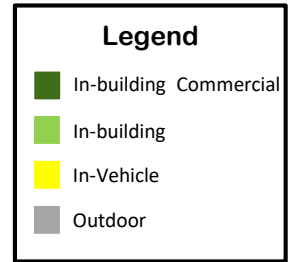
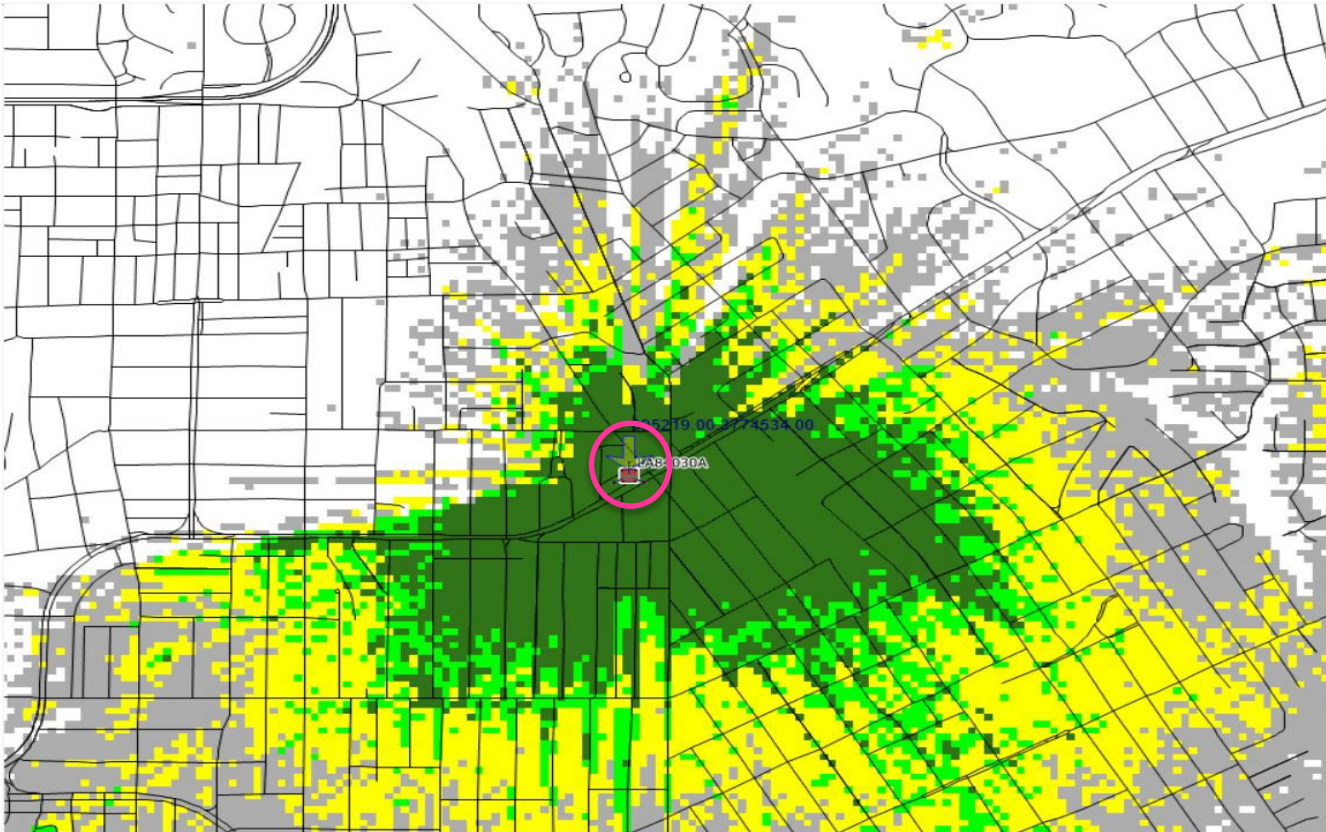




# Existing Coverage with New Site



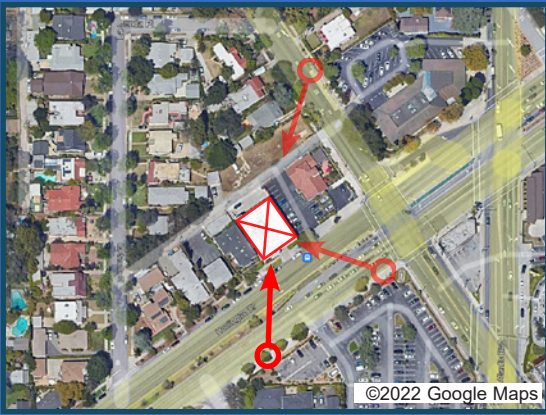
# New Site Coverage



## **ATTACHMENT 5**

Photo Sims





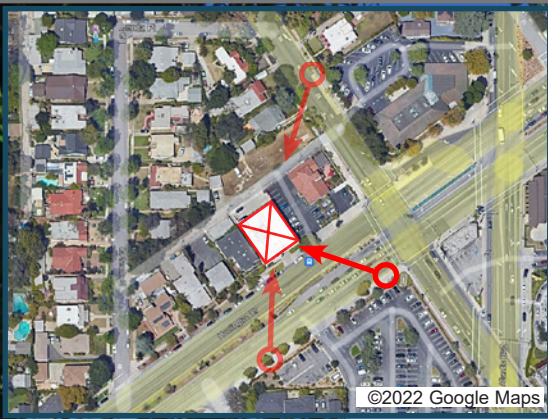
EXISTING



PROPOSED

LOOKING NORTH FROM HUNTINGTON DRIVE





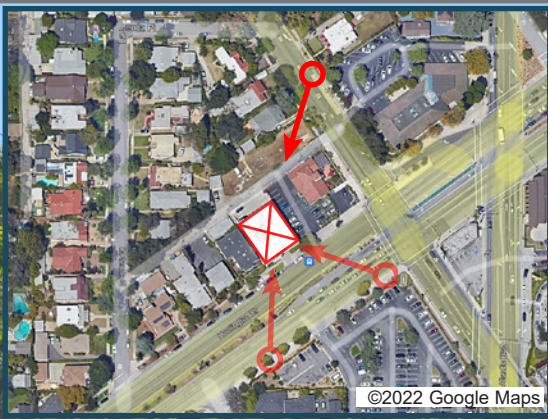
EXISTING



PROPOSED

LOOKING NORTHWEST FROM HUNTINGTON DRIVE





©2022 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM GARFIELD AVENUE



## **ATTACHMENT 6**

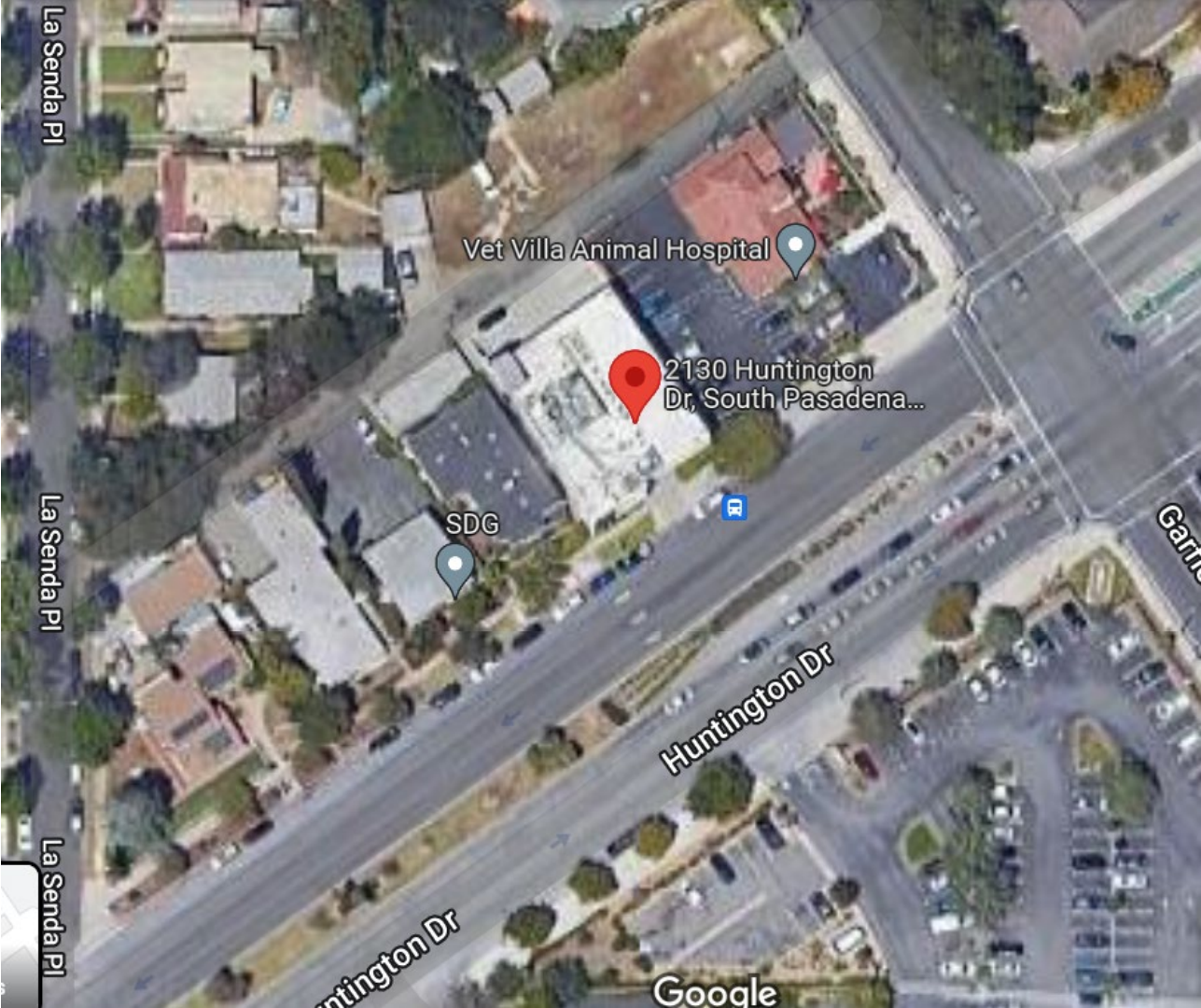
Site Images

# T-Mobile Wireless Modification (LA84030)



Rooftop views from 2130 Huntington Dr., South Pasadena





La Senda Pl

La Senda Pl

La Senda Pl

Vet Villa Animal Hospital

2130 Huntington Dr, South Pasadena...

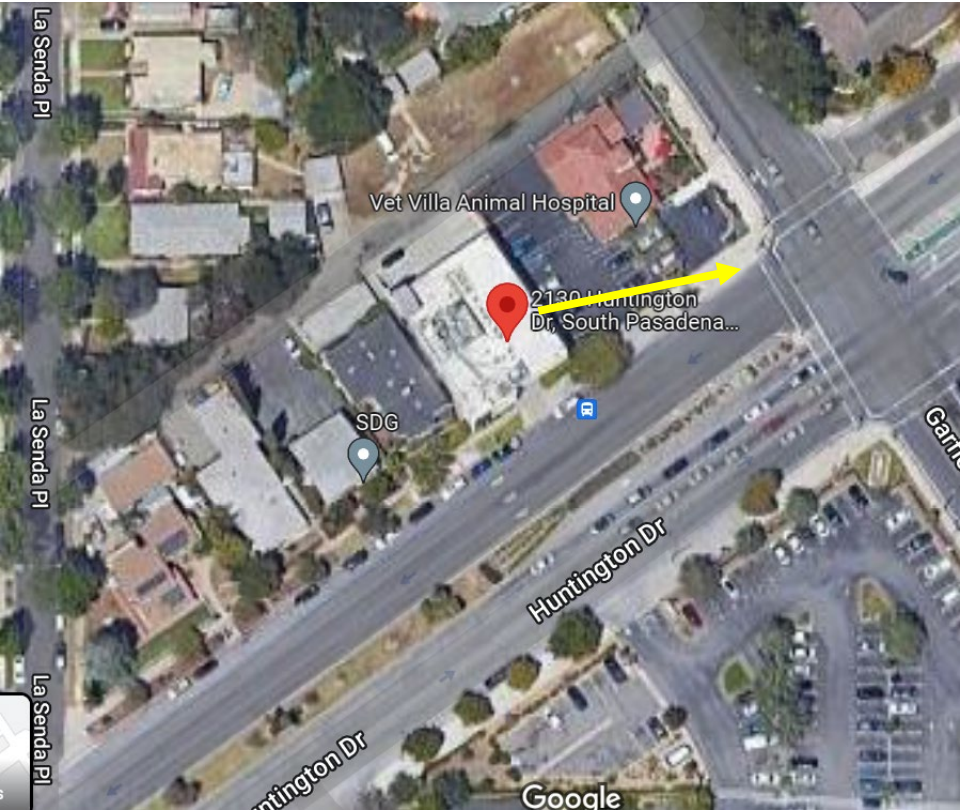
SDG

Huntington Dr

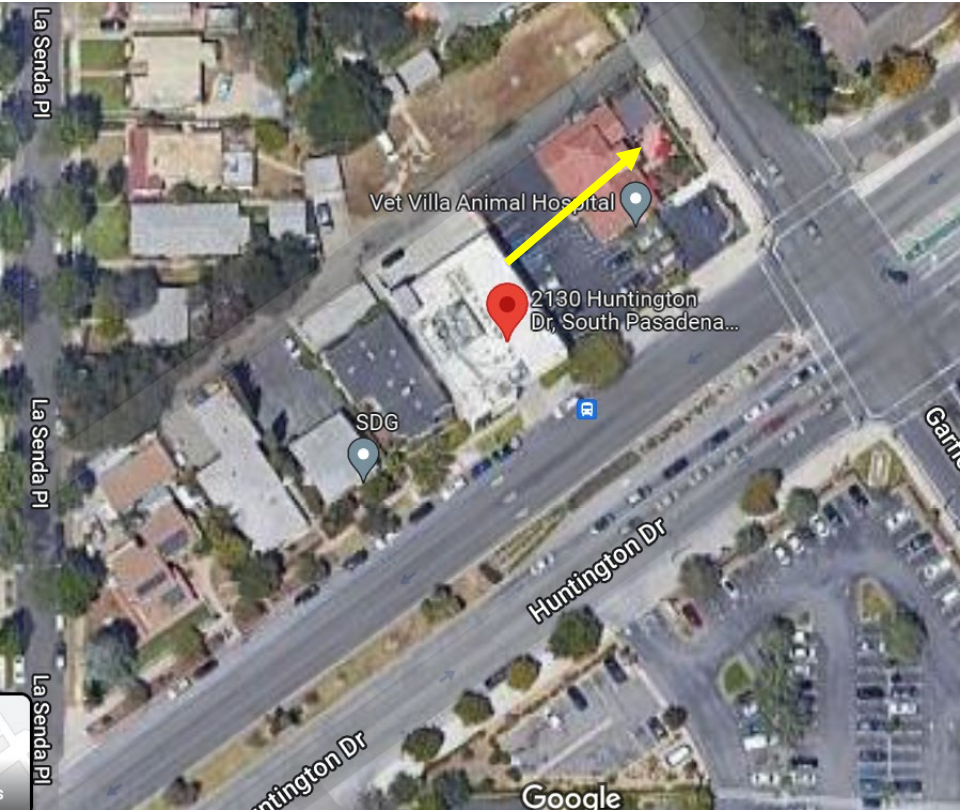
Garnet St

Huntington Dr

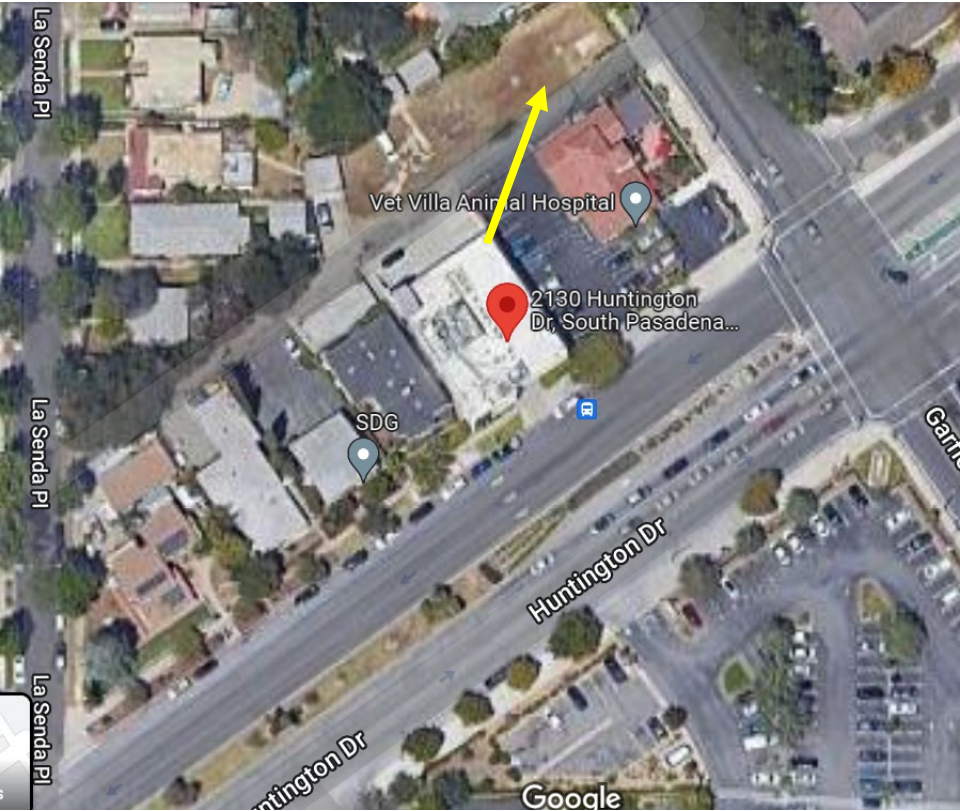
Google



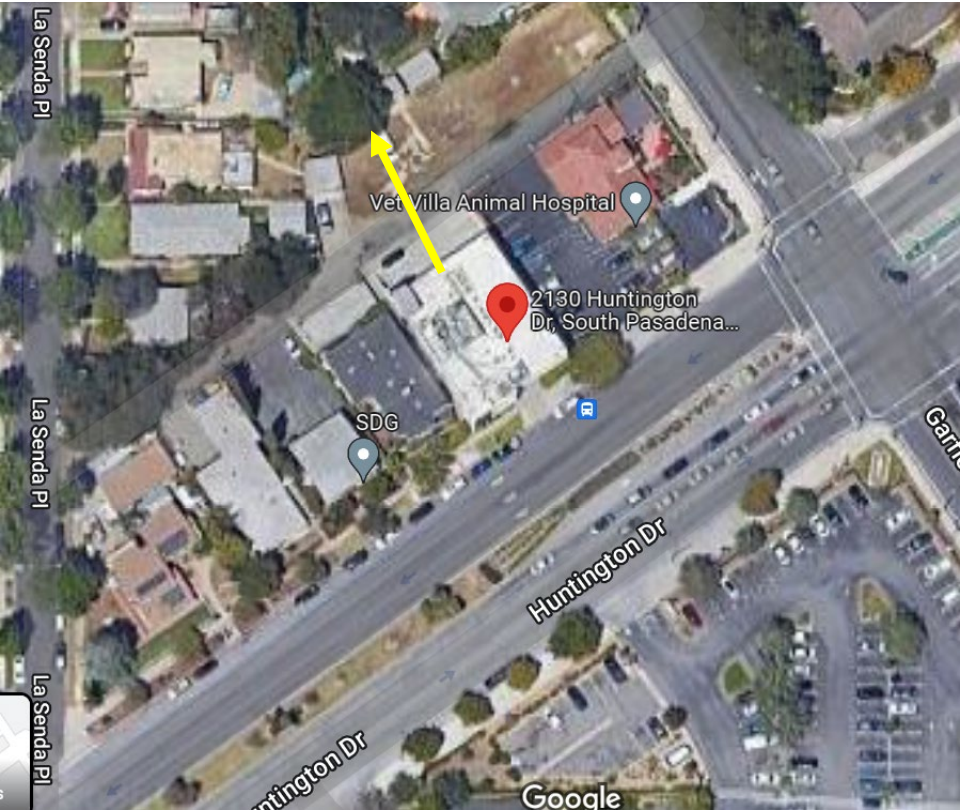




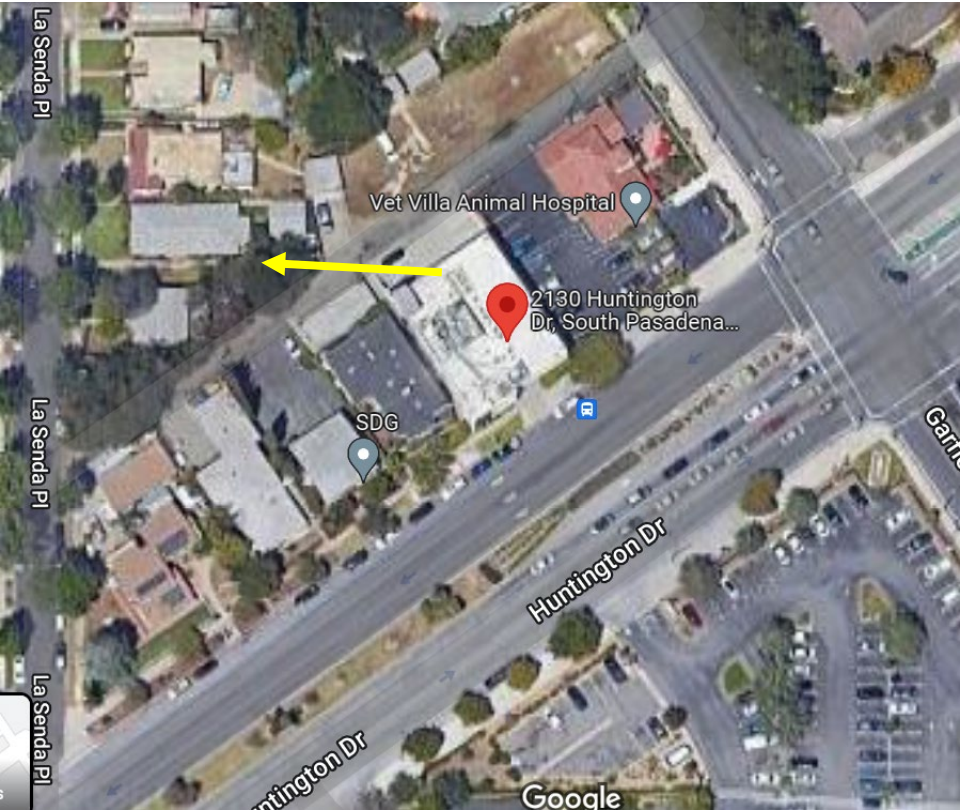




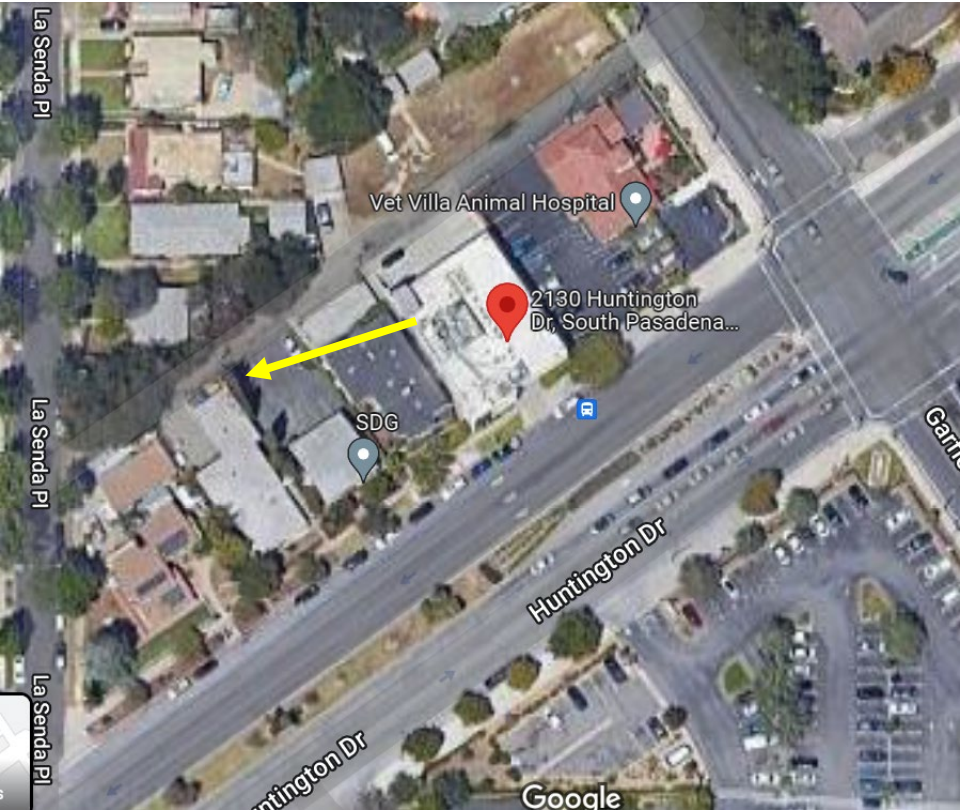




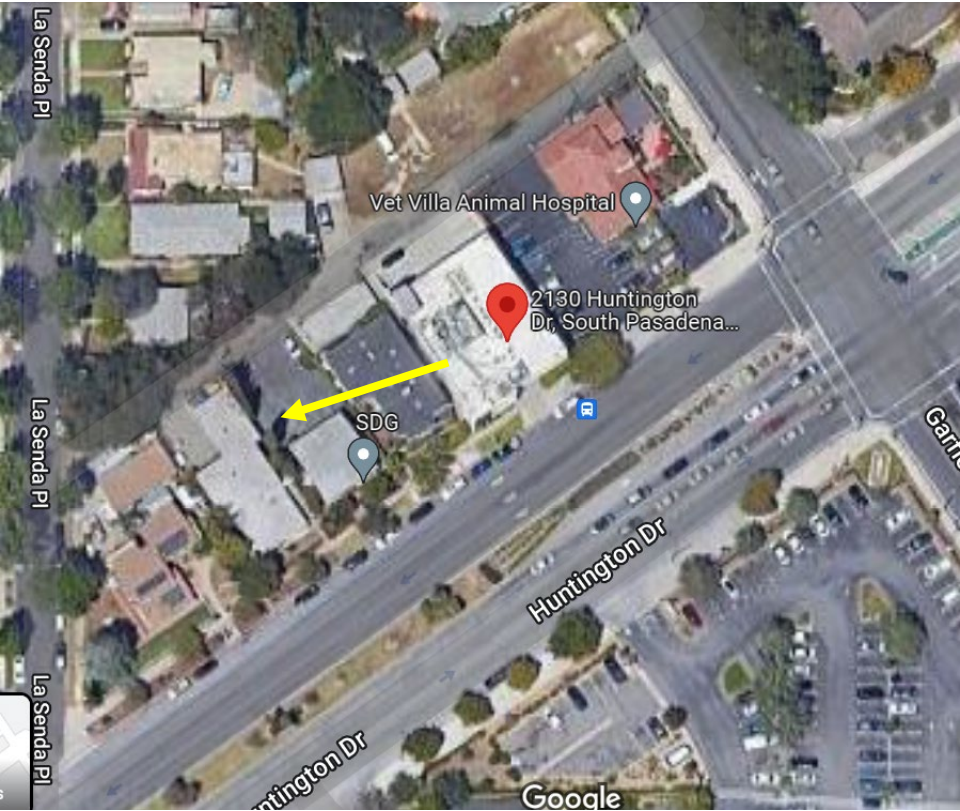




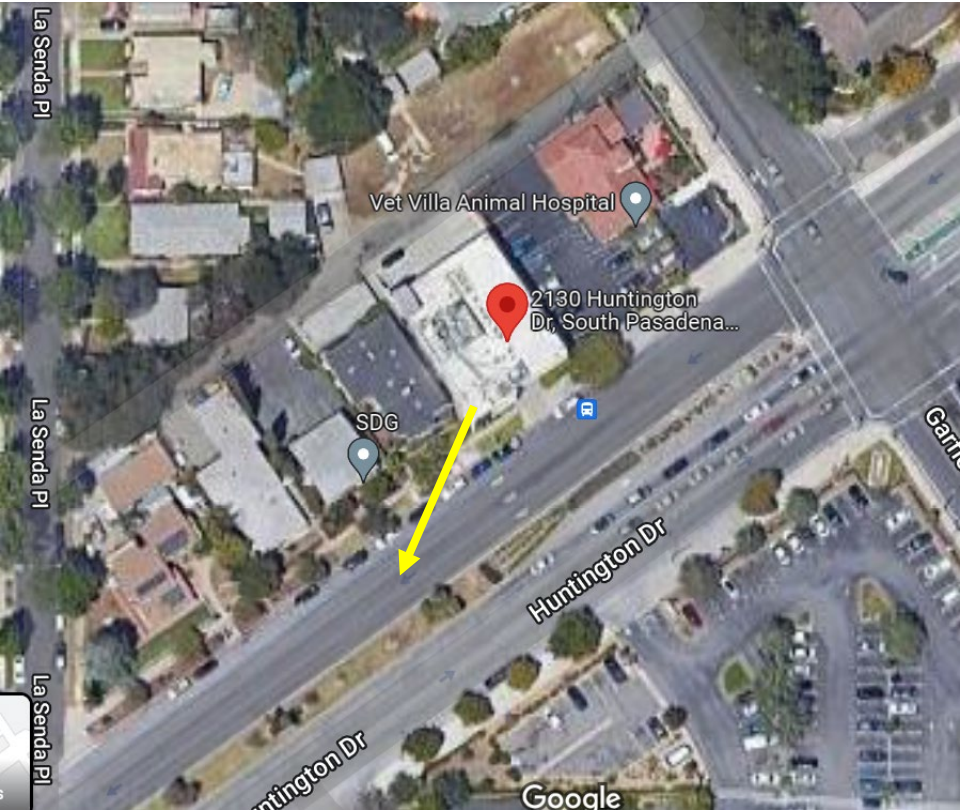


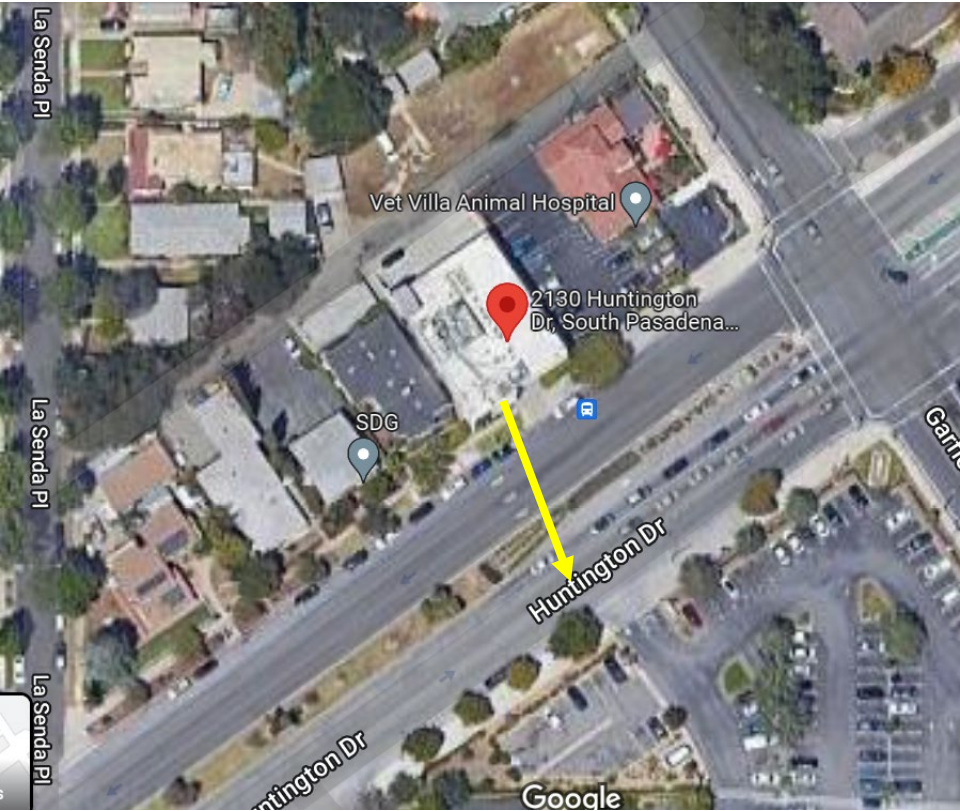


















## Planning Commission Agenda Report

ITEM NO. 4

---

**DATE:** July 12, 2022

**TO:** Planning Commission

**FROM:** Angelica Frausto-Lupo, Community Development Director  
**Matt Chang, Planning Manager**

**PREPARED BY:** Benjamin Jarvis, Interim Senior Planner

**SUBJECT:** Presentation of South Pasadena's Participation in SCAG's Objective Development Standards (ODS) Project

---

### Recommendation

Receive a presentation from AECOM (project consultant) regarding the Southern California Association of Governments' (SCAG) Objective Development Standards (ODS) Bundle project and provide feedback to City staff and the project consultant.

### Background

The City of South Pasadena is participating in a project funded by the Southern California Association of Governments (SCAG) through the Regional Early Action Planning (REAP) Program. State grant funding is channeled through SCAG to support smaller jurisdictions to adjust their permitting processes and meet the challenge of complying with new State Housing laws that require more ministerial approvals, shorter review times, fewer hearings and development standards that are clear and objective. SCAG has "bundled" this project with other cities seeking similar services from the REAP grant, and South Pasadena is in a cohort with Montebello, Santa Fe Springs, and Santa Monica.

The Objective Development Standards (ODS) Bundle Project will document the City's current planning process, assess the City's needs, and make recommendations to improve the way that multi-unit and mixed-use projects are reviewed and processed. The initial outreach process, including this presentation to the Planning Commission and a public workshop scheduled on July 27, 2022, are aimed at supporting a greater understanding of the connection between these implementation tools and the overall goal of increasing housing production in the City and throughout Los Angeles County. The project includes an analysis of existing policy documents, development standards and regulations, and permit procedures. The project will also identify opportunities to streamline the permitting process and to simplify and consolidate permit application forms, as well as propose amendments to existing or new development standards.

The objective development standards and process streamlining improvements will play an important role in implementing the City's General Plan, Housing Element, and the Downtown Specific Plan, which are currently being updated and are anticipated to be adopted by October 2022.

The Community Development Department has launched a project web page, which can be found [here](#).

### **Presentation/Discussion**

The project consultant, AECOM (Ashley Hoang), will present a project overview to the Planning Commission, share the project schedule and completion timeline, public outreach strategy, and will be available to answer questions and to receive the Planning Commissioners' feedback.

**Attachment:** Project Fact Sheet

# **ATTACHMENT**

## **Project Fact Sheet**



# SCAG Objective Development Standards Bundle Project

City of South Pasadena

June 2022

## About the Project

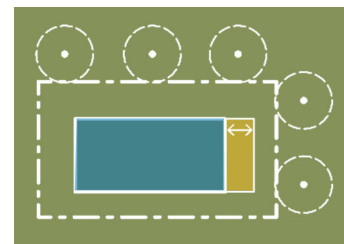
The City of South Pasadena (“City”) received funding from the Southern California Association of Governments (SCAG) to document, assess, and modernize multi-unit and mixed-use objective development standards and permitting. This project is serving the cities of Montebello, Santa Fe Springs, Santa Monica, and South Pasadena. It will help support a greater understanding of the role of objective development standards in increasing housing production in Los Angeles County and throughout California.

Related to multi-unit/mixed-use housing development, the project includes the preparation of an existing local policies and regulations review report, a current project review report, permit streamlining assistance, an online cost estimator tool, and the creation of objective standards for up to four zones.

## About Objective Standards

Typically, each city or county has its own zoning regulations that establish the parameters for all development (including commercial, industrial, and residential), known as development standards. Development standards set the rules for development, including the height of buildings, the number of units allowed per parcel, the distance between buildings and adjacent properties, the amount of open space needed on a site, parking requirements, building design standards, and more.

The need for additional housing has prompted cities to review residential development standards with the goal of making them simpler to understand and easier to implement, resulting in faster permitting timelines. Additionally, the statewide housing shortage has led to the passage of laws such as Senate Bill 167 (Removing Barriers), Senate Bill 35 (Streamlining Approvals), and Senate Bill 330 (Expediting Residential Development) to support these efforts.



To align with the State’s needs and goals for housing production, cities and counties are updating and adding to existing regulations to create development standards that can be “objectively” reviewed by City staff, called objective development and design standards, which:

- Creates easy-to-understand development and design regulations through measurable requirements, simple tables, and diagrams; and
- Requires no personal or subjective judgment to determine if the standards have been met, allowing for a straightforward administrative process that reduces timelines, adds certainty, and achieves reasonable design goals.



## Public Engagement

The City is undertaking a public engagement process to inform community members and stakeholders about the project. This process will provide information about multi-unit and mixed-use objective standards and streamlined permitting processes to accelerate housing production.

The project will include three outreach events to engage the public, stakeholders, and decision-makers in ways that result in meaningful participation and input into the process:

### Study Session

The study session is intended to inform the City's decision-makers at the Planning Commission about the project and relevant State laws to collaborate on locally appropriate solutions to increase capacity potential and accelerate housing production.

### Public Workshops

Two community workshops focus on building an understanding of objective standards and provide the public with an opportunity to give feedback on draft materials.

### Final Project Presentation

The final presentation to the Planning Commission and City Council will provide background, analysis, and a summary of the proposed objective development standards and other project deliverables.

## Timeline



## Project Resources + Contact Information

To learn more about this project, please visit:

[southpasadenaca.gov](https://southpasadenaca.gov)

For more information, please contact:

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(626) 403-7227  
[mchang@southpasadenaca.gov](mailto:mchang@southpasadenaca.gov)

For more information about the SCAG REAP Grant Program, please visit:

[scag.ca.gov/reap](https://scag.ca.gov/reap)