

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY AMENDING TABLE 31-1 OF  
CHAPTER 21.31, TABLES 32-1 AND 32-1A OF CHAPTER  
21.32, TABLE 33-2 OF CHAPTER 21.33, TABLE 34-1 OF  
CHAPTER 21.34, TABLE 35-1 OF CHAPTER 21.35, AND  
TABLE 36-1 OF CHAPTER 21.36; BY ADDING CHAPTER  
21.56; AND BY REPEALING SECTIONS 21.45.115 AND  
21.52.210; ALL RELATING TO WIRELESS  
TELECOMMUNICATIONS FACILITIES

The City Council of the City of Long Beach ordains as follows:

Section 1. Chapter 21.31 of the Long Beach Municipal Code is amended by amending the "Other Uses" section of Table 31-1 as shown on Exhibit "A" which is incorporated herein by this reference.

Section 2. Chapter 21.32 of the Long Beach Municipal Code is amended by amending the "Transportation and Communication Facilities" section of Table 32-1 as shown on Exhibit "B" which is incorporated herein by this reference.

Section 3. Chapter 21.32 of the Long Beach Municipal Code is amended by amending the "Miscellaneous Uses" section of Table 32-1A as shown on Exhibit "C" which is incorporated herein by this reference.

Section 4. Chapter 21.33 of the Long Beach Municipal Code is amended by amending number "11. Communications" section of Table 33-2 as shown on Exhibit "D" which is incorporated herein by this reference.

Section 5. Chapter 21.34 of the Long Beach Municipal Code is amended

1 by amending Table 34-1 as shown on Exhibit "E" which is incorporated herein by this  
2 reference.

3 Section 6. Chapter 21.35 of the Long Beach Municipal Code is amended  
4 by amending Table 35-1 as shown on Exhibit "F" which is incorporated herein by this  
5 reference.

6 Section 6. Chapter 21.36 of the Long Beach Municipal Code is amended  
7 by amending Table 36-1 as shown on Exhibit "G" which is incorporated herein by this  
8 reference.

9 Section 7. The Long Beach Municipal Code is amended by adding  
10 Chapter 21.56 to read as follows:

11 Chapter 21.56

12 Wireless Telecommunications Facilities

13  
14 21.56.010 Purpose and objectives.

15 The purpose of this Chapter is to regulate the establishment and  
16 operation of wireless telecommunications facilities within the City of Long  
17 Beach, consistent with the General Plan, and with the intent to:

18 A. Allow for the provision of wireless communications services  
19 adequate to serve the public's interest within the City;

20 B. Require, to the maximum extent feasible, the co-location of  
21 wireless telecommunications facilities;

22 C. Minimize the negative aesthetic impact of wireless  
23 telecommunications facilities, establish a fair and efficient process for review  
24 and approval of applications, assure an integrated, comprehensive review of  
25 environmental impacts of such facilities, and protect the health, safety and  
26 welfare of the City of Long Beach;

27 D. Strongly encourage the location of wireless  
28 telecommunications facilities in those areas of the City where the adverse

1 aesthetic impact on the community is minimal;

2 E. Strongly encourage wireless telecommunications providers to  
3 configure all facilities in such a way that minimizes displeasing aesthetics  
4 through careful design, siting, landscaping, screening, and innovative  
5 camouflaging techniques;

6 F. Enhancing the ability of the providers of telecommunications  
7 services to provide such services to the City quickly, effectively, and  
8 efficiently; and

9 G. Conform to all applicable federal and state laws.

10  
11 21.56.020 Definitions.

12 In addition to all those terms defined in Chapter 21.15 of the Zoning  
13 Regulations, the following terms shall have the meanings set forth below, for  
14 the purposes of this Chapter:

15 A. "Abandoned." Notwithstanding the definition of "abandoned" in  
16 Section 21.15.030, a wireless telecommunications facility use shall be  
17 considered abandoned if it is not in use for six (6) consecutive months.

18 B. "Co-location" means the placement or installation of wireless  
19 telecommunications facilities, including antennas and related equipment onto  
20 an existing wireless telecommunications facility in the case of monopoles, or  
21 onto the same building in the case of roof/building-mounted sites or  
22 placement in the public right-of-way.

23 C. "Co-location facility" means a wireless telecommunications  
24 facility that has been co-located consistent with the meaning of "co-location"  
25 as defined above. It does not include the initial installation of a new wireless  
26 telecommunications facility where previously there was none, nor the  
27 construction of an additional monopole on a site with an existing monopole.

28 D. "Monopole" means any single freestanding pole structure used

1 to support wireless telecommunications antennas or equipment at a height  
2 above the ground. This includes those poles camouflaged to resemble  
3 natural objects.

4 E. "Residential/Institutional Planned Development (PD) District"  
5 means the following Planned Development Districts within the City of Long  
6 Beach: PD-5 (Ocean Boulevard), PD-10 (Willmore City), PD-11 (Rancho  
7 Estates), PD-17 (Alamitos Land), PD-20 (All Souls), and PD-25 (Atlantic  
8 Avenue), as well as any future PDs designated as such in the PD ordinance.

9 F. "Roof/building-mounted site" means any wireless  
10 telecommunications facility, and any appurtenant equipment, located on a  
11 rooftop or building, having no support structure such as a monopole or other  
12 type of tower.

13 G. "Utility Pole" means any pole or tower owned by any utility  
14 company that is located in the public right-of-way necessary for the  
15 distribution of electrical or other utility services regulated by the California  
16 Public Utilities Commission. This does not include towers for high-voltage  
17 electrical power transmission between generating plants and electrical  
18 substations.

19 H. "Wireless Telecommunications Facility" means equipment  
20 installed for the purpose of providing wireless transmission of voice, data,  
21 images, or other information including but not limited to, cellular telephone  
22 service, personal communications services, and paging services, consisting  
23 of equipment, antennas, and network components such as towers, utility  
24 poles, transmitters, base stations, and emergency power systems. "Wireless  
25 telecommunications facility" does not include radio or television broadcast  
26 facilities, nor radio communications systems for government or emergency  
27 services agencies.  
28

1 21.56.030 Permit requirements for new wireless telecommunications  
2 facilities that are not co-location facilities.

3 All new wireless telecommunications facilities that are not co-location  
4 facilities shall meet the following standards and requirements:

5 A. A Conditional Use Permit shall be required for the initial  
6 construction and installation of all new wireless telecommunications facilities  
7 in accordance with all Specific Procedures set forth in Chapter 21.21 and  
8 Chapter 21.25, Division II, of the Zoning Regulations, except as modified by  
9 this Chapter.

10 B. Roof/building-mounted Facilities. All new wireless  
11 telecommunications facilities that are not co-location facilities that are  
12 roof/building-mounted facilities shall also be subject to Site Plan Review in  
13 addition to the Conditional Use Permit requirement in Subsection  
14 21.56.030.A.

15  
16 21.56.040 Development and design standards for new wireless  
17 telecommunications facilities that are not co-location facilities.

18 All new wireless telecommunications facilities shall meet the following  
19 minimum standards:

20 A. Location. New wireless telecommunications facilities shall not  
21 be located in Residential (R) or Institutional (I) zoning districts, or  
22 Residential/Institutional Planned Development (PD) Districts (as defined in  
23 Subsection 21.56.020.H), unless the applicant demonstrates, by a  
24 preponderance of evidence, that a review has been conducted of other  
25 options with less environmental impact, and no other sites or combination of  
26 sites allows feasible service or adequate capacity and coverage. This review  
27 shall include, but is not limited to, identification of alternative site(s) within a  
28 one (1) mile radius of the proposed facility. See Section 21.56.050 for

1 additional application requirements;

2 B. Co-location required where possible. New wireless  
3 telecommunications facilities shall not be located in areas where co-location  
4 on existing facilities would provide equivalent coverage, network capacity,  
5 and service quality with less environmental or aesthetic impact;

6 C. Accommodation of co-location. Except where aesthetically  
7 inappropriate in the determination of the Staff Site Plan Review Committee,  
8 new wireless telecommunications facilities shall be constructed so as to  
9 accommodate co-location, and must be made available for co-location  
10 unless technologically infeasible. In cases where technological infeasibility  
11 is claimed, it shall be the responsibility of the party making such claim to  
12 demonstrate, by a preponderance of evidence, that such co-location is, in  
13 fact, infeasible;

14 D. Additional Development and Design Standards. Wireless  
15 telecommunications facilities also shall be subject to the additional design  
16 standards specified in Section 21.56.100.

17  
18 21.56.050 Application requirements for new wireless telecommunications  
19 facilities that are not co-location facilities.

20 In addition to the requirements set forth in Section 21.21.201 of the  
21 Zoning Regulations and Chapter 21.25 (Specific Procedures) of the Zoning  
22 Regulations, applicants for new wireless telecommunications facilities shall  
23 submit the following materials regarding the proposed wireless  
24 telecommunications facility:

25 A. Photo simulations. Photo simulations of the facility from  
26 reasonable line-of-sight locations from public roads or viewpoints;

27 B. Maintenance plan. A maintenance plan detailing the type and  
28 frequency of required maintenance activities, including maintenance of

1 landscaping and camouflaging, if applicable;

2 C. Five year build-out plan. A description of the planned  
3 maximum five (5)-year build-out of the site for the applicant's wireless  
4 telecommunications facilities, including, to the extent possible, the full extent  
5 of wireless telecommunications facility expansion associated with future co-  
6 location facilities by other wireless service providers. The applicant shall use  
7 best efforts to contact all other wireless service providers known to be  
8 operating in the City upon the date of application, to determine the demand  
9 for future co-locations at the proposed site, and, to the extent feasible, shall  
10 provide written evidence that these consultations have taken place, and a  
11 summary of the results, at the time of application. The City shall, within thirty  
12 (30) days of its receipt of an application, identify any known wireless service  
13 providers that the applicant has failed to contact and with whom the  
14 applicant must undertake their best efforts to fulfill the above consultation  
15 and documentation requirements. The location, footprint, maximum tower  
16 height, and general arrangement of future co-locations shall be identified by  
17 the five (5)-year build-out plan. If future co-locations are not technically  
18 feasible, a written explanation shall be provided;

19 D. Nearby facilities. Identification of existing wireless  
20 telecommunications facilities within a one (1) mile radius of the proposed  
21 location of the new wireless telecommunications facility, and an explanation  
22 of why co-location on these existing facilities, if any, is not feasible. This  
23 explanation shall include such technical information and other justifications  
24 as are necessary to document the reasons why co-location is not a viable  
25 option. The applicant shall provide a list of all existing structures considered  
26 as alternatives to the proposed location. The applicant shall also provide a  
27 written explanation for why the alternatives considered were either  
28 unacceptable or infeasible. If an existing wireless telecommunications facility

1 was listed among the alternatives, the applicant must specifically address  
2 why the modification of such wireless telecommunications facility is not a  
3 viable option. The written explanation shall also state the radio frequency  
4 coverage and capacity needs and objectives of the applicant, and shall  
5 include maps of existing coverage and predicted new coverage with the  
6 proposed facility;

7 E. Availability for co-location. A statement that the proposed  
8 wireless telecommunications facility is available for co-location, or an  
9 explanation of why future co-location is not technically feasible;

10 F. RF report. A radio frequency (RF) report describing the  
11 emissions of the proposed wireless telecommunications facility. The report  
12 shall demonstrate that the emissions from the proposed equipment as well  
13 as the cumulative emissions from the facility will not exceed the limits  
14 established by the Federal Communications Commission (FCC);

15 G. Alternative analysis. Applications for the establishment of new  
16 wireless telecommunications facilities inside Residential (R) or Institutional  
17 (I) zoning districts, Residential/Institutional Planned Development (PD)  
18 Districts (as defined in Subsection 21.56.020.H), and residential or  
19 institutional General Plan Land Use Districts (LUDs) shall be accompanied  
20 by a detailed alternatives analysis that demonstrates that there are no  
21 feasible alternative non-residential, non-institutional sites or combination of  
22 non-residential, non-institutional sites available to eliminate or substantially  
23 reduce significant gaps in the applicant service provider's coverage or  
24 network capacity;

25 H. Height justification. An engineering certification providing  
26 technical data sufficient to justify the proposed height of any new monopole  
27 or roof/building mounted site;

28 I. Deposit. A cash or other sufficient deposit for a third party peer



1 review as required by this Chapter.

2  
3 21.56.060 Entitlement, term, renewal, and expiration.

4 A. Conditional Use Permits and other entitlements for wireless  
5 telecommunications facilities, including approval of the five (5)-year build-out  
6 plan as specified in Subsection 21.56.050.C, shall be valid for ten (10) years  
7 following the date of final action. A ten (10)-year term is prescribed for  
8 Conditional Use Permits for this class of land uses due to the unique nature  
9 of development, exceptional potential for visual and aesthetic impacts, and  
10 the rapidly changing technologic aspects that differentiate wireless  
11 telecommunications from other Conditional land uses allowed by the City.

12 The applicant or operator shall file for a renewal for the entitlement and pay  
13 the applicable renewal application fees six (6) months prior to expiration of  
14 the permit with the Department of Development Services, if continuation of  
15 the use is desired. In addition to providing the standard information and  
16 application fees required for renewal, wireless telecommunications facility  
17 renewal applications shall provide an updated build-out description prepared  
18 in accordance with the procedures established by Subsection 21.56.050.C.

19 B. Where required, renewals for entitlements for existing wireless  
20 telecommunications facilities and co-location facilities constructed prior to  
21 the effective date of this Chapter are subject to the provisions of Sections  
22 21.56.030 through 21.56.050. Renewals of entitlements approved after the  
23 effective date of this Chapter shall only be approved if all conditions of the  
24 original entitlement have been satisfied, and the five (5)-year build-out plan  
25 has been provided.

26 C. If the entitlement for an existing wireless telecommunications  
27 facility has expired, applications for modification, expansion, or co-location at  
28 that site, as well as after-the-fact renewals of entitlements for the existing

1 wireless telecommunications facilities, shall be subject to the standards and  
2 procedures for new wireless telecommunications facilities set forth in  
3 Sections 21.56.030 through 21.56.050.

4  
5 21.56.070 Permit requirements for co-location facilities.

6 A. Co-location Facilities Requiring a Conditional Use Permit.

7 Applications for co-location will be subject to the standards and procedures  
8 set forth for new wireless telecommunications facilities, above (Sections  
9 21.56.030 through 21.56.060), if any of the following apply:

10 1. No Conditional Use Permit was issued for the original  
11 wireless telecommunications facility;

12 2. The Conditional Use Permit for the original wireless  
13 telecommunications facility did not allow for future co-location facilities or the  
14 extent of site improvements involved with the co-location project (in this  
15 case, an application for a modification to the approved Conditional Use  
16 Permit, subject to Planning Commission review, may be substituted for a  
17 new Conditional Use Permit); or

18 3. No environmental review was completed for the location  
19 of the original wireless telecommunications facility that addressed the  
20 environmental impacts of future co-location facilities (in this case, an  
21 application for a modification to the approved Conditional Use Permit,  
22 subject to Planning Commission review, may be substituted for a new  
23 Conditional Use Permit).

24 B. Permit Requirements for Other Co-location Facilities.

25 1. Roof/building-mounted facilities with visible exterior  
26 changes. Roof/building-mounted co-location facilities proposing visible  
27 exterior changes to the site shall be subject to Site Plan Review.

28 2. All Others. Applications for all other co-location facilities

1 shall be subject to a building permit approval. Prior to filing an application  
2 for a building permit for co-location, the applicant shall demonstrate  
3 compliance with the conditions of approval, if any, of the original Conditional  
4 Use Permit, and with all applicable provisions of this Chapter, by submitting  
5 an application to the Department of Development Services for an  
6 administrative review as set forth in Section 21.56.090. The applicant shall  
7 not file an application for a building permit until the applicant receives written  
8 notification that this administrative review is complete and approved. The  
9 applicant shall pay a fee for this administrative review in the amount adopted  
10 by the City Council in a resolution.

11  
12 21.56.080 Development and design standards for co-location facilities.

13 A. Compliance with discretionary approvals. The co-location  
14 facility shall comply with all approvals and conditions of the underlying  
15 (existing) discretionary permit for the wireless telecommunications facility.

16 B. Harmonious Design. To the extent feasible, the design of co-  
17 location facilities shall also be in visual harmony with the other wireless  
18 telecommunications facility(ies) on the site.

19 C. Additional Design Standards. Co-location facilities also shall be  
20 subject to the additional design standards specified in Section 21.56.100.

21  
22 21.56.090 Application requirements for co-location facilities.

23 Applications that qualify for administrative review of co-location  
24 facilities in accordance with Section 21.56.070 shall be required to submit  
25 the following:

26 A. Photo simulations of the facility from reasonable line-of-sight  
27 locations from public roads or viewpoints;

28 B. A maintenance and access plan that identifies any changes to

1 the original maintenance and access plan associated with the existing  
2 wireless telecommunications facility and Conditional Use Permit;

3 C. A Radio Frequency (RF) report demonstrating that the  
4 emissions from the co-location equipment as well as the cumulative  
5 emissions from the co-location equipment and the existing facility will not  
6 exceed the limits established by the Federal Communications Commission  
7 (FCC);

8 D. Prior to the issuance of a building permit, the applicant shall  
9 submit color samples, and materials samples if requested, for the co-location  
10 equipment and any screening devices. Paint colors and materials shall be  
11 subject to the review and approval of the Department of Development  
12 Services. Color verification shall occur in the field after the applicant has  
13 painted the equipment the approved color, but before the applicant  
14 schedules a final inspection.

15  
16 21.56.100 Development and design standards for all wireless  
17 telecommunications facilities and co-location facilities.

18 The following standards shall apply to all wireless telecommunications  
19 facilities and co-location facilities:

20 A. The adverse visual impact of wireless telecommunications  
21 facilities shall be avoided, minimized, and mitigated by:

22 1. Siting new wireless telecommunications facilities outside  
23 of public viewshed whenever feasible;

24 2. Maximizing the use of existing vegetation and natural  
25 features to cloak wireless telecommunications facilities;

26 3. Constructing towers or monopoles no taller than  
27 necessary to provide adequate coverage, network capacity, and service  
28 quality;

1                   4.       Grouping buildings, shelters, cabinets, ground lease  
2 areas, and other equipment together, to avoid spread of these structures  
3 across a parcel or lot;

4                   5.       Screening wireless telecommunications facilities and co-  
5 location facilities with landscaping consisting of drought-tolerant plant  
6 material. All ground lease areas shall be landscaped with climbing vines on  
7 the exterior of the enclosure wall, planted not more than four (4) feet on  
8 center. Adequate irrigation systems shall be provided for landscaping. The  
9 landscape screening requirement may be modified or waived by the Director  
10 of Development Services in instances where landscaping would not be  
11 appropriate; and

12                   6.       Painting all equipment to blend with the surrounding  
13 environment as specified in Subsection 21.56.100.C (Paint Colors).

14                   B.       Pole design. Use of monopoles that attempt to replicate trees  
15 or other natural objects are strongly discouraged and shall be used only as a  
16 last resort when all other options have been exhausted, since:

17                   1.       Artificial trees cannot presently be made to resemble  
18 natural trees in a sufficiently believable and realistic fashion; and

19                   2.       Such attempts to replicate nature are disingenuous by  
20 their obvious falsity and therefore increase, rather than reduce, visual blight.

21                   C.       Paint colors. Paint colors for a wireless telecommunications  
22 facility and co-location facility shall minimize the facility's visual impact by  
23 blending with the surrounding environment, terrain, landscape, or buildings  
24 (not sky colors, as the sky is a luminous source of light at all times and no  
25 non-luminous object can physically be made to blend with the sky). Paint  
26 colors shall be subject to the review and approval of the Department of  
27 Development Services. Color verification shall occur in the field after the  
28 applicant has painted the equipment in the approved color(s), but before the

1 applicant schedules a final inspection.

2 D. Roof/building-mounted Facilities. For roof/building-mounted  
3 wireless telecommunications facilities and co-location facilities, the following  
4 standards also shall apply:

5 1. Antenna location.

6 a. Antennas mounted on the façade of a building  
7 are strongly discouraged, but if approved, must be fully integrated into the  
8 architecture of the existing structure or otherwise screened from public view.  
9 “Stealth boxes” enclosing façade antennas shall not be considered adequate  
10 screening;

11 b. Antennas shall be mounted on building rooftops,  
12 roof decks, or penthouses whenever feasible as a preferred alternative to  
13 façade-mounting. Antennas located on the building rooftop shall be located  
14 above the ceiling plate of the highest occupied floor;

15 c. Antennas shall be located as far away as  
16 possible from the edge of the building or roof, with the goal of reducing or  
17 eliminating visibility of the installation from any and all vantage points.

18 2. Equipment location.

19 a. All equipment appurtenant to a roof/building-  
20 mounted wireless telecommunications site shall be located inside an existing  
21 building whenever possible, to the satisfaction of the Director of  
22 Development Services;

23 b. If it is physically impossible for equipment to be  
24 located inside an existing building and the equipment is to be located on a  
25 building rooftop, the equipment shall be subject to the same screening and  
26 location requirements as the antennas. If no space for the equipment is  
27 available for lease in a building because all possible spaces are leased and  
28 occupied, this shall constitute a physical impossibility.

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3. Screening required.

a. Where physically possible, antennas and equipment shall be located entirely within an existing architectural feature or screening device. This shall include areas used or occupied by other wireless service providers where feasible.

b. All antennas and equipment mounted on a building rooftop shall be screened in a manner that is architecturally compatible with the existing building and is otherwise made as unobtrusive as possible. Screening shall use matching colors, materials, and architectural styles to create a harmonious addition to the building's architecture without disrupting its form, volume, massing, or balance.

c. All antennas, including panel antennas, microwave antennas, GPS antennas, any other antennas, and all other equipment mounted on the building, shall be concealed behind the screening device on all sides such that the antennas and appurtenant equipment is not visible from the exterior of the subject property, from other property, or the public right-of-way.

d. All cable trays and cable runs shall be located within existing building walls whenever physically possible. Cable trays and runs on the façade of a building are strongly discouraged. Any façade-mounted cable trays and runs shall be painted and textured to match the building and shall be mounted as close to the façade surface as possible, with no discernible gap between. Cable trays and runs mounted on a roof deck and below the height of the parapet wall or screening device shall be exempt from this requirement, provided they are fully screened by the parapet wall or screening device. Exposed cable trays and runs on a sloped roof are prohibited.

e. At the discretion of the Staff Site Plan Review

1 Committee, part or all of a proposed roof/building-mounted wireless  
2 telecommunications facility or co-location facility may be exempted from  
3 screening requirements if the best feasible screening design would result in  
4 greater negative visual impacts than if part or all of the proposed installation  
5 were unscreened.

6 4. Restriction on Historic Landmark structures. Installation  
7 of a roof/building-mounted wireless telecommunications facility or co-location  
8 facility at a City-designated Historic Landmark shall make no changes to the  
9 external appearance of the building unless approved by the Cultural Heritage  
10 Commission.

11 E. Non-reflective materials. The exteriors of wireless  
12 telecommunications facilities and co-location facilities shall be constructed of  
13 non-reflective materials.

14 F. Underlying setbacks. Wireless telecommunications facilities  
15 and co-location facilities shall comply with all the setback requirements of the  
16 underlying zoning district(s), except as modified by this Chapter.

17 G. Height. Facilities subject to the provisions of this Chapter may  
18 be built and used to a greater height than the limit established for the zoning  
19 district in which the structure is located, except as otherwise provided below:

20 1. No monopole or other freestanding structure shall ever  
21 exceed a maximum height of one hundred twenty feet (120') in any zoning  
22 district. In any Residential (R) or Institutional (I) zoning district, or  
23 Residential/Institutional Planned Development (PD) district (as defined in  
24 Subsection 21.56.020.H), no monopole or other freestanding structure shall  
25 exceed a maximum height of fifty-five feet (55'). However, if an applicant  
26 demonstrates that the monopole or structure will accommodate a minimum  
27 of two (2) carriers, the site may be permitted at a maximum height of sixty  
28 feet (60'); or the applicant demonstrates that the monopole or structure will



1 accommodate three (3) carriers, the site may be permitted at a maximum  
2 height of sixty-five feet (65').

3 2. A roof/building-mounted wireless telecommunications  
4 facility shall not exceed the maximum height allowed in the applicable zoning  
5 district, or ten (10) feet above the building roof deck, whichever is higher,  
6 except that in any R-1, R-2, or R-3 district, no roof/building-mounted site  
7 shall exceed the maximum height for structures allowed in that district;

8 3. Notwithstanding the height limits set forth in the  
9 preceding sections, for facilities to be mounted on towers used for high-  
10 voltage electrical power transmission between generating plants and  
11 electrical substations (not utility poles), the antennas may be mounted as  
12 high as necessary on the tower, provided that the top of the highest antenna  
13 is not higher than the top of the existing tower.

14 H. Accessory buildings. In any zoning district, accessory  
15 buildings in support of the operation of the wireless telecommunications  
16 facility or co-location facility may be constructed, provided that they comply  
17 with the development standards set forth for accessory structures for the  
18 zoning district in which the site is located.

19 I. Footprint. The overall footprint of each wireless  
20 telecommunications facility shall be as small as possible, to the satisfaction  
21 of the Staff Site Plan Review Committee.

22 J. Generators and emergency power. Diesel generators are  
23 allowed as an emergency power source, although they are discouraged.  
24 When a feasible alternative technology for permanent on-site backup power  
25 becomes available (for example, fuel cells) the Department of Development  
26 Services may require the use of such technology in lieu of a diesel  
27 generator, unless the applicant provides written documentation explaining  
28 why such an alternative is not feasible. All generator installations shall

1 comply with all containment requirements of the applicable Fire and Building  
2 codes, without exception.

3 K. Ground lease area enclosures and landscaping. If equipment  
4 appurtenant to a facility is to be located in a ground lease area, the lease  
5 area shall be enclosed by a CMU block wall, or other appropriate fence, to  
6 the satisfaction of the Staff Site Plan Review Committee. The fence shall be  
7 of a minimum height of six feet six inches (6'-6") in residential districts, and  
8 eight feet (8') in other districts, unless waived at the discretion of the Director  
9 of Development Services in cases of infeasibility. The exterior of all ground  
10 lease areas shall be landscaped with drought-tolerant plant material, and  
11 adequate irrigation systems shall be provided for landscaping. Climbing  
12 vines shall be provided on the exterior of the enclosure wall, planted not  
13 more than four (4) feet on center. This landscaping requirement may be  
14 modified or waived by the Director of Development Services in instances  
15 where landscaping would not be appropriate.

16  
17 21.56.110 Performance standards for all wireless telecommunications  
18 facilities and co-location facilities.

19 No use may be conducted in a manner that, in the determination of  
20 the Director of Development Services, does not meet the performance  
21 standards below:

22 A. Lighting. Wireless telecommunications facilities and co-  
23 location facilities shall not be lighted or marked unless required by the  
24 Federal Communications Commission (FCC), the Federal Aviation  
25 Administration (FAA), or the California Public Utilities Commission (CPUC).

26 B. Licensing. The applicant or operator shall file, receive, and  
27 maintain all necessary licenses and registrations from the Federal  
28 Communications Commission (FCC), the California Public Utilities

1 Commission (CPUC) and any other applicable regulatory bodies prior to  
2 initiating the operation of the wireless telecommunications facility. The  
3 applicant shall supply the Department of Development Services with  
4 evidence of these licenses and registrations prior to approval of a final  
5 inspection. If any required license is ever revoked, the operator shall inform  
6 the Department of Development Services of the revocation within ten (10)  
7 days of receiving notice of such revocation.

8 C. Building permit required. Once a Conditional Use Permit or  
9 other applicable entitlement is obtained, the applicant shall obtain a building  
10 permit and shall build in accordance with the approved plans.

11 D. Power connection. The project's final electrical inspection and  
12 approval of connection to electrical power shall be dependent upon the  
13 applicant obtaining a permanent and operable power connection.

14 E. Removal after end of use. The wireless telecommunications  
15 facility, and/or co-location facility, if present, and all equipment associated  
16 therewith shall be removed in its entirety by the operator, at the operator's  
17 sole expense, within ninety (90) days of a FCC or CPUC license or  
18 registration revocation or if the facility is abandoned (per Subsection  
19 21.56.020.A) or no longer needed. The site shall be restored to its pre-  
20 installation condition and, where necessary, re-vegetate to blend in with the  
21 surrounding area. In the case of roof/building-mounted facilities, all  
22 antennas, equipment, screening devices, support structures, cable runs, and  
23 other appurtenant equipment shall be removed and the building shall be  
24 restored to its to its pre-installation condition. Restoration and re-vegetation  
25 shall be completed within two (2) months of removal of the facility; hence a  
26 maximum of five (5) months from abandonment of the facility to completion  
27 of restoration. Facilities not removed within these time limits shall be  
28 removed immediately. The City shall not be responsible to provide notice

1 that removal is required under the provisions of this Chapter.

2 F. Maintenance. Wireless telecommunications facilities and co-  
3 location facilities shall be maintained by the permittee(s) and subsequent  
4 owners in a manner that implements all of the applicable requirements of this  
5 Chapter and all other applicable zoning and development standards set forth  
6 in Title 21, and all permit conditions of approval. Site and landscaping  
7 maintenance shall be the responsibility of the property owner, who may  
8 designate an agent, including the operator, to carry out this maintenance.

9 G. Noise. All construction and operation activities shall comply  
10 with Chapter 8.80 (Noise Ordinance) of the Long Beach Municipal Code and  
11 any applicable conditions of approval.

12 H. Use of backup power sources. The use of diesel generators or  
13 any other emergency backup power sources shall comply with Chapter 8.80  
14 of the Long Beach Municipal Code (Noise Ordinance). The use of backup  
15 power sources shall be limited to actual power-outage emergencies and any  
16 operation necessary for testing and maintenance. Permanent or continuous  
17 use of backup power sources is prohibited.

18 I. RF report. Within forty-five (45) days of commencement of  
19 operations, the applicant for the wireless communications facility shall  
20 provide (at the applicant's expense) the Development Services Department  
21 with a report, prepared by a qualified expert, indicating that the actual radio  
22 frequency emissions of the operating facility, measured at the property line  
23 or nearest point of public access and in the direction of maximum radiation  
24 from each antenna, is in compliance with the standards established by the  
25 Federal Communications Commission. This report shall include emissions  
26 from all co-location facilities, if any, at the site as well. The applicant shall  
27 subsequently provide such report to the City within forty-five (45) days  
28 following any change in design, number of antennas, operation, or other

1 significant change in circumstances, or when such a report is otherwise  
2 required by the FCC, to the satisfaction of the Director of Development  
3 Services.

4  
5 21.56.120 Additional requirements and standards for wireless  
6 telecommunications facilities and co-location facilities in the  
7 Coastal Zone.

8 A. Location. New wireless telecommunications facilities shall not  
9 be located between the first public highway and the sea or bay, unless no  
10 feasible alternative exists, and the facility is not visible from a public location,  
11 or will be attached to an existing structure in a manner that does not  
12 significantly alter (in the determination of the Staff Site Plan Review  
13 Committee) the exterior appearance of the existing structure.

14 B. Local coastal program requirements. New wireless  
15 telecommunications facilities shall comply with all applicable policies,  
16 standards, and regulations of the Local Coastal Program (LCP).

17 C. Coastal permit required. The necessary Coastal Development  
18 Permit or Local Coastal Development Permit shall be obtained.

19  
20 21.56.130 Requirements and standards for wireless telecommunications  
21 facilities and co-location facilities in the public right-of-way.

22 A. Purpose. The purpose of this Section is to:

23 1. Provide a uniform and comprehensive set of standards  
24 for the development, siting, installation, and operation of Wireless  
25 Telecommunications Facilities in the limited physical resources and capacity  
26 of the available Public Right-of-Way of the City of Long Beach in such a  
27 manner to not unreasonably discriminate, and to be competitively neutral,  
28 and non-exclusive as to the extent required under applicable law;

1                   2.       Encourage open competition and the provision of  
2 advanced and high quality telecommunications services on the widest  
3 possible basis to the businesses, institutions, and residents of the City;

4                   3.       Encourage economic development while preserving  
5 aesthetic and other community values and preventing proliferation of above  
6 ground wireless telecommunication equipment;

7                   4.       To promote the public health, safety, convenience, and  
8 general welfare of the City's residents, and to protect historical resources,  
9 property values and the aesthetic appearance of the City of Long Beach.

10                B.       Department of Development Services Review. The Director of  
11 Public Works shall refer all applications for wireless telecommunications  
12 facilities and co-location facilities in the public right-of-way to the Department  
13 of Development Services for review.

14                C.       Definitions.

15                Public Right-of-way. "Public right-of-way" or "PROW" means any  
16 public highway, street, alley, sidewalk, parkway, and all extensions or  
17 additions thereto which is either owned, operated, or controlled by the City,  
18 or is subject to an easement or dedication to the City, or is a privately owned  
19 area within City's jurisdiction which is not yet dedicated, but is designated as  
20 a proposed public right-of-way on a tentative subdivision map approved by  
21 the City.

22                D.       Permit requirements for wireless telecommunications facilities  
23 in the public right-of-way.

24                1.       Prior to the issuance of construction permits for any  
25 new, co-located, modified or expanded wireless telecommunication facility  
26 within the public right-of-way, an administrative review and approval from the  
27 Planning Bureau shall be required to ensure compliance with this Chapter.

28 All such applications shall be reviewed and approved by the Directors of

1 Development Services and Public Works or their respective designees. The  
2 Director of Development Services shall issue a Notice of Final Action with  
3 the results of this administrative review. The Applicant shall pay a fee for  
4 this administrative review in the amount adopted by the City Council in a  
5 resolution.

6 2. If the facility is to be installed on an existing utility pole,  
7 street light or traffic signal the Applicant shall provide proof that the pole is  
8 either a) owned and controlled by the Joint Pole Commission ("JPC") and  
9 that the Applicant is a member of the JPC with attachment rights or b) that  
10 the owner of the pole has authorized the installation.

11 3. The applicant shall submit a copy of the certificate of  
12 public convenience and necessity (CPCN) issued by the California Public  
13 Utilities Commission (CPUC) to the applicant, and a copy of the CPUC  
14 decision that authorizes the applicant to provide the telecommunications  
15 service for which the facilities are proposed to be constructed in the City's  
16 public right-of-way. Any applicant that, prior to 1996, provided  
17 telecommunications service under administratively equivalent documentation  
18 issued by the CPUC may submit copies of that documentation in lieu of a  
19 CPCN.

20 4. The applicant shall submit a copy of the certified  
21 environmental document from the CPUC covering the applicant's proposed  
22 telecommunication facilities with the City, including all mitigation measures  
23 as required by the CPUC pursuant to the required environmental analysis.  
24 The City's issuance of a standard permit will be conditioned upon the  
25 applicant's compliance with all applicable mitigation measures and  
26 monitoring requirements imposed by the CPUC upon the applicant.

27 5. Prior to the installation of any new or expanded  
28 wireless telecommunication facility within the public right-of-way, the

1 applicant shall obtain the appropriate permits (e.g., encroachment  
2 and traffic control permits) from the Department of Public Works.  
3 The applicant shall provide a written justification as to the need and  
4 authority by which it has a right to place its facilities within the public  
5 right-of-way.

6 E. Development and design standards for wireless  
7 telecommunications facilities in the public right-of-way.

8 1. No interference with public right-of-way. In no  
9 case shall any part of a wireless telecommunication facility alter  
10 vehicular circulation or parking within the public right-of-way, nor shall  
11 it impede vehicular and/or pedestrian access or visibility along any  
12 public right-of-way. No permittee shall locate or maintain  
13 telecommunication facilities to unreasonably interfere with the use of  
14 City property or the public right-of-way by the City, by the general  
15 public or by other persons authorized to use or be present in or upon  
16 the public right-of-way. Unreasonable interference includes  
17 disruption to vehicular or pedestrian traffic on City property or the  
18 public right-of-way, interference with public utilities, and any such  
19 other activities that will present a hazard to public health, safety or  
20 welfare when alternative methods of construction would result in less  
21 disruption. All such facilities shall be moved by the permittee, at the  
22 permittee's cost, temporarily or permanently, as determined by the  
23 Director of Public Works or Director of Development Services.

24 2. Location. All wireless telecommunication  
25 facilities shall be designed and located to eliminate or substantially  
26 reduce their visual and aesthetic impacts upon the surrounding public  
27 rights-of-way and public vantage points. To accomplish this goal, all  
28 wireless telecommunication equipment shall be developed with the



1 intent of locating and designing such facilities in the following manner  
2 and order of preference (from top to bottom):

3 a. Antennas:

- 4 1. On an existing public utility pole;
- 5 2. On an existing street light or traffic  
6 signal standard;
- 7 3. On a new public utility pole.

8 b. Equipment:

- 9 1. Mounted on the subject pole;
- 10 2. In an existing ground-mounted  
11 (grade-level) equipment cabinet, with no expansion or additional  
12 cabinets to be added;
- 13 3. Within a below-grade equipment  
14 vault;
- 15 4. Within a new equipment enclosure  
16 mounted at grade. However, this is strongly discouraged. If the  
17 applicant proposes to mount new equipment at grade, a written  
18 explanation shall be provided describing why other mounting options  
19 are not feasible.

20 c. Site location:

- 21 1. Within alleys;
- 22 2. Within the public right-of-way and  
23 not requiring the removal of existing parkway trees, reduction of the  
24 size of any parkway landscape planters, and not requiring any  
25 modifications to the existing location of any infrastructure within the  
26 public right-of-way;
- 27 3. Within the parkway landscaping  
28 and requiring only minor alterations to the existing parkway

1 landscaping (including planter size) and/or infrastructure;

2 4. All wireless telecommunication  
3 facility antennas, equipment and related infrastructure shall be  
4 prohibited in all center street medians, whether landscaped or not;

5 5. In Residential Zoning Districts or  
6 Residential Planned Development Districts, only one (1) wireless  
7 telecommunications facility and associated equipment shall be  
8 permitted within the public right-of-way within a three hundred feet  
9 (300') radius. Any wireless telecommunications facility which is co-  
10 located with another wireless telecommunications facility shall be  
11 exempt from this requirement. However, no more than two (2)  
12 wireless telecommunications facilities shall be located on one (1)  
13 pole;

14 6. The applicant shall not install a  
15 new utility on a public right-of-way where there presently are no  
16 overhead utility facilities unless the CPUC has authorized the  
17 applicant to install such facilities and that the applicant has  
18 demonstrated by the preponderance of the evidence that no other  
19 viable options exist.

20 3. Height:

21 a. Antenna installations on existing City  
22 infrastructure shall not exceed the height of the existing infrastructure  
23 piece by more than five feet (5') unless approved by the City  
24 Engineer and Director of Public Works after a finding is made that a  
25 greater height would promote the aesthetic or safety concerns of the  
26 City;

27 b. For facilities proposed for placement on a  
28 new pole in the public right-of-way, the height to the top of the

1 highest element shall not exceed the average height of utility poles  
2 on the same block as the subject site by more than five feet (5'). In  
3 cases of uncertainty, the Zoning Administrator shall have the  
4 authority to determine the applicable height limit;

5 c. Overhead equipment shall be a minimum  
6 of eight feet (8') above level of sidewalk for public safety reasons.

7 4. Design:

8 a. Any pole to be installed in the public right-  
9 of-way shall be disguised to resemble a utility pole or street light to  
10 the maximum extent possible. All antennas, where feasible, shall be  
11 screened behind a cylindrical screening device of a diameter no more  
12 than fifty percent (50%) greater than that of the pole. All antennas  
13 and screening devices shall be painted or finished to match the pole.  
14 The provisions of Subsection 21.56.100.C (Paint Colors) shall apply;

15 b. Panel antennas shall utilize brackets  
16 and/or cross-arms that allow no more than a six-inch (6") extension  
17 (stand-off) from the pole except when additional stand-off is required  
18 to comply with health and safety regulations such as GEO-95 and  
19 OSHA;

20 c. Antenna installations on existing City  
21 infrastructure shall be placed in a manner so that the size,  
22 appearance and function of the final installation is essentially  
23 identical to the installation prior to the antenna installation taking  
24 place;

25 d. No faux or otherwise nonfunctioning street  
26 lights, decorative elements, signs, clock towers, or artificial trees or  
27 shrubs or other such nonfunctioning screening elements made to  
28 resemble other objects shall be permitted;

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e. Wireless telecommunications facility equipment located above the surface grade in the public right-of-way including, but not limited to those on certain street lights or traffic signal standards, shall consist of small equipment components that are compatible in structure, scale, function and proportion to the streetlights and traffic signals they are mounted on. Equipment shall be painted or otherwise coated to be visually compatible with lighting and signal equipment. Underground vaults shall employ flush-to-grade access portals and vents. Installations on City owned or controlled streetlights and other public facilities shall be subject to applicable administrative and rental fees as adopted by resolution of the City Council;

f. Facilities shall be designed to be as visually unobtrusive as possible. Applicant shall size antennas, mast arms, cabinet equipment and other facilities to minimize visual clutter. Facilities shall be sited to avoid or minimize obstruction of views from public vantage points and otherwise minimize the negative aesthetic impacts of the public right-of-way;

g. Proposed facilities shall be located and designed for co-location to the maximum extent possible.

5. Other requirements.

a. Street trees. The City may require that the applicant plant and maintain street trees adjacent to the wireless telecommunications facility if the applicant's equipment occupies space at street level. All street trees shall be selected from the list of permitted species maintained by the Department of Public Works, and shall be installed under a Public Works permit, to the satisfaction of the Director of Public Works.

1                   b.       Permittee shall install and maintain  
2 permitted wireless telecommunications facilities in compliance with  
3 the requirements of the Uniform Building, National Electrical Code,  
4 City noise standards and other applicable codes, as well as other  
5 restrictions specified in this Chapter.

6                   c.       The proposed wireless  
7 telecommunications facility and its location shall comply with the  
8 Americans with Disabilities Act.

9                   6.       Signs.

10                  a.       There shall be no advertising or signage  
11 on any portion of a wireless telecommunication facility, except that  
12 required by law and/or as may be required by the City of Long Beach.

13                  b.       Identification. Each wireless  
14 telecommunication facility shall be identified by a permanently  
15 installed plaque or marker, no larger than four inches (4") by six  
16 inches (6"), clearly identifying the addresses, email contact  
17 information, and twenty-four (24) hour local or toll-free contact  
18 telephone numbers for a live contact person for both the permittee  
19 and the agent responsible for the maintenance of the wireless  
20 telecommunications facility. Emergency contact information shall be  
21 included for immediate response. Such information shall be updated  
22 in the event of a change in the permittee, the agency responsible for  
23 maintenance of the wireless telecommunication facility, or both.

24                  F.       Performance standards for wireless telecommunications  
25 facilities in the public right-of-way.

26                  All wireless telecommunications facilities in the public right-of-  
27 way shall be subject to the performance standards enumerated in  
28 Section 21.56.110, in addition to the following:

1                   1.       Interference. No wireless telecommunication  
2 facility shall interfere with any emergency communication system at  
3 any time.

4                   2.       Compliance with regulations. Wireless  
5 telecommunication facilities shall comply with all local, state and  
6 federal regulatory requirements.

7                   3.       Graffiti. All graffiti on any components of the  
8 wireless telecommunications facility shall be removed promptly in  
9 accordance with City regulations. Graffiti on any facility in the public  
10 right-of-way must be removed within twenty-four (24) hours of its  
11 appearance.

12                  4.       Landscaping. All landscaping attendant to the  
13 wireless telecommunications facility, including landscaping of the  
14 public right-of-way, shall be maintained in good, healthy condition at  
15 all times. Any dead or dying landscaping and shall be promptly  
16 replaced or rehabilitated.

17                  5.       Repair of public right-of-way. The  
18 permittee/operator shall repair, at its sole cost and expense, any  
19 damage (including, but not limited to subsidence, cracking, erosion,  
20 collapse, weakening, or loss of lateral support) to City streets,  
21 sidewalks, walks, curbs, gutters, trees, parkways, or utility lines and  
22 systems, underground utility line and systems, or sewer systems or  
23 sewer lines that results from any activities performed in connection  
24 with the installation and/or maintenance of a wireless  
25 telecommunications facility by Permittee. In the event Permittee fails  
26 to complete said repair within the number of days stated on a written  
27 notice by the Director of Public Works, the Director of Public Works  
28 shall cause said repair to be completed and shall invoice the

1 permittee for all costs incurred by City as a result of such repair.

2 6. Replacement of Equipment. During the term of a  
3 public right-of-way wireless telecommunications site permit, a  
4 permittee may replace equipment that is part of a permitted wireless  
5 facility provided that the replacement equipment would be of the  
6 same size and appearance as the previously permitted equipment.  
7 The permittee shall notify the Department of Development Services  
8 and the Department of Public Works prior to replacing or adding any  
9 equipment, and shall not install the proposed equipment unless and  
10 until the Department of Development Services notifies permittee in  
11 writing that the Department has determined that the proposed  
12 replacement equipment complies with the requirements of this  
13 Section, and until all required permits have been obtained.

14 7. Abandonment. The owner or operator of the  
15 wireless telecommunications site shall notify the Department of  
16 Development Services in writing upon abandonment of the facility.  
17 The wireless telecommunications facility and all equipment  
18 associated therewith shall be removed in its entirety by the operator  
19 within ninety (90) days of a FCC or CPUC license or registration  
20 revocation or of facility abandonment (per Subsection 21.56.020.A)  
21 or other discontinuation of use. The site shall be restored to its pre-  
22 installation condition to the satisfaction of the Directors of Public  
23 Works and Development Services at the expense of the facility owner  
24 or operator. Restoration shall be completed within two (2) months of  
25 removal of the facility; hence a maximum of five (5) months from  
26 abandonment of the facility to completion of restoration. If such  
27 removal is not completed within these time limits, the Director of  
28 Public Works shall be authorized to cause such removal to be

1 completed and shall invoice the permittee for all costs incurred by  
2 City as a result of such removal.

3 8. Indemnification. Every permittee of a Wireless  
4 Telecommunications Facility in the public right of way shall defend,  
5 indemnify, and hold harmless the City of Long Beach, its City Council,  
6 officers, and employees to the maximum extend permitted by law, from any  
7 loss or liability or damage, including expenses and costs, for bodily or  
8 personal injury, and for property damage sustained by any person as a result  
9 of the installation, use or maintenance of the applicant's Facility subject to  
10 this Chapter.

11 9. Insurance. The permittee shall obtain, pay for and  
12 maintain, in full force and effect through the term of the permit, an insurance  
13 policy or policies that fully protects the City from claims and suits for bodily  
14 injury and property damage. The insurance must be issued in the amount or  
15 amounts, which the City Attorney or Risk Manager determines. The  
16 insurance must afford coverage for the permittee or wireless provider's use,  
17 operation and activity, vehicles, equipment, facility, representatives, agents  
18 and employees, as determined by the City's Risk Manager. Before issuance  
19 of any permit, the applicant shall furnish the City with certificates of  
20 insurance and endorsements, in the form satisfactory to the City Attorney or  
21 the Risk Manager, evidencing the coverage required by the City.

22 10. City Changes to Public Right-of-Way. The permittee  
23 shall modify, remove, or relocate its Wireless Telecommunications Facility,  
24 or portion thereof, without cost or expense to the City, if and when made  
25 necessary by any street or alley reconstruction, widening, relocation or  
26 vacation, the undergrounding of utilities, or any other construction in the  
27 public right-of-way negatively impacted by the wireless telecommunications  
28 facilities as installed, to the maximum degree consistent with the regulations



1 at the California Public Utility Commission. Said modification, removal, or  
2 relocation of a wireless telecommunications facility shall be completed within  
3 ninety (90) days of notification by City unless exigencies dictate a shorter  
4 period for removal or relocation. In the event a wireless telecommunications  
5 facility is not modified, removed, or relocated within said period of time, City  
6 may cause the same to be done at the sole expense of applicant. Further, in  
7 the event of an emergency, the City may modify, remove, or relocate  
8 wireless telecommunications facilities without prior notice to applicant  
9 provided applicant is notified within a reasonable period thereafter.

10 G. Application Requirements.

11 All applications for wireless telecommunication facilities  
12 located wholly or partly within the public right-of-way shall be  
13 submitted to the Director of Development Services and the Director  
14 of Public Works and shall be accompanied with the following:

15 1. A site plan illustrating the exact location and size  
16 of all proposed wireless telecommunication facility antennas,  
17 equipment and related infrastructure necessary for its operation  
18 within the public right-of-way;

19 2. A fully dimensioned and scaled site plan that  
20 illustrates the following information within one hundred fifty feet (150')  
21 of the proposed wireless telecommunication facility:

22 a. The distances between all new and  
23 existing wireless telecommunication equipment and all other  
24 infrastructure within the public right-of-way such as, but not limited to,  
25 other existing telecommunication equipment, utility poles, light poles,  
26 fire hydrants, bus stops, traffic signals and above and below ground  
27 utility equipment vault(s);  
28

1                                   b.     The distance and location of adjoining  
2 property lines and easement boundaries abutting the public right-of-  
3 way, curbs, driveway approaches, easements, walls, existing utility  
4 substructures, and parkway trees from the wireless  
5 telecommunication facility;

6                                   c.     The immediate adjacent land uses and  
7 building locations;

8                                   d.     The dedicated width of the public right-of-  
9 way;

10                                  e.     The location of all existing sidewalks and  
11 parkway landscape planters;

12                                  3.     All conduit locations between the wireless  
13 telecommunication antennas and the infrastructure necessary to  
14 operate the antennas;

15                                  4.     A detailed photograph of the exact location of all  
16 proposed wireless telecommunication facility antennas, equipment  
17 and related infrastructure within the public right-of-way. Additional  
18 photographs shall also be provided to document the existing setting  
19 of the wireless telecommunication facility within one hundred fifty feet  
20 (150') to the north, south, east and west of the proposed facility with  
21 a corresponding location map key documenting where each  
22 photograph was taken;

23                                  5.     Propagation/coverage maps as required by  
24 Subsection 21.56.050.D;

25                                  6.     A radio-frequency (RF) study prepared by a  
26 qualified, independent, RF engineer, deemed acceptable to the City,  
27 documenting that the new or modified telecommunication facility will  
28 not exceed maximum RF emission limits, as set by the Federal

1 Communication Commission, for maximum human exposure. The  
2 RF study shall include all proposed and existing telecommunication  
3 antennas at maximum operational capacity;

4 7. Any additional information deemed necessary by  
5 the Director of Public Works and/or Director of Development Services  
6 to evaluate the proposed telecommunication facility and its  
7 construction impact to the existing infrastructure and design of the  
8 public right-of-way;

9 8. Each permittee, as a condition of the Wireless  
10 telecommunication permit, shall obtain, keep, and maintain a  
11 performance bond in an amount as determined by the City Engineer  
12 adequate to guarantee to the City the prompt, faithful and competent  
13 performance of the proposed work necessary to install the proposed  
14 telecommunication facility and restoration of the public right-of-way.

15 H. Entitlement, term, renewal, and expiration.

16 1. Permits for wireless telecommunications facilities  
17 in the public right-of-way, shall be valid for ten (10) years following  
18 the date of final action. A ten (10)-year term is prescribed for permits  
19 for this class of land use, due to the unique nature of development,  
20 exceptional potential for visual and aesthetic impacts, and the rapidly  
21 changing technologic aspects that differentiate wireless  
22 telecommunications from other land uses allowed by the City. The  
23 applicant or operator shall file for a renewal of the entitlement and  
24 pay the applicable renewal application fees of the Department of  
25 Development Services and the Department of Public Works six (6)  
26 months prior to expiration, if continuation of the use is desired. In  
27 addition to providing the standard information and application fees  
28 required for renewal, renewal applications for wireless

1 telecommunications sites in the public right-of-way shall include all  
2 application requirements set forth in this Chapter.

3 2. Where required, renewals of entitlements for  
4 existing wireless telecommunications facilities in the public right-of-  
5 way constructed prior to the effective date of this Chapter are subject  
6 to the provisions of Subsection 21.56.130.H.1. Renewals of permits  
7 approved after the effective date of this Chapter shall only be  
8 approved if the subject site is in full compliance with the provisions of  
9 this Chapter.

10 3. If the entitlement for an existing wireless  
11 telecommunications facility has expired, applications for co-location at that  
12 site, as well as after-the-fact renewals of entitlements for the existing  
13 wireless telecommunications facilities, shall be subject to the standards and  
14 procedures for new wireless telecommunications facilities in the public right-  
15 of-way, as set forth in this Section.

16  
17 21.56.140 Additional requirements and standards for wireless  
18 telecommunications facilities located in Park Zoning Districts.

19 A. For the purpose of this ordinance the term Park Zoning District  
20 shall include those areas of the City regulated and established pursuant to  
21 Chapter 21.35 of this Code.

22 B. Installation of Wireless Telecommunications Facilities in Park  
23 Districts must be pursuant to a lease or permit approved by the City Council.  
24 For those parks under the jurisdiction of the City's Parks and Recreation  
25 Commission, the matter shall first be submitted to the Commission for its  
26 recommendation. A Conditional Use Permit shall not be required.

27 C. Prior to the City Council considering any lease or permit of  
28 Park District land for a Wireless Telecommunications Facility, the matter

1 shall first be submitted to the Site Plan Review Committee in accordance  
2 with Chapter 21.25 of this Code. The Site Plan Review Committee shall  
3 impose reasonable conditions of approval, which shall include the minimum  
4 development, design and performance standards set forth in this Chapter.

5 D. Application for Site Plan review in a Park Zoning District shall  
6 be in accordance with Section 21.56.050, or Section 21.56.090, if it is to be a  
7 co-location facility.

8 E. All Site Plan Review proceedings conducted in accordance  
9 with this Section shall be subject to the Administrative Procedures set forth  
10 in Chapter 21.21, and the specific procedures set forth in Section 21.25.501  
11 *et seq.* relative to site plan reviews.

12 F. In order to effectuate parity between those Wireless  
13 Telecommunications Facilities located in Park Zoning Districts and those  
14 located elsewhere in the City, a fee equivalent to that established by the City  
15 Council for the processing and issuance of a Conditional Use Permit shall be  
16 charged.

17  
18 21.56.150 Other provisions.

19 A. Temporary Wireless Telecommunication Facilities. Installation,  
20 maintenance, or operation of any temporary wireless telecommunications  
21 site is prohibited except as allowed under a special events permit necessary  
22 during a special event authorized by Chapter 5.60 of the LBMC, or during a  
23 government-declared emergency.

24 B. Illegal facilities. Illegal wireless telecommunications facilities or  
25 co-location facilities have no vested rights and shall either be brought into  
26 legal conforming status in accordance with this Chapter and Title 21 of the  
27 Long Beach Municipal Code, or shall be removed.

28 C. Modifications to Wireless Telecommunications Facilities. Any

1 modification to a wireless telecommunications facility or co-location facility,  
2 including but not limited to replacement of antennas, installation of additional  
3 antennas, installation of additional equipment cabinets, installation of a  
4 backup generator, paint or camouflage changes, and other physical changes  
5 to the facility, shall require, at a minimum, an administrative approval, and, if  
6 necessary, a building permit from the Department of Development Services.  
7 Prior to issuance of any approval for modification, the applicant shall submit  
8 an application for an administrative review to determine the compliance of  
9 the proposed modification with this Chapter and the existing Conditional Use  
10 Permit or other entitlement. For sites not subject to Section 21.56.130  
11 (located in the public right-of-way), applications for modification will be  
12 subject to the standards and procedures set forth for new wireless  
13 telecommunications facilities, as specified in Sections 21.56.030 through  
14 21.56.060, if any of the following apply:

15 1. No Conditional Use Permit was issued for the original  
16 wireless telecommunications facility;

17 2. The Conditional Use Permit for the original wireless  
18 telecommunications facility did not allow for future modification or the extent  
19 of site improvements involved with the modification project (in this case, an  
20 application for a modification to the approved Conditional Use Permit,  
21 subject to Planning Commission review, may be substituted for a new  
22 Conditional Use Permit); or

23 3. No environmental review was completed for the location  
24 of the original wireless telecommunications facility that addressed the  
25 environmental impacts of future modifications (in this case, an application for  
26 a modification to the approved Conditional Use Permit, subject to Planning  
27 Commission review, may be substituted for a new Conditional Use Permit).

28 D. Peer Review.

1                   1.       The Director of Development Services is authorized to  
2 retain on behalf of the City an independent technical expert to peer review  
3 any application for a Wireless Telecommunications Facility Permit if  
4 reasonably necessary, as determined by the Director. The review is intended  
5 to be a review of technical aspects of the proposed Wireless  
6 Telecommunications Facility and shall address all of the following:

7                   a.       Compliance with applicable radio frequency  
8 emission standards;

9                   b.       Whether any requested exception is necessary to  
10 close a significant gap in coverage, increase network capacity, or maintain  
11 service quality and is the least intrusive means of doing so;

12                  c.       The accuracy and completeness of submissions;

13                  d.       Technical demonstration of the unavailability of  
14 alternative sites or configurations and/or coverage analysis;

15                  e.       The applicability of analysis techniques and  
16 methodologies;

17                  f.       The validity of conclusions reached;

18                  g.       The compatibility of any required architectural  
19 screening;

20                  h.       Technical data submitted by the applicant to  
21 justify the proposed height of any new installation including monopoles or  
22 roof/building mounted sites; and

23                  i.       Any specific technical issues designated by the  
24 City.

25                   E.       Appeals.

26                   1.       Appeals from the decision(s) of the Director of  
27 Development Services or designee, and the Staff Site Plan Review  
28 Committee, shall be to the Planning Commission.

1                               2.     Appeals from the decision(s) of the Planning  
2 Commission shall be to the City Council.

3                               3.     All appeals shall be in accordance with the provisions of  
4 Title 21 related to Appeals.

5                               F.     Revocation. The Planning Commission may, after a duly  
6 noticed public hearing, revoke, modify or suspend any Wireless  
7 Telecommunications Permit on any one or more of the following grounds:

8                               1.     That the Wireless Telecommunications Permit was  
9 obtained by fraud or misrepresentation;

10                              2.     That the Wireless Telecommunications Permit granted  
11 is being, or within the recent past has been, exercised contrary to the terms  
12 or conditions of such approval or in violation of any statute, ordinance, law or  
13 regulation; or

14                              3.     That the use permitted by the Wireless  
15 Telecommunications Permit is being, or within the recent past has been,  
16 exercised so as to be detrimental to the public health or safety or as to  
17 constitute a nuisance.

18                              G.     Findings. A Conditional Use Permit, Site Plan Review, or  
19 Modification for a Wireless Telecommunications Facility or Co-location  
20 Facility may be granted only if the following findings are made by the  
21 designated reviewing body or person, in addition to any findings applicable  
22 under Chapter 21.25:

23                              1.     The proposed Wireless Telecommunications Facility has  
24 been designed to achieve compatibility with the community to the maximum  
25 extent reasonably feasible;

26                              2.     An alternative configuration will not increase community  
27 compatibility or is not reasonably feasible;

28                              3.     The location of the Wireless Telecommunications



1 Facility on alternative sites will not increase community compatibility or is not  
2 reasonably feasible;

3 4. The proposed facility is necessary to close a significant  
4 gap in coverage, increase network capacity, or maintain service quality, and  
5 is the least intrusive means of doing so;

6 5. The applicant has submitted a statement of its  
7 willingness to allow other wireless service providers to co-locate on the  
8 proposed Wireless Telecommunications Facility wherever technically and  
9 economically feasible and where co-location would not harm community  
10 compatibility; and

11 6. Noise generated by equipment will not be excessive,  
12 annoying nor be detrimental to the public health, safety, and welfare.

13 H. Transfer or Change of Ownership/Operator. Upon assignment  
14 or transfer of an already approved Wireless Telecommunications Facility or  
15 any rights under that permit, the owner and/or current operator of the Facility  
16 shall within thirty (30) days of such assignment or transfer provide written  
17 notification to the Director of Development Services of the date of the  
18 transfer and the identity of the transferee. The Director may require  
19 submission of any supporting materials or documentation necessary to  
20 determine that the proposed use is in compliance with the existing permit  
21 and all of its conditions including, but not limited to, statements,  
22 photographs, plans, drawings, models, and analysis by a State-licensed  
23 radio frequency engineer demonstrating compliance with all applicable  
24 regulations and standards of the Federal Telecommunications Commission  
25 and the California Public Utilities Commission. If the Director determines  
26 that the proposed operation is not consistent with the existing permit, the  
27 Director shall notify the applicant who may revise the application or apply for  
28 modification of the permit pursuant to the requirements of this Chapter.

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21.56.160 Severability Clause.

If any provision or clause of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or to be otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other article provisions or clauses or applications, and to this end the provisions and clauses of this ordinance are declared to be severable.

Section 8. The Long Beach Municipal Code is amended by repealing Sections 21.45.115 and 21.45.210.

Section 9. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Mayor

Table 31-1  
Uses in Residential Zones

	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M
<b>Other Uses</b>																			
Carnival, fiesta, other outdoor exhibition or celebration (see Section 21.53.109)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N
Church (see Section 21.51.213)	N	N	N	C	N	N	N	N	C	C	C	C	C	C	C	C	C	N	N
Common recreational facilities (permitted only for multi-family developments with 21 or more units)	N	N	N	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	Y
Construction trailer (see Section 21.53.103)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N
Courtesy parking for nonresidential use (see Section 21.52.221)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	C	C	N
Child day care home-small or large facility (1-14 persons) (see Section 21.51.230)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N
Day care center (15 or more persons) (see Section 21.52.249)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N
Detached accessory room (see Section 21.31.245)	N	N	A	A	A	N	N	A	A	A	A	A	A	A	A	A	A	N	Y

	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M	
<b>Other Uses</b>																				
Electrical distribution station (see Section 21.52.223)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N
Group home (1-6 persons) (see Section 21.15.1200)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Home occupation (see Section 21.51.235)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y
<b>Interim Parks</b>																				
a. Community gardens (see Section 21.52.260)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
b. Passive parks (see Section 21.45.155)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
c. Playgrounds (see Section 21.52.260)	IP	IP	IP	IP	IP	P	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	IP	Y
d. Recreational parks (see Section 21.52.260)	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	N
Private school (elementary) (see Section 21.52.263)	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N
Recreational vehicles – parking and storage (see Section 21.41.276)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y
Room rentals (see Section 21.51.270)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Y

	R-1-S	R-1-M	R-1-L	R-1-N	R-1-T	R-2-S	R-2-I	R-2-L	R-2-N	R-3-A	R-3-S	R-3-4	R-4-T	R-4-R	R-4-N	R-4-H(d)	R-4-U	R-M	R-4-M
<b>Other Uses</b>																			
Sandwiched lot development (see Section 21.52.270)	N	N	N	C	N	N	N	N	C	C	C	C	C	N	N	N	N	N	N
Storage of chattel (see Section 21.51.290)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Trailer or dwelling unit used as home sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Vehicle parking and storage (see Section 21.41.281 and 21.41.283)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Wireless telecommunications facilities (see Chapter 21.56)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Abbreviations:

Y = Yes (permitted use).

N = Not permitted.

C = Conditional use permit required. Refer to provisions in Chapter 21.52.

A = Accessory use. Permitted subject to provisions contained in Chapter 21.51.

T = Temporary Use. Permitted subject to provisions contained in Chapter 21.53.

AP = Administrative use Permit required. Refer to provisions in Chapter 21.52.

IP = Interim park use permit required. Refer to provisions in Chapter 21.52.

(a) Retail and office commercial uses are subject to the development standards specified in Section 21.45.160.

(b) Unless the site can provide 4 independently accessible parking spaces, one unit is limited to 450 sq. ft. as a zero bedroom.

(c) One unit shall not exceed 800 sq. ft. or 12 percent of lot area, whichever is greater. The 800 sq. ft. limit shall apply to the rear unit. If both units exceed 800 sq. ft., the rear unit, or bottom unit in a stacked duplex, shall be considered the legal nonconforming unit.

(d) For commercial uses permitted in the R-4-H zone see Section 21.45.160.

TABLE 32-1

Uses in All Other Commercial Zoning Districts

	Neighborhood			Community				Regional	Other	
Transportation and Communication Facilities										
	CNP	CNA	CNR	CCA	CCP	CCR	CCN	CHW	CS	
Electrical distribution station	C	C	C	C	C	C	C	C	N	
Transportation facilities (bus terminals, cab stands, heliports, helistops)	N	N	N	N	N	N	N	C	N	
Wireless telecommunications facilities	C	C	C	C	C	C	C	C	C	See Chapter 21.56

**TABLE 32-1A**

**Uses in all Other Commercial Zoning Districts**

<b>Use</b>	<b>CO</b>	<b>CH</b>	<b>CT</b>	
<b>Miscellaneous Uses</b>				
Cellular and personal communication services	C	C	C	
Concession, Entertainment facility, Other outdoor display	T	T	T	
Construction trailer	T	T	T	
Electrical distribution station	Y	Y	C	
Trailer used for office, nightwatchman's quarters	AP	AP	AP	
Wireless telecommunications facilities (see Chapter 21.56)	C	C	C	

**Table 33-2**

**Uses in Industrial Districts**

Use	IL	IM	IG	IP	*Notes and Exceptions
11. Communications (SIC code 48*)	Y	Y	Y	See Item 10 in this table.	a. Requires conditional use permit in all districts: <ul style="list-style-type: none"> <li>• 483 (Radio and television broadcasting stations)</li> <li>• Microwave transmission or relay towers</li> <li>• Wireless Telecommunications Facilities (see Chapter 21.56)</li> </ul>



**Table 34-1  
Uses in the Institutional District**

	<b>Use</b>	<b>District I</b>
1.	Arboretum, botanical gardens or nurseries	Y
2.	Cafeterias and restaurants	A
3.	Caretaker's residence	AP
4.	Carnival, fiesta, or similar exhibition or celebration	T
5.	Cemeteries	C
6.	Churches	Y
7.	Colleges, universities and vocational training centers	Y
8.	Commercial uses (as principal use)	N
9.	Construction trailer	T
10.	Convention and exhibition centers	Y
11.	Country clubs (with golf course)	Y
12.	Cultural centers	Y
13.	Daycare/preschool	Y
14.	Fire stations	Y
15.	Government offices	Y
16.	Hall rental	C
17.	Handicapped and senior citizen housing	C
18.	Historical landmarks, memorials and monuments	Y
19.	Hospitals, medical centers, medical office complexes, convalescent hospitals	Y
20.	Interim storage of vehicles and service yard (2 years)	C
21.	Libraries	Y
22.	Manufacturing	N
23.	Marinas	Y
24.	Off premises signs	N
25.	Outdoor sales events (see section 21.52.256)	C
26.	Museums	Y
27.	Parking (commercial)	C
28.	Parking (courtesy)	A
29.	Pistol or rifle range	C
30.	Police station	Y
31.	Police training academy	C
32.	Recreational facility	A
33.	Residential – single-family	Y
34.	Residential – multiple-family	N
35.	Sale of alcoholic beverage	C
36.	Schools (public or private, excluding vocational schools)	Y
37.	Schools (vocational)	N
38.	Social service office of nonprofit organization	Y
39.	Special group residence (communal, board and care, etc.)	C
40.	Stadium	C
41.	Trailer used for office or nightwatchman's quarters	T
42.	Water tanks	Y
43.	Wireless Telecommunications Facilities (see Chapter 21.56)	C

Abbreviations:

Y = Permitted.

N = Not permitted

C = Conditional use permit required. Refer to Chapter 21.52.

A = Permitted as an accessory use. Special conditions may apply. Refer to Chapter 21.51.

T = Permitted as a temporary use subject to the requirements of Chapter 21.53 of this title.

AP = Permitted with an administrative use permit.

EXHIBIT E  
TABLE 34-1

**TABLE 35-1**  
**Uses in Park Districts**

<b>Use</b>	<b>District P</b>
Alcoholic beverage sales – with permitted or conditionally permitted uses	C
Amphitheater, band shell, performance stage and the like:	
a. With a seating capacity of up to 200 persons	Y
b. With a seating capacity greater than 200 persons	C
Athletic facilities including sports fields, swimming pools, courts and the like	Y
Campgrounds (except recreational vehicle campgrounds)	Y
Circuses	N
Comfort stations	A
Commercial recreation uses <sup>(a)</sup> (see definition, e.g., miniature golf courses, water slides, bicycle rentals, nonmotorized vehicles, and the like)	C
Commercial uses-other	N
Community gardens	Y
Community service uses <sup>(b)</sup> :	
a. Nonregional, city staffed	Y
b. Nonregional, nonprofit	C
c. Nonregional, for profit	N
Community service uses <sup>(b)</sup> -regional	N
Construction trailer	T
Cultural and educational uses (e.g., museums, ranchos, nature centers and the like)	Y
Daycare and preschools:	
a. Cooperatives and city staffed	Y
b. Nonprofit	C
Electronic video games (not to exceed 4 in any 1 building)	A
Exhibition grounds on a permanent basis for fairs, carnivals, trade shows and the like, or for continuation of fairs, carnivals, trade shows and the like beyond 10 days in length	N
Exhibitions, trade shows and the like	T
Fairs, festivals, carnivals, holiday celebrations, pageants, social events and the like for a period not to exceed 10 days	T
Food and beverage concessions (not including alcoholic)	A
Landscaped open areas	Y
Libraries of the City of Long Beach	C
Motor vehicle racing or testing	N
Natural habitat reserves or preserves	Y
Offices for the supervision and maintenance of park facilities, programs and activities	A

Parking (commercial)	N
Parks and related improvements	Y
Passive games and activities, and arts and crafts classes	Y
Police and fire stations, communication centers, schools, government buildings and the like	N
Private clubs (nonprofit and recreational only)	C
Recreational equipment sale and rental for use in park (except that motorcycles, motorized skateboards, mopeds and the like, are not permitted)	A
Recreational vehicle campground	C
Recreational vehicle storage	N
Residential uses (except caretaker or guard facilities)	N
Restaurants with or without alcoholic beverage sales	C
Sale of alcoholic beverage	C
Sewage and wastewater treatment of tertiary or more advanced level of treatment	A
Wireless Telecommunications Facilities (see Chapter 21.56)	C
Any use which violates the noise ordinance of the city	N

Editor's note— Abbreviations:

Y = Permitted as a principal use.

N = Not permitted.

C = Conditional use permit required. Refer to Chapter 21.52.

A = Permitted as accessory use. Refer to Chapter 21.51.

T = Permitted as temporary use. Refer to Chapter 21.53.

(a) "Commercial recreation" is any recreational use in parks for which a fee is charged independent of city oversight. (See definition for "commercial recreation" in Section 21.15.565 and findings for such uses in the park P district in Section 21.52.610.)

(b) "Community service use" is a service provided for the health and welfare of the individual receiving the service. Such uses in parks do not include the permanent provision of food, shelter or medical services except for counseling, health fairs, medical screening and the like. Nonregional community service uses serve the local community—the neighbors nearby who require the service. Regional serving community service providers serve a much wider constituency.

**TABLE 36-1**

**Uses in the Public Right-of-Way District**

	<b>Use</b>	<b>District (PR)</b>
1.	Agriculture	A
2.	Caretaker dwelling	A
3.	Electrical distribution station, pipeline or flood-control pumping station, railroad switching station or other similar facility essential to the operation of rights-of-way	A
4.	Electrical generating facility (except solar)	N
5.	Flood control rights-of-way	Y
6.	Freeway rights-of-way	Y
7.	Public recreational facilities	A
8.	Railroad or rapid transit rights-of-way	Y
9.	Rail yard or maintenance yard	N
10.	Right-of-way maintenance facilities	A
11.	Solar collectors	Y
12.	Tree farm or nursery	Y
13.	Utility rights-of-way	Y
14.	Wireless telecommunication facilities (see Chapter 21.56)	C

Abbreviations:

Y = Permitted as a principal use.

N = Not permitted.

C = Conditional use permit required. Refer to Chapter 21.52.

A = Permitted as an accessory use. Special standards may apply. Refer to Chapter 21.51.