



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 17, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE18-002 and approve a Conditional Use Permit (CUP18-022) for an unmanned wireless telecommunication facility with nine (9) panel antennas and six (6) remote radio units attached to an existing Southern California Edison (SCE) electrical transmission tower with associated equipment located at 7480 Carson Street in the Park (P) Zoning District. (District 5)

APPLICANT: Tim Byus for T-Mobile
1295 Federal Avenue, #19
Los Angeles, CA 90025
(Application No. 1712-18)

DISCUSSION

The proposed project site is located between the 605 Freeway and the San Gabriel River, south of Carson Street (Exhibit A – Location Map) in the Park (P) Zoning District. The subject site is surrounded by the 605 Freeway to the east, San Gabriel River to the west, the Long Beach Town Center to the north, and open park space to the south. The site is developed with a Long Beach Police Academy and numerous SCE transmission lines and transmission towers over 100 feet in height.

The applicant (T-Mobile) requests a Conditional Use Permit to allow the installation of a new wireless telecommunications facility (cell site) attached to an existing SCE electrical transmission tower (Exhibit B – Plans & Photos), that is approximately 126 feet in height. The tower-mounted cell site will consist of nine (9) panel antennas, and six (6) remote radio units (RRUs) attached at a height of 54 feet from grade. The antennas and RRUs will be painted to match the color of the electrical transmission tower. The project will also include three equipment cabinets which will enclose the mechanical equipment and a back-up generator to power the wireless facility. The equipment cabinets and generator will be screened by a solid, 8-foot-high block wall painted in a neutral color using graffiti-proof paint.

The site is located in the P Zoning District, which allows wireless telecommunication facilities with a Conditional Use Permit. There are no special developments standards in the P Zone, however, there are applicable wireless telecommunications facility standards (Section 21.56) in the Zoning Regulations. The proposed project is consistent with the development standards as it utilizes existing infrastructure to minimize potential visual impacts.

The applicant has provided propagation maps which illustrate the gap in cellular coverage in the area (Exhibit C – Propagation Maps). As shown on the maps, a significant gap in coverage justifies the request for an additional cell site at this location. In order to achieve the desired coverage, the only alternative locations for the proposed cell site are within adjacent residential neighborhoods. Municipal Code Section 21.56.040A prohibits the location of any new cell site within a residential zoning district. Therefore, the applicant's choice of location and height provides the best feasible option to achieve desired coverage goals in the least obtrusive manner.

The project site is located in the Open Spaces Land Use District (LUD No. 11) of the City's General Plan. The intent of this district is to provide open space uses that include parks, plazas, promenades, vacant lots, cemeteries, community gardens, golf courses, beaches, utility rights-of-way, oil drilling sites and several other land uses, that properties so designated remain basically as open space. Low-intensity uses which maintain the basic open character of the property are allowed. As the proposed project will be accessory to the existing transmission towers on site, it is consistent with the General Plan and Zoning Regulations. The additional antennae attachments will be painted to match the tower, and will fit in with the existing aesthetic character of the area. The project will meet all special conditions required for wireless telecommunication facilities (Exhibit D – Findings & Conditions of Approval).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on May 1, 2018, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing of this report, staff has received no public inquiries on this project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was issued for the proposed project (Exhibit E – CE-18-002).

Respectfully submitted,



CARRIE TAI, AICP
Current Planning Officer



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

CHAIR AND PLANNING COMMISSIONERS

May 17, 2018

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans and Photos
- Exhibit C – Propagation Maps
- Exhibit D – Findings and Conditions of Approval
- Exhibit E – Categorical Exemption CE-18-002