



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

May 17, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE18-094 and approve a Conditional Use Permit (CUP17-022) for an unmanned wireless telecommunication facility with nine (9) panel antennas and three (3) remote radio units attached to an existing Southern California Edison electrical transmission tower with associated equipment located at 6290 ½ White Avenue in the Public Right-of-Way Zoning District. (District 9)

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 in the Public Right-of-Way (PR) Zoning District. The subject site is surrounded by the 710 Freeway to the west, Los Angeles River to the east, and Southern California Edison (SCE) Right-of-Way to the north and south, developed with transmission lines and transmission towers over 100 feet in height between the 710 Freeway and the Los Angeles River, west of De Forest Park (Exhibit A – Location Map).

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). The existing tower is approximately 126 feet in height. The tower-mounted cell site will consist of nine (9) panel antennas, and three (3) remote radio units (RRUs) attached at a height of 50 feet from grade. The antennas and RRUs will be painted to match the color of the electrical transmission tower. The project will also include two equipment cabinets that 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 Public Right-of-Way (PR) Zoning District, which allows wireless telecommunication facilities with a Conditional Use Permit. There are no special developments standards in the PR Zoning District, 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 Right-of-Way Land Use District (LUD No. 13) of the City's General Plan. This Land Use District is designed for publicly- and privately-owned rights-of-way. The intent of the Land Use District is that properties so designated remain 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-18-094).

CHAIR AND PLANNING COMMISSIONERS

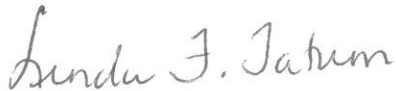
May 17, 2018

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Respectfully submitted,



CARRIE TAI, AICP
Current Planning Officer



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

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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 CE18-094