

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

September 7, 2017

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Accept Categorical Exemption CE-16-339 and approve a Conditional Use Permit for the construction of a new 80-foot-high multi-carrier monopine and associated equipment cabinet located at 1200 Oregon Avenue in the Light Industrial (IL) zone. (District 1)

APPLICANT: Denali Services (Verizon Wireless)
c/o Mike Blackwell
1001 Avenida Pico, C206
San Clemente, CA 92673
(Application No. 1612-53)

DISCUSSION

The proposed project is located on the south side of Oregon Avenue where it transitions into West 12th Street (Exhibit A – Location Map). The site is located in the Light Industrial (IL) zoning district on an approximate 27,640-square-foot lot, which is improved with a one-story, 11,000-square-foot warehouse. The site is surrounded by a glass manufacturer to the west, a thrift store to the east, an office/warehouse to the north, and a parkway leading to the Drake/Chavez Soccer Field to the south.

The request is for a new 80-foot-high multi-carrier monopine and associated equipment cabinet. The monopine will consist of up to two carriers each consisting of 3 sectors, 12 panel antennas, 15 remote radio units (RRUs) and 3 ray cap surge protectors (RSP). The first carrier will be established with a radius centered at 76 feet high with a secondary carrier able to collocate at a radius centered at 64 feet high. The proposed monopine will be designed to imitate the appearance of a natural pine tree. The antennas will be painted green and covered with pine needle socks. The pole will be textured to imitate the appearance of natural tree bark. The project will also include two equipment cabinets which will enclose the mechanical equipment and a stand-by generator to power the wireless facility. The equipment cabinets and generator will be screened with a combination of new 8-foot-high tubular steel running along the northern and easterly boundary of the Verizon lease area and an existing 8-foot-high chain link fence enhanced with climbing vines along the southerly boundary line of the lease area. The westerly boundary of the lease area will also be screened with the existing 8-foot-high chain link

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fence. Staff has included a condition of approval requiring that the existing chain link fence and proposed tubular steel fence surrounding the wireless facility be replaced with a solid concrete block wall.

No additional off-street parking is required for the proposed wireless telecommunication facility. Construction of the new wireless facility and the future expansion of the equipment cabinets for the second carrier will not affect the required off-street parking for the existing 11,000-square-foot warehouse. The site has 23 off-street parking stalls and the existing warehouse requires 11 parking stalls (calculated at 1 per 1,000) which results in a surplus of 12 parking stalls. (Exhibit B – Plans and Photo).

The site, although located in an industrial area, is adjacent to a single-family neighborhood in the Historic Drake Park Willmore District and is in close proximity to the Drake/Chavez Soccer Field and a pocket park on Loma Vista Drive. The IL zone currently allows for up to a 120-foot-tall wireless facility. The initial proposal was for a new 104-foot-high multi-carrier monopole for up to four wireless carriers. However, given the site conditions and the surrounding historical residential neighborhood and park uses, staff recommends a monopine of 80 feet maximum. Staff also recommends a monopine design (as opposed to an unadorned monopole) due to its proximity to non-industrial uses. The applicant has worked collaboratively with staff to further reduce the overall height, design, and number of carriers allowed for this site based on site specific conditions.

The applicant has provided a Feasibility Study (Study) justifying the proposal of a new telecommunication facility at the site. The Study explains the reason for selecting the existing site and efforts made by the applicant in seeking other potential co-location sites. The current site offers the best height, distance from existing in-network facilities, and adequate space necessary to serve the wireless network deficiencies. Reasonable attempts were made to service alternate sites for the facility including 625 W. Anaheim Street and 951 Maine Avenue (owned by Parks, Recreation, and Marine Department). Neither site offers the necessary infrastructure to support the needs of Verizon Wireless. (Exhibit C - Feasibility Study).

The applicant has provided Propagation Maps which illustrate the gap in cellular coverage in the area (Exhibit D – Propagation Maps). The applicant has also provided a Radio Frequency (RF) Report that demonstrates the new facility will be in compliance with the emissions limits established by the Federal Communication Commission (FCC) (Exhibit E – RF Report).

The project site is located in the Restricted Industry Land Use District (LUD No. 9) of the City's General Plan, which specifically addresses the need for wireless telecommunications facilities; the Conditional Use Permit process allows for an additional level of review to ensure such uses are compatible with the area. The monopine will be 80 feet high and is within the maximum height requirements of 120 feet established for wireless facilities within the IL zone. There are no other development standards related to building setbacks applicable for the wireless facility. The pole design will have minimal adverse visual impacts given that the pole will replicate a pine tree with antennas to be

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painted green and covered with pine needles socks with the pole that is textured to replicate tree bark. The exterior of the wireless facility will not have any reflective materials. Lastly, the associated equipment cabinets serving the wireless facility will be conditioned to be screened and enclosed by an opaque block wall to further minimize the visual effects of the ground leased areas.

The project site is consistent with the General Plan and Zoning Regulations as the project will provide cellular coverage while making an effort to blend with the surrounding aesthetics. Lastly, the project will meet all special conditions imposed for the telecommunication facility (Exhibit F – Findings & Conditions of Approval).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on August 21, 2017, 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.

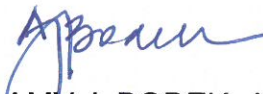
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was issued for the proposed project (Exhibit G-CE-16-339).

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:nv

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Attachments: Exhibit A – Location Map
 Exhibit B – Plans and Photos
 Exhibit C – Feasibility Study
 Exhibit D – Propagation Maps
 Exhibit E – RF Report
 Exhibit F – Findings and Conditions of Approval
 Exhibit G – Categorical Exemption CE-16-339

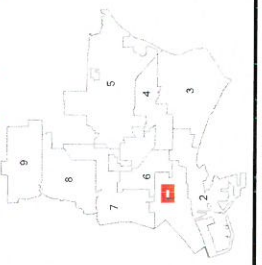
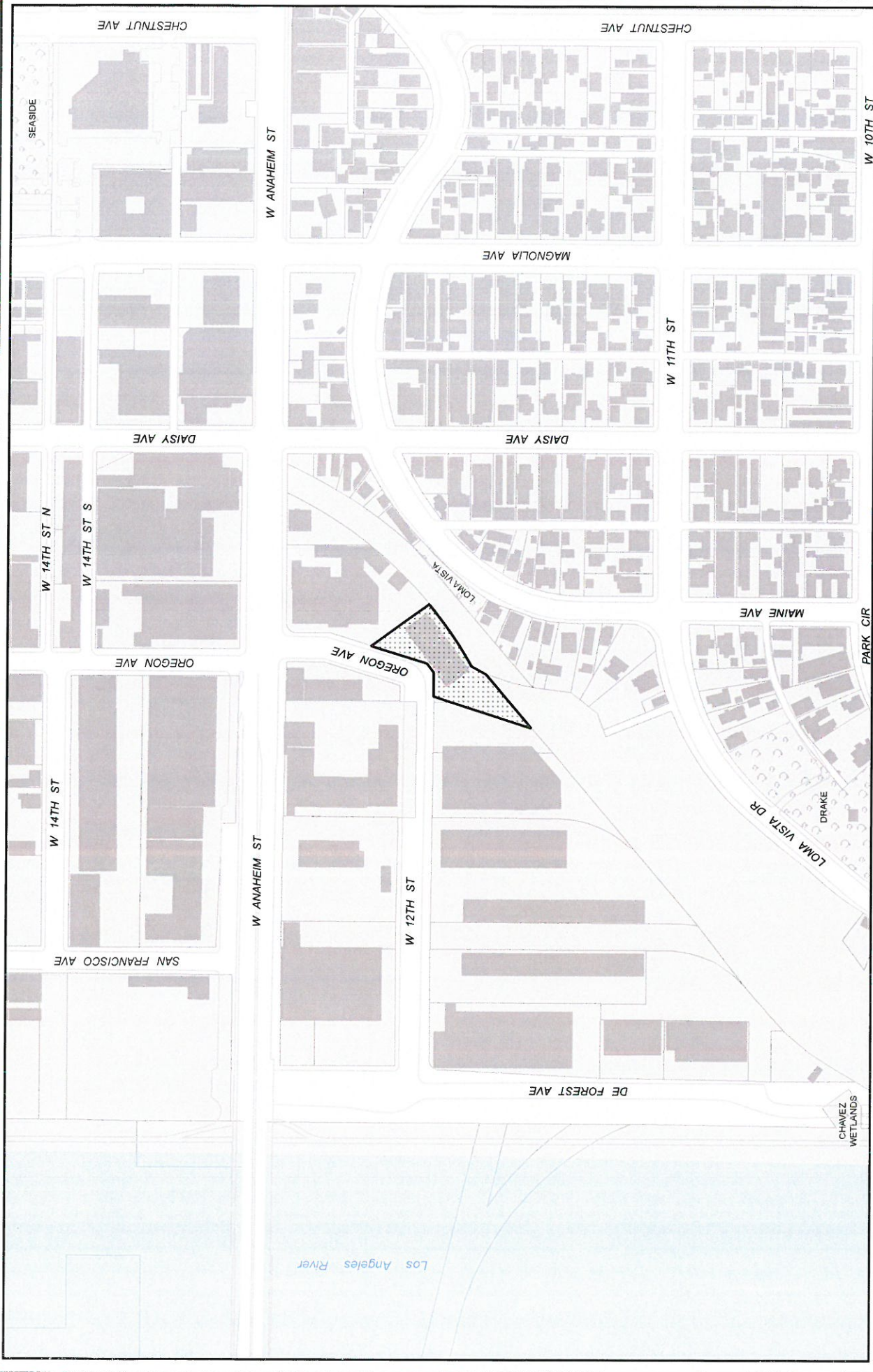


Exhibit A

Subject Property:
 1200 Oregon Ave
 Application No. 1612-53
 Council District 1
 Zoning Code : IL



CONDITIONAL USE PERMIT FINDINGS

1200 Oregon Avenue
Application No. 1612-53
September 7, 2017

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Regulations. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

Positive Finding: The project site is located in Land Use District #9R- Restricted Industry-Use District of the City's General Plan. LUD #9R does not specifically address the need for wireless telecommunications facilities; however, the Conditional Use Permit process exists for land uses that require an additional level of review to ensure they do not cause adverse impacts to nearby uses. Free-standing wireless facilities are allowed through the Conditional Use Permit process, subject to the special conditions enumerated in Section 21.56 of the municipal code.

The monopine will be 80 feet high and is within the maximum height requirements of 120 feet established for wireless facilities within the Light Industrial (IL) zone. The monopine design is the best aesthetically compatible pole design given the surrounding sensitive uses (the Drake/Chavez Soccer Field, a pocket park on Loma Vista Drive, and adjacent single-family historic neighborhood). Staff has included a condition of approval for the screening of the ground lease area to incorporate a concrete block wall. There is no additional off-street parking required for the proposed wireless telecommunication facility and the future expansion of the equipment cabinets for the second carrier. The site has a total of 23 parking stalls. The existing 11,000-square-foot warehouse requires 11 parking stalls (calculated at 1 per 1,000) which will give the site a surplus of 12 off-street parking stalls. There are no other development standards related to building setbacks applicable for the wireless facility.

The monopine will be 80 feet high and is within the maximum height requirements of 120 feet established for wireless facilities within the Light Industrial (IL) zone. There are no other development standards related to building setbacks applicable for the wireless facility. The pole design will have minimal adverse visual impacts given that the pole will replicate a pine tree with antennas to be painted green and covered with pine needle socks with the pole that is textured to replicate tree bark. The exterior of the wireless facility will not have any reflective materials. Lastly, the associated equipment cabinets serving the wireless facility will be conditioned

to be screened and enclosed by an opaque block wall to further minimize the visual effects of the ground leased areas.

The project, as conditioned, will carry out the zoning regulations applying to this district. Approval of this project would be consistent with both the General Plan and the applicable zoning regulations.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

Positive Finding: The proposed use will not be detrimental to the surrounding community. The site will be required to comply with the regulations and development standards of the Federal Communications Commission (FCC), and the United States standards for radio emissions set by the American National Standards Institute (ANSI). The project, as conditioned, will have the least negative visual impact upon the surrounding area given that the proposed monopine will be 80 feet high and designed to imitate the appearance of a natural pine tree. The antennas will be painted green and covered with pine socks. The pole will be painted brown and have texture to imitate the appearance of natural tree bark. The associated equipment cabinets and generator will be screened behind a tubular steel fence on the north and east side of the ground lease area in addition to climbing vines to an existing chain-link fence along the west and south side of the ground lease area. A condition of approval has also been added to replace the perimeter screening around the lease area with a concrete block wall to satisfy the required screening applicable for all wireless telecommunication facilities. No public health, safety, general welfare, environmental quality, or quality of life impacts are foreseen for this project.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.56.

Special findings for wireless telecommunication facilities enumerated in Section 21.56.150.G are as follows:

A. The proposed Wireless Telecommunications Facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.

Positive Finding: The existing built conditions of the area consist of one-story industrial buildings, the Drake/Chavez Soccer Field, a pocket park on Loma Vista Drive, and adjacent single-family historic neighborhood. The proposed facility has been analyzed and a monopole design in this particular instance with the existing built conditions was not suitable for this location and the best alternate solution would be a monopine design which will be built to imitate a

natural pine tree. The monopine antennas will be painted green and covered with pine needle socks to camouflage the antennas. The pole will be textured to replicate natural tree bark. As conditioned, the ground floor lease area encompassing the equipment cabinets will be screened with an opaque block wall consistent with the design standards applicable with all wireless telecommunication facilities.

B. An alternative configuration will not increase community compatibility or is not reasonably feasible.

Positive Finding: As indicated in the feasibility study the proposed monopine needs to be 80 feet tall in order to fill the coverage gap currently lacking in the area. The existing warehouse is one-story and does not provide the needed infrastructure for a roof-mount application. The proposed configuration of the freestanding 80-foot-tall monopine and associated equipment cabinets is therefore the most compatible installation that is reasonably feasible to achieve the best optimum coverage which is needed to serve the area.

C. The location of the Wireless Telecommunications Facility on alternative sites will not increase community compatibility or is not reasonably feasible.

Positive Finding: As indicated in the feasibility study the applicant has demonstrated that this location is the only location within their site search radius that is available and will allow the applicant to satisfactorily meet their service coverage objectives (both new build and colocation).

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

Positive Finding: The applicant has provided coverage data, and a list and map of the applicant's facilities in Long Beach, to demonstrate the necessity of constructing this site. The project as proposed, provides the most aesthetically compatible means of constructing a wireless facility that would allow them to close said gap in coverage.

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

Positive Finding: The applicant has submitted a statement as required consenting to offer wireless providers the opportunity for co-location where technically and economically feasible.

F. Noise generated by equipment will not be excessive, annoying, or be detrimental to the public health, safety, and welfare.

Positive Finding: The facility will not consist of any equipment that will cause significant noise detrimental to the public health, safety, or welfare typically associated in an industrial area.

CONDITIONS OF APPROVAL

**1200 Oregon Avenue
Application No. 1612-53
September 7, 2017**

Special Conditions:

1. The Conditional Use Permit approval is for the installation of an 80-foot-high multi-carrier monopine and associated equipment cabinets on a property currently developed with an existing industrial warehouse located at 1200 Oregon Avenue. The monopine will consist of up to two carriers each consisting of three sectors, twelve panel antennas, fifteen remote radio units (RRUs) and three ray cap surge protectors (RSP). The first carrier will be established with a radius centered at 76 feet high with a secondary carrier able to collocate at a radius centered at 64 feet high.
2. The existing and proposed perimeter screening around the ground lease area shall be replaced with a concrete block wall.
3. Any private easement proposed or used by the carrier or operator of this wireless telecommunication facility for the purposes of accessing the ground equipment areas shall be extended to any other future carrier or operator that is co-located at this site. A copy of any established private easements shall be provided to the Planning Bureau.
4. Continued maintenance, repair, and replacement of any portion of the monopine and any of its associated equipment (i.e. pole, cables, antennas, pine socks, equipment cabinets, perimeter screening, etc.) shall be performed to the satisfactory of the Director of Development Services to ensure the wireless telecommunication facility does not create added visual blight to the sensitive areas the proposed project surrounds.

Standard Wireless Telecommunications Conditions:

5. No cable trays or utility equipment associated with the proposed installation shall be visible from any public right-of-way without appropriate screening measures or color blending techniques. All appurtenant equipment shall be appropriately screened, and the screening shall be subject to the approval of the Director of Development Services prior to the issuance of a building permit.
6. Prior to issuance of a building permit, the City Telecommunications Division shall determine that the new cellular or personal communications services will not interfere with any City communication system. Approval by the City Telecommunications Division shall be provided to the Planning Bureau prior to the issuance of a building permit.

7. The operator shall obtain a City of Long Beach Business License for the telecommunications site at the conclusion of the Planning Final Inspection.
8. Each new cellular or personal communication station will be subject to a ten year review by the Staff Site Plan Review Committee. The review will determine whether or not the originally approved number of antennas and design are still appropriate and necessary to provide adequate communication service. This review shall also evaluate the visual and aesthetic condition of the site. The site operator shall be required to make visual or aesthetic improvements to the satisfaction of the Director of Development Services.
9. The use shall not adversely affect the health, peace, or safety of persons residing or working on the premises or in the surrounding area.
10. Prior to issuance of a building permit, the applicant shall provide to the Planning Bureau contact information for the party or parties responsible for maintenance of the approved wireless facility in the event that it becomes discolored, deformed, damaged or dilapidated. Upon notification by the Department of Development Services or its designee that said facility has become discolored, deformed, damaged or dilapidated, the responsible party shall commence all necessary repairs and renovations within 72 hours of notification.
11. If any wireless operator seeks a modification or new approval of any wireless facility on this property, all wireless installations on this property, including those owned or operated by other carriers, shall be evaluated for co-location and visual improvement opportunities, to the satisfaction of the Director of Development Services.
12. The addition or replacement of any antennas, equipment cabinets, cable runs, screening, or any other materials not specifically identified on plans approved by the Department of Development Services shall require a new application for the appropriate planning permit.
13. Should use of the wireless facility and appurtenant equipment cease, they shall be removed to the satisfaction of the Director of Development Services within 90 days of discontinuance of use.
14. If antennas are not screened completely by a visually solid wall, the attachment structure to which each panel antenna is affixed (typically, but not limited to, a metal pipe) shall not extend above or below the panel antenna and shall not be outwardly visible. At positions in antenna arrays where no panel antennas are installed, these attachment structures (metal pipes, etc.) shall not be installed onto the larger array support structure. The purpose of this requirement is to prevent the negative visual impact created by unnecessary structures in the antenna arrays.

Standard Conditions – Plans, Permits, and Construction:

15. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
16. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
17. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
18. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
19. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
20. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size (11" x 17") set of final construction plans for the project file.
21. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
22. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
23. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
24. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.

25. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
26. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
27. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
28. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed

Standard Conditions – General:

29. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
30. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
31. Placement of any temporary wireless transmitting/receiving facility on this site shall be prohibited.
32. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
33. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections,

- at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
34. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
 35. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
 36. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
 37. Any graffiti found on site must be removed within 24 hours of its appearance.
 38. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
 39. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
 40. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[] L.A. County Clerk
Environmental Filings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE--

Project Location/Address: 1200 OREGON AVENUE, LONG BEACH, CA 90813

Project Activity/Description: INSTALLATION, OPERATION AND MAINTENANCE OF A MULTI-CARRIER TELECOMMUNICATIONS FACILITY CONSISTING OF A 80' ANTENNA SUPPORT TOWER AND ASSOCIATED EQUIPMENT COMPOUND LOCATED AT GRADE ADJACENT TO THE TOWER.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: DENALI SERVICES C/O MIKE BLACKWELL

Mailing Address: 1001 AVENIDA PICO, #C206 SAN CLEMENTE, CA 92673

Phone Number: (714) 396-8227

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1612-53 Planner's Initials: NV

Required Permits: CUP - Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15303, Class 3, New Construction of small structures

Statement of support for this finding: Construction of small cellular antennas and equipment

Contact Person: Nida Sasuthasawat

Contact Phone: (562) 570-6410

Signature: [Signature]

Date: 8/15/17