

March 2, 2023

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption (CE22-174) and approve a Conditional Use Permit (CUP22-035) to allow the operation of a new utility mounted wireless telecommunication facility on an existing Southern California Edison (SCE) tower at 7250 Carson Street in the Commercial Highway (CHW) Zoning District. (District 4)

APPLICANT:

Motive Infrastructure Solutions
c/o Patrick Griffin
for Dish Mobile
17260 Newhope Street
Fountain Valley, CA 92708
(Application No. 2211-04)

DISCUSSION

The applicant is requesting approval of a Conditional Use Permit (CUP) to erect a new 50-foot-high wireless telecommunication facility with ancillary unmanned ground-mounted equipment including an equipment pad (Attachment A – Project Plans) with Dish Mobile as the primary carrier. The site is located on an existing Southern California (SCE) utility tower.

The subject site is a rectangular shaped lot, situated south of Carson street, and east of the San Gabriel River (Attachment B – Vicinity Map). The wireless telecommunication facility would be attached to an existing SCE tower that is located in the parking lot of Walmart, approximately 450 feet from Carson Street, approximately 800 feet from the residences to the southwest, and 800 feet from residences to the north that are located in the City of Lakewood. It has a zoning designation of Commercial Highway and a General Plan PlaceType designation of Community Commercial. The surrounding uses include the SCE utility easement which also includes the parking lot, commercial uses to the east and north, residential uses to the west.



The City of Long Beach recognizes that certain types of land use, such as wireless telecommuting facilities, due to the nature of the use, require individual review through a CUP. Such review shall determine whether the type of use proposed, or the location of that use, is compatible with surrounding uses, or can be made compatible with surrounding uses, through the imposition of development conditions. Findings required for this proposal thus include compatibility of aesthetics and noise and consistency with the General Plan, among others which can be made in the affirmative for the proposed project (Attachment C - Findings). The proposed location of the 50-foot tall wireless telecommunication facility on the site lends itself to the use as it is surrounded by existing SCE equipment and industrial uses which shield the site from the public. In addition, the proposed wireless telecommunication facility is placed to the far east side of the lot providing a significant distance buffer, approximately 800 feet from the nearest residences. The ground mounted equipment will be enclosed and screened by an eight-foot-high wall. Conditions of approval include maintenance of the facility and a ten-year review period contingent upon approval (Attachment D – Conditions of Approval).

Staff recommends approval of this CUP, as the project is consistent with the requirements of the Zoning Regulations and will result in the installation of a new well buffered telecommunications facility.

PUBLIC HEARING NOTICE

A total of 122 Public Hearing notices were distributed on February 13, 2023, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. No comments have been received at the time of writing this staff report.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the project is exempt per section 15303 New Construction of small structures Categorical Exemption (CE22-174), as the scope of the project is consistent with the parameters for new construction.

Respectfully submitted,



AARON LOBLINER
PROJECT PLANNER

ALEXIS OROPEZA
CURRENT PLANNING OFFICER

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Page 3 of 3



ALISON SPINDLER RUIZ, AICP
PLANNING MANAGER



CHRISTOPHER KOONTZ, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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- Attachments:
- Attachment A – Project Plans
 - Attachment B – Vicinity Map
 - Attachment C – Findings
 - Attachment D – Conditions of Approval