



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

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October 2, 2014

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Conditional Use Permit (CUP) to allow the construction of a 60-foot-tall wireless telecommunication facility disguised as a clock tower with ground-mounted equipment located at 2301 Long Beach Boulevard in the PD-29 zoning district, and receive Categorical Exemption CE-14-021. (District 6)

APPLICANT: Verizon Wireless
c/o Albert Sandoval for Vinculum Services, Inc.
10 Pasteur, Suite 100
Irvine, CA 92618-3815
(Application No. 1402-19)

DISCUSSION

The proposed project is located on the west side of Long Beach Boulevard on the corner of Eagle Street and Long Beach Boulevard (Exhibit A – Location Map). The site is in PD-29, the Long Beach Boulevard Planned Development District, on a 22,600-square-foot lot, which is improved with a one-story auto parts retail store. Currently no wireless site is present on the site.

The applicant, Verizon Wireless, initially requested to construct a new 60-foot-tall monopole consisting of six sectors, each sector having two panel antennas and two remote radio units (RRUs), for a total of twelve panel antennas and twelve RRUs. The project was reviewed by the Site Plan Review Committee in August. The Site Plan Review Committee felt that the proposed monopole was out of place as a bare bones monopole and recommended that the pole be screened to blend more appropriately with the surrounding area.

The applicant made changes based upon staff recommendations by placing all antennas within a clock tower enclosure and concealing all equipment behind a CMU wall. Staff reviewed the drawings once more and asked the applicant to add additional features to the tower and present it to the community. The applicant added a roof, architectural bands, a brick base and matching equipment enclosure wall and met with the Central Project Area Council on September 4, 2014. The Central Project Area Council at that time approved the proposed cellular clock tower, with a recommendation

to move the functional clock from the east/west elevations to the north/south elevations, so the clock would be visible to passerby's on Long Beach Boulevard. The applicants modified the drawings once more and are now requesting approval of a 60-foot-tall cellular clock tower with functional clocks that can accommodate one additional carrier (Exhibit B – Plans and Photosims).

The Wireless Ordinance does not allow a new wireless site to be established in a residential or institutional zoning district, unless the applicant provides exhaustive evidence that no other suitable location can be found that will meet their coverage objectives, and that no feasible co-location sites are available within the applicant's coverage area (Section 21.56.040 and 050 of the Zoning Ordinance). The applicant also is required to provide a detailed alternatives analysis, showing all other sites they considered within their search area, and a detailed description of why these sites are not feasible. The applicant has provided a discussion of sixteen alternate sites considered for the project, with the result that, according to the applicant, none of these sixteen are feasible locations. Staff is satisfied that sufficient alternate locations have been analyzed to meet the requirements of the Ordinance, and that the request for location of this wireless site in the PD-29 zoning district is justified in accordance with the intent of the Ordinance.

Although the proposed clock tower is not in the ideal location, due to the height of the buildings and the proximity to residential properties, staff believes that the construction of a new clock tower enclosure is the best screening option for a cellular communication facility. The clock tower will have to be reviewed every 10 years by the City to determine if the cell coverage is still needed at the project site. A special condition of approval will also be included to require the applicant to maintain all materials and features of the clock tower, so it remains functional and aesthetically pleasing. The condition requires that the tower be re-painted and clock re-conditioned every two years, until the 10-year review is due. With the special conditions of approval, staff is recommending approval of this CUP request (Exhibit D – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on September 18, 2014, 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.

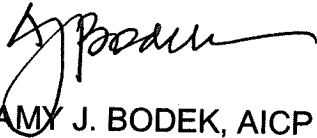
ENVIRONMENTAL REVIEW

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-14-021).

Respectfully submitted,



JEFF WINKLERPLECK
ACTING PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW:SV

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans and Photo-simulations
- Exhibit C – Findings and Conditions of Approval
- Exhibit D – Categorical Exemption CE-14-021

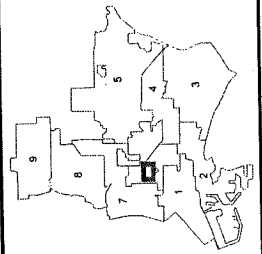
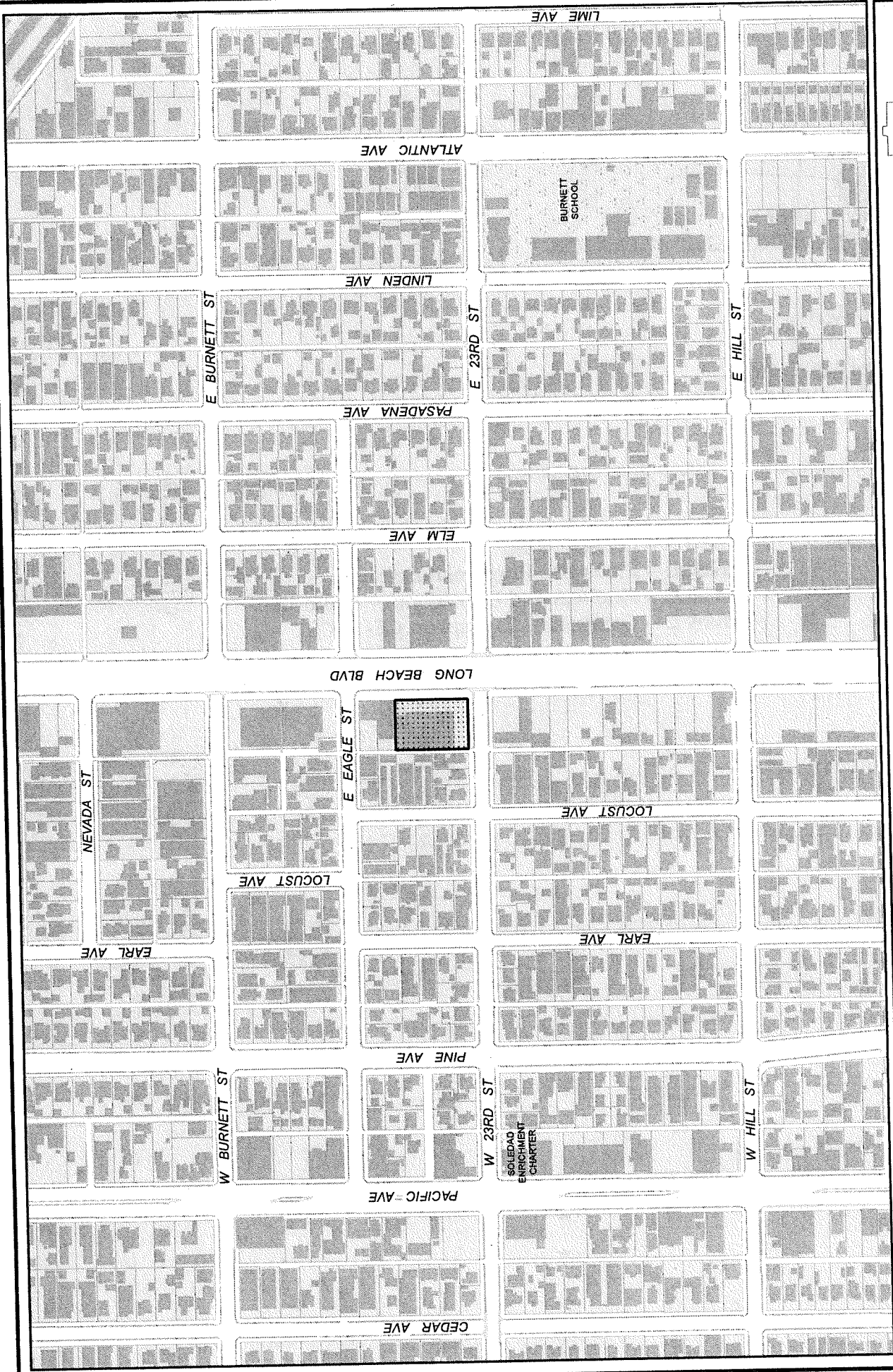
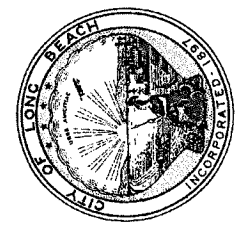


Exhibit A



Subject Property:
2301 Long Beach Blvd
Application No. 1402-19
Council District 6
Zoning Code : PD-29 SubArea 3



CONDITIONAL USE PERMIT FINDINGS

2301 Long Beach Boulevard.

Application No. 1402-19

October 2, 2014

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 #7—Mixed Use District. LUD #7 does not 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. The proposed project is consistent with the intent of this LUD, as the project has been designed to hide the wireless facility behind screening so as not to create negative visual impacts. The project site is located in the PD-29 zoning district, and the project (with the included conditions of approval) will carry out the zoning regulations applying to this district. Approval of this project would be consistent with the General Plan and the 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). Furthermore, this project, with the included conditions of approval, will not have a negative visual impact upon the surrounding area because all antennas and equipment will be concealed behind a CMU wall or within a clock tower structure. 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 21.52.

The special conditions specified in Chapter 21.52 for personal communication services have been replaced with new findings for wireless telecommunications facilities, enumerated in Section 21.56.150.G, 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 proposed monopole is designed to be enclosed within a 60-foot tall clock tower consisting of twelve panel antennas and twelve Remote Radio Units. The proposed clock tower was chosen to allow the structure to be more compatible with the adjacent residential use, and one story commercial building. The proposed area is designed to accommodate multi-story mixed use buildings to support medical and hospital related uses. Although, the area does is not currently mixed use, and is one of several one-story structures along Long Beach Boulevard, the area has potential for change, and in the future may accommodate a mixed use, multi-story project. Therefore, the proposed tower may be out of place today, yet will fit more appropriately in the area when proposed changes to the Planned Development Area are adopted. The proposal was presented to the CPAC on September 4, 2014, and the organization approved the use with a recommendation to change the orientation of the clock tower from the east/south elevation to the north/south elevation. With the recommendation from the nearby community group, staff feels the design is compatible with the community.

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

Positive Finding: The proposed configuration is the most compatible installation that is reasonably feasible. An alternative configuration will not increase community compatibility, and would likely create negative visual impacts instead.

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

Positive Finding: The applicant has demonstrated that this building is the only location within their site search radius that is available and will allow the applicant to satisfactorily meet their service coverage objectives. The

applicant has provided a detailed list of 16 alternative sites considered for this project, with the result that none of the alternative sites are feasible locations.

- 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 in this general location. The project, as proposed and conditioned, is the least intrusive means of constructing a wireless telecommunications facility at this location. The applicant has demonstrated that other buildings are not available to allow the carrier to close said gap in coverage.

- E. The applicant has submitted a statement of its willingness to allow other wireless services 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 is required by Conditions of Approval to design the cellular clock tower for co-location. Co-location in this case will be economically feasible and would not affect community compatibility because the co-located site will be placed within the proposed clock tower.

- 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.

CONDITIONS OF APPROVAL
2301 Long Beach Boulevard
Application No. 1402-19
October 2, 2014

Special Conditions:

1. The use permitted on the subject site, in addition to the other uses permitted in the PD-29 zoning district, shall be the use and operation of a wireless telecommunications facility disguised as a clock tower consisting of twelve panel antennas in six sectors of two antennas each, and two remote radio units (RRUs) per sector for a total of twelve with all base station equipment located behind a proposed CMU wall designed to match the base of the cellular clock tower.
2. All antennas shall be fully concealed behind the approved screening device, including GPS antennas, and any future antennas added by the applicant carrier or other carriers.
3. The screening device shall not exceed a height of 60'-0", as measured from finish grade to the top of the clock tower roof.
4. A 10-year review shall be completed for this wireless site no later than October 12, 2024, 10 years from the date of final action of this permit. The clock tower shall also be reviewed by the applicant every two years to determine if upgrades, maintenance, painting or repair of any portion of the clock or clock tower is necessary. After each two-year period, the applicant shall provide a letter describing the condition of the tower, and then make all necessary repairs in a timely manner. The tower shall be reviewed every two years, until the 10-year review is renewed.

Standard Wireless Telecommunications Conditions:

5. No new cable trays or utility equipment associated with the proposed installation shall be visible from any public right-of-way. 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 Bureau shall determine that the new cellular or personal communications services will not interfere with any City communication system. Approval by the City Telecommunications Bureau 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 (10) 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.

Standard Conditions – Plans, Permits, and Construction:

14. 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.
15. 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.
16. 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 Site Plan Review Committee or the Planning

Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.

17. 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.
18. 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.
19. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
20. 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.
21. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
22. 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.
23. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Planning Bureau.
24. 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.
25. 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, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
26. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
27. 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:

- 28. This permit and all development rights hereunder shall terminate one year 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 one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
- 29. 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).
- 30. 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.
- 31. 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).
- 32. 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.
- 33. 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.

34. 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.
35. Any graffiti found on site must be removed within 24 hours of its appearance.
36. 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.
37. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
38. 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 funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
 333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
 (562) 570-6194 FAX: (562) 570-6068
 lbds.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 Fillings
 12400 E. Imperial Hwy. 2nd Floor, Room 2001
 Norwalk, CA 90650

Categorical Exemption CE- 14-021

Project Location/Address: 2301 Long Beach Blvd., Long Beach, CA 90806

Project/Activity Description: Construction of an unmanned wireless cell site for Verizon Wireless. Project will consist of (1) 65-foot monopole with (12) 8-foot antennas, emergency backup generator and outdoor equipment cabinets all within a CMU wall enclosure that will be painted and furnished to match the existing building. Antennas will be placed inside a clock tower and equipment placed behind a wall.

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

Applicant Name: Verizon Wireless - Kristin Jones

Mailing Address: 1845 Anaheim Ave. #9A, Costa Mesa, CA 92627

Phone Number: 949-510-6809

Applicant Signature: Kristin Jones

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1402-19 Planner's Initials: SV

Required Permits: 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 cellular equipment accessory structure.

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: C. Chalfant

Date: 9/24/14

