



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

February 5, 2015

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Conditional Use Permit for the establishment of a new Verizon Wireless wireless telecommunications facility on the rooftop of a commercial data center building located at 3980 E. 7th Street in the Community Automobile-Oriented (CCA) zoning district, and receive Categorical Exemption 14-062. (District 3)

APPLICANT: Verizon Wireless
c/o Marilyn Warren for Reliant Land Services
1745 Orangewood Avenue, Suite 103
Orange, CA 92868
(Application No. 1406-19)

DISCUSSION

The proposed project is located on the south side of 7th Street, on the west side of Termino Avenue (Exhibit A – Location Map). The site is in the Community Automobile-Oriented (CCA) zoning district, on a 14,850-square-foot parcel, which is improved with a commercial data center building owned by Verizon California, Inc. (a separate company affiliated with Verizon Wireless).

Currently, no wireless site is present on the building. The applicant, Verizon Wireless, requests to construct a new roof-mounted wireless telecommunications facility consisting of three sectors of four 8-foot-tall panel antennas each, with a Remote Radio Unit (RRU) behind each panel antenna, plus one microwave dish in the northern sector. Each sector will be enclosed in its own rooftop screening device (Exhibit B – Plans and Photo-simulations). The screening will be designed and finished to match the existing building. The equipment cabinets are proposed to be located in an interior room of the building. The applicant has provided a Radio Frequency (RF) report that demonstrates the new facility will be in compliance with emissions limits established by the FCC (Exhibit C – RF Report).

Staff finds the existing building to be surprisingly adequate architecturally, considering that it is a multi-story data center building with no windows or public entrances. Staff initially requested the applicant to find a different site to establish this facility, preferably involving co-location at another existing wireless facility. The applicant responded that no

co-locatable facilities can be found within the carrier's search area. Staff also suggested that the applicant locate the facility on the next-door data center building at 3910 E. 7th Street, since this building had previously hosted a Sprint wireless telecom facility, and much of the infrastructure and siting hardware are still located on the rooftop. Staff also felt that the building at 3910 E. 7th Street would provide equal wireless coverage for the applicant, while causing less architectural disruption, because the roof has considerably more open space, with smaller and more centrally-located mechanical equipment, so that the siting of the antennas arrays in the least visible and least obtrusive manner would have been simpler (Exhibit D – Aerial Photo). However, the applicant declined this option. Staff has concluded that the applicant, Verizon Wireless, is intent on siting a new facility on top of the data center building owned by Verizon California, Inc., for economic and business reasons, and they are not willing to consider alternate siting options. To that end, staff has gone through several design iterations with the applicant in an attempt to minimize the disruption to the building's form and character. Staff feels that the currently-proposed design is the best of the several options explored with the applicant.

Staff recommends that the Planning Commission approve this request for a Conditional Use Permit, subject to the attached conditions of approval (Exhibit E – Findings and Conditions of Approval). Federal legislation and FCC regulations require the City to approve a new-build wireless site—in some form—if the applicant has identified said site as being necessary to provide adequate coverage or capacity to their wireless network. However, the City has significant design control over the initial design and build of an all-new wireless site. The City will have considerably less authority over subsequent applications to modify, expand, and co-locate at this site, once approved. For this reason, staff has engaged in a vigorous design process with the applicant on this site, and wishes to “future-proof” this site as much as possible. Staff asks the Planning Commission to uphold the design quality, and also suggests that an additional condition of approval be included to require the applicant to enlarge the proposed rooftop screening areas to accommodate any potential future co-location by other carriers at this site. This may not be entirely necessary at present, because Verizon as the landlord probably would not be willing to lease co-location rooftop space to one of their competitors. However, it is not inconceivable that, in ten or fifteen years, different entities may own the data center building and the rooftop wireless site, and the rooftop would again be in play for co-location. To that end, staff asks the Commission to carefully weigh the benefits to the City of designing and building expanded rooftop screening now, versus the possibility of the addition of piecemeal mismatching screening in the future.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on January 20, 2015, 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.

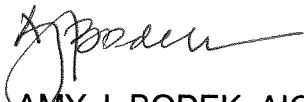
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was issued for the proposed project (Exhibit F – CE 14-062).

Respectfully submitted,



JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW:SK

C:\Users\sckinse\Documents\Cases\CUP - Wireless Sites\3980 E 7th St - 1406-19\Staff Report 1406-19.docx

Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans and Photos
- Exhibit C – RF Report
- Exhibit D – Aerial Photo
- Exhibit E – Findings and Conditions of Approval
- Exhibit F – Categorical Exemption CE 14-062

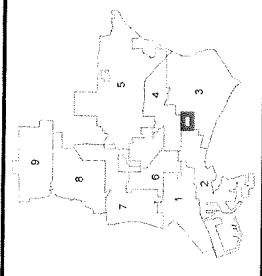
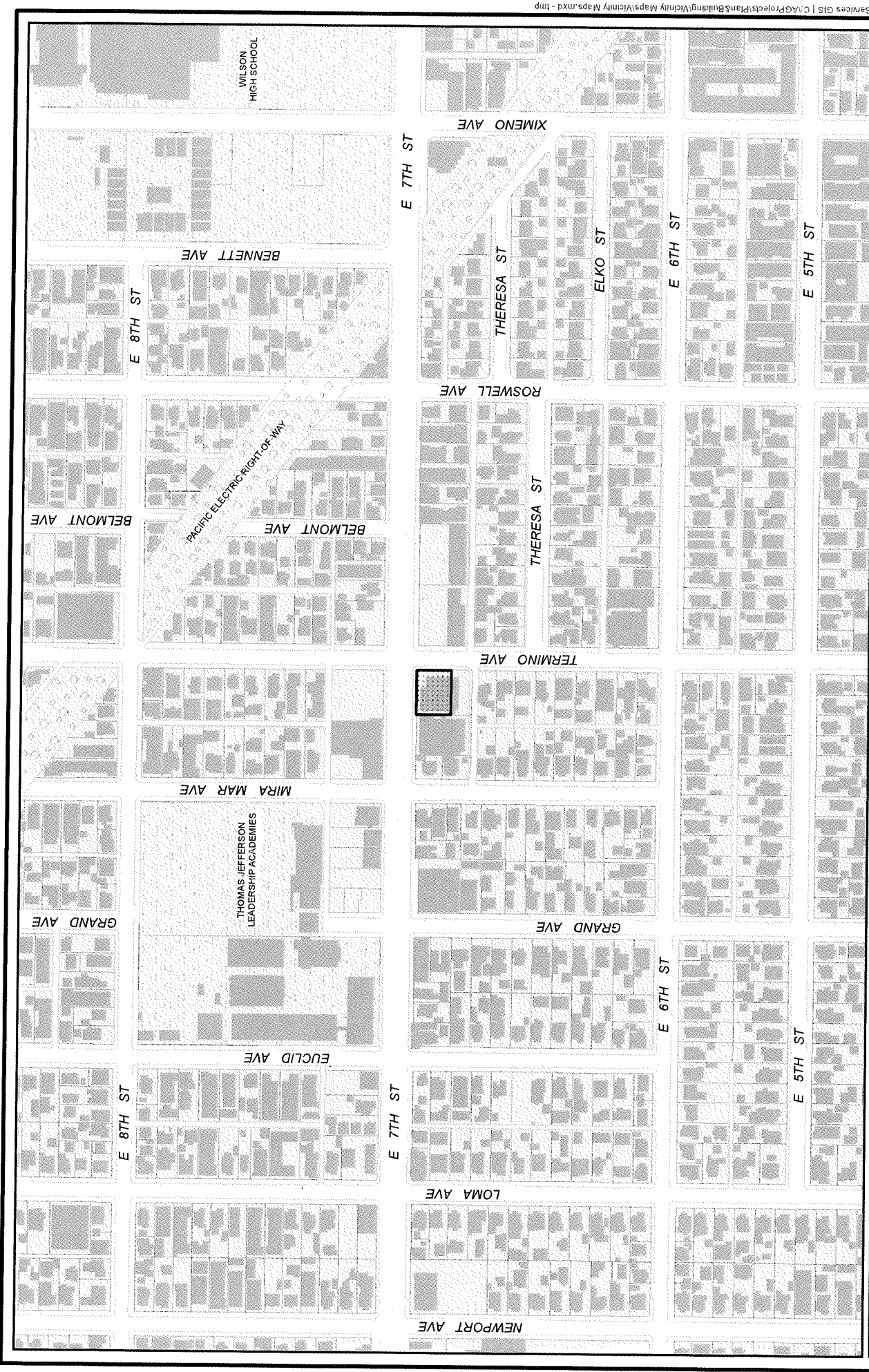
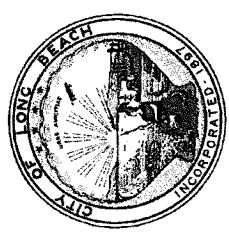


Exhibit A

Subject Property:
3980 E 7th St
Application No. 1406-19
Council District 3
Zoning Code : CCA



Verizon Wireless • Proposed Base Station (Site Name “VzT New LB (Termino)”) 3980 East Seventh Street • Long Beach, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site Name “VzT New LB (Termino)”) proposed to be located at 3980 East Seventh Street in Long Beach, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas above the roof of the Verizon switch building located at 3980 East Seventh Street in Long Beach. The proposed operation will, together with the existing base station nearby, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.



**Verizon Wireless • Proposed Base Station (Site Name “VzT New LB (Termino)”)
3980 East Seventh Street • Long Beach, California**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Reliant Land Services, Inc., dated August 13, 2014, it is proposed to install twelve Andrew Model SBNHH-1D65C directional panel antennas within new extensions to the large mechanical equipment enclosure above the roof of the Verizon switch building located at 3980 East Seventh Street in Long Beach. The antennas would be mounted with up to 10° downtilt at an effective height of about 48 feet above ground, 9½ feet above the roof, and would be oriented in groups of four toward 60°T, 180°T, and 310°T, to provide service in all directions. The maximum effective radiated power in any direction would be 10,800 watts, representing simultaneous operation at 4,250 watts for AWS, 3,900 watts for PCS, and 2,650 watts for 700 MHz service. Also proposed to be located on the roof of the same building is a microwave “dish” antenna, for interconnection of this site with others in the Verizon network.

Located above the roof of the building directly to the west of the site are similar antennas for use by Sprint. For the limited purpose of this study, the transmitting facilities of that carrier are assumed to be as follows:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
Sprint	BRS	1,500 watts	KMW ET-X-WM-18-65-8P	2°	48 ft
	PCS	7,000	KMW ET-X-TS-70-15-62-18	2	48
	SMR	500	KMW ET-X-TS-70-15-62-18	2	48



**Verizon Wireless • Proposed Base Station (Site Name “VzT New LB (Termino)”)
3980 East Seventh Street • Long Beach, California**

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself, including the contribution of the microwave antenna, is calculated to be 0.057 mW/cm², which is 5.1% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 5.2% of the public exposure limit. The maximum calculated cumulative level at the top-floor elevation of any nearby building* is 11% of the public limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence† is 6.2% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels. Levels are calculated to exceed the applicable public exposure limit on the roof of the subject building in front of the antennas, as shown in Figure 3.

Recommended Mitigation Measures

It is recommended that barricades be erected, as shown in Figure 3, to preclude public access within certain areas in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training be provided to all authorized personnel who have access to the areas within the barricades, including employees and contractors of the wireless carriers as well as roofers, HVAC workers, and building maintenance staff. No access within 11 feet directly in front of the antennas themselves should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs‡ on barricades, at the demarcation boundaries, on the enclosure in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 3980 East Seventh Street in Long Beach, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing

* Located at least 30 feet away, based on photographs from Google Maps.

† Located at least 60 feet away, based on photographs from Google Maps.

‡ Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

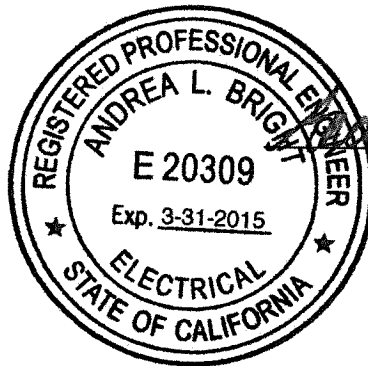


**Verizon Wireless • Proposed Base Station (Site Name "VzT New LB (Termino)")
3980 East Seventh Street • Long Beach, California**

standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limits; training authorized personnel and posting explanatory signs is recommended to establish compliance with occupational exposure limits.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright
Andrea L. Bright, P.E.
707/996-5200

November 19, 2014



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

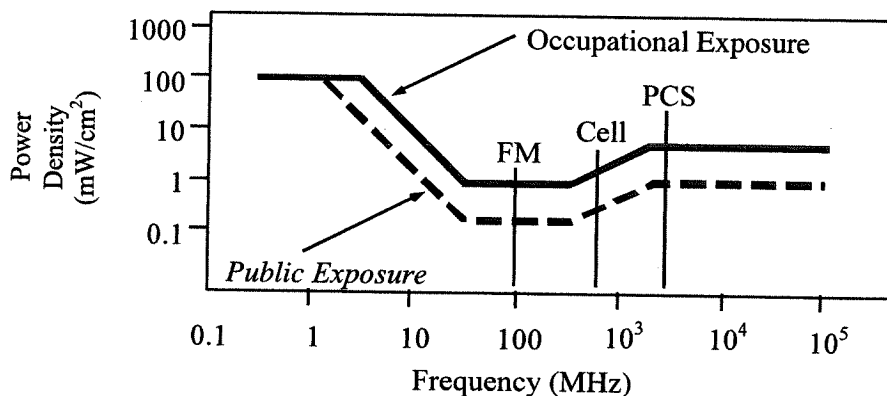
P7MD
Scenario 2
Page 4 of 4

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Guidelines
Figure 1

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times \text{RFF}^2 \times \text{ERP}}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

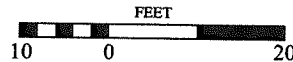
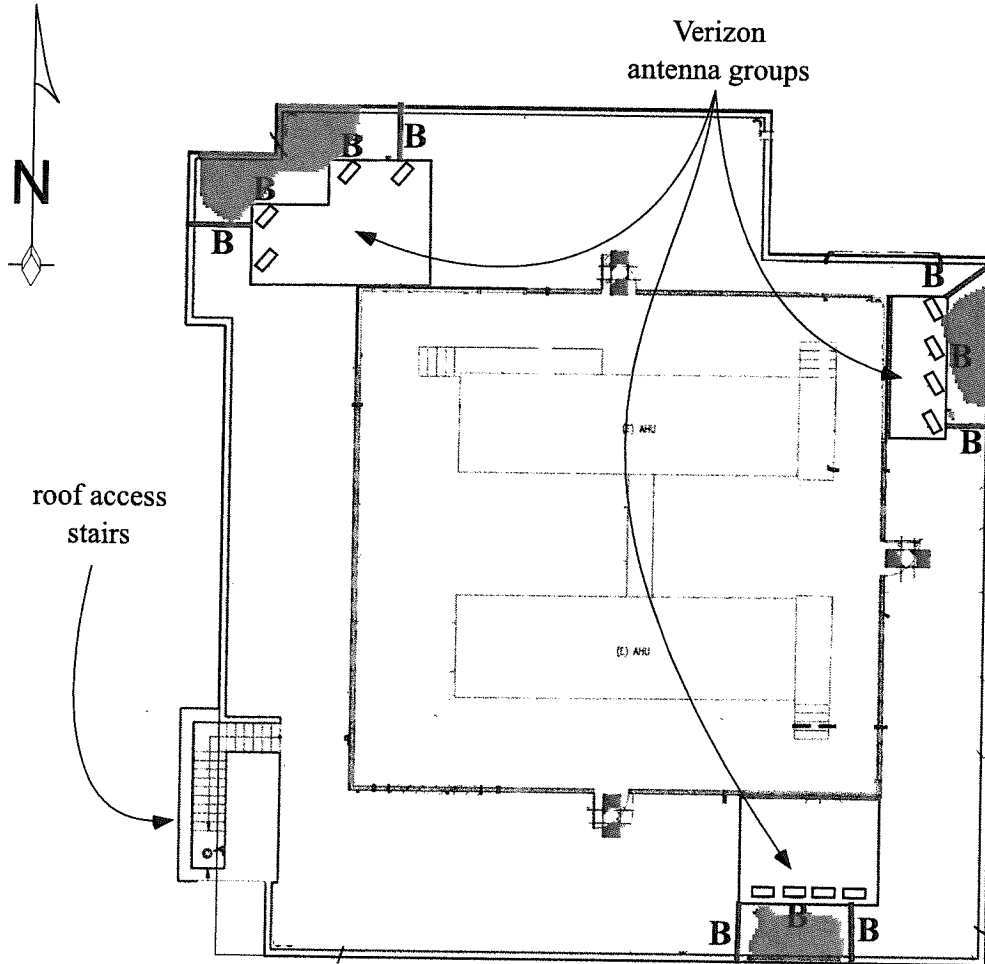
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



**Verizon Wireless • Proposed Base Station (Site Name "VzT New LB (Termino)")
3980 East Seventh Street • Long Beach, California**

**Calculated Maximum Exposure Levels on Roof
Exceeding Public Limit (light blue shading), with
Recommended Minimum Locations for Barricades (green)**

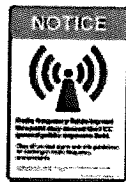


Calculations performed according to OET Bulletin 65, August 1997.
Colors shown represent percent of applicable FCC public limit.

[blank] <100% ■ >100% □ >500%

Signage Legend:

B



Notes:

Base drawing from Reliant Land Services, dated August 13, 2014.
Red lines indicate proposed extensions to existing mechanical equipment enclosure.
Explanatory signs should be posted as shown above, readily visible to authorized workers needing access. See text.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

P7MD
Scenario 2
Figure 3

CONDITIONAL USE PERMIT FINDINGS

3980 E. 7th St.

Application No. 1406-19

February 5, 2015

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 #8N—Shopping Nodes. LUD #8N 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 is not located in the Coastal Zone. The project site is located in the CCA 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. All antennas and equipment will be concealed behind three rooftop screening devices, which will be finished and treated to match the existing rooftop mechanical equipment screening. No public health, safety, general welfare, environmental quality, or quality of life impacts are foreseen for this project. Additionally, conditions of approval will seek to address the potential for future expansions at this site, to avoid future negative visual or aesthetic impacts that may result from co-locations or modifications to the facility.

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 facility will consist of three rooftop screening devices that will enclose the proposed antenna arrays. These screening areas will extend the existing rooftop mechanical equipment screening, and will be finished and treated to match. Further, staff has worked with the applicant to ensure the arrays and their screening devices are located as far as possible from the roof edge, to reduce the prominence of these expansions to the existing rooftop mechanical equipment screening.

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. Conditions of approval seek to require the applicant to create larger integrated rooftop screening areas into the proposed design, so that future expansions or co-locations may be accomplished behind this screening, avoiding the need for piecemeal additions to the rooftop screening scheme.

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 claims 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 list of alternative sites considered for this project, stating that none of the alternative sites are feasible locations. No nearby existing wireless facilities are available for co-location, either on existing monopoles or rooftop/building installations. Staff would have preferred this facility to be located on the next-door building at 3910 E. 7th St., which has already hosted a rooftop wireless facility in the past. However, the end result of construction

on the subject building, or the building at 3910, would be approximately the same in terms of visual impact.

- 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. Due to recent FCC rulemaking (January 8, 2015 Final Rule), staff cannot require the applicant to provide further coverage or business justification for the proposed site.

- 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 has not submitted the required statement and may refuse to do so for business reasons, as the applicant carrier, Verizon Wireless, has a significant relationship with the building owner, Verizon California, Inc. However, staff is including a condition of approval that will require the applicant to expand the linear width of the proposed screening areas such that at least one co-located carrier may be accommodated, regardless of the fact that the applicant carrier and landlord likely would not be willing to lease rooftop space to a competitor. Staff foresees the possibility of different entities owning the subject building and subject wireless facility in ten to fifteen years, and wishes to plan against the future possibility of piecemeal rooftop screening additions.

- 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

3980 E. 7th St.

Application No. 1406-19

February 5, 2015

Special Conditions:

1. The use permitted on the subject site, in addition to the other uses permitted in the CCA zoning district, shall be the use and operation of a Verizon wireless telecommunications facility mounted on the rooftop of a 41-foot-tall data center building, to consist of twelve 8-foot-tall panel antennas in 3 sectors of 4 antennas each, with one remote radio unit (RRU) per each panel antenna for a total of 12, and one 4-foot-diameter microwave dish in the northern sector, with all base station equipment to be placed in an equipment room located inside the building.
2. All antennas and appurtenant equipment and devices shall be fully concealed behind the approved screening (as shown on plans approved for issuance of a building permit), including GPS antennas and the microwave antenna, and any future antennas added by the applicant carrier or other carriers.
3. The rooftop screening devices shall be the same height as the existing rooftop mechanical screening wall on the building rooftop.
4. The rooftop screening devices shall be finished and treated to match the appearance of the existing mechanical penthouse screening wall.
5. The rooftop screening device shall be constructed, treated, and finished to match the color, design, and texture of the existing elevator penthouse, to the satisfaction of the Director of Development Services. The developer should remain aware of the fact that this building is one of the more significant remaining examples in Long Beach of the Art Deco architectural style from the 1920s and 1930s. The developer shall make every effort to complete all exterior visible construction in a manner that is faithful to the original design and construction methods, materials, and finishes for this building, to the satisfaction of the Director of Development Services.
6. Each of the three proposed rooftop screening devices shall be extended on plans as follows, prior to issuance of a building permit, and shall be built accordingly, to accommodate for the potential future co-location at this site by another carrier:
 - a. Screening for the northern array shall be extended to the east by 18 feet, with a depth of 16 feet 8 inches (16'-8");
 - b. Screening for the eastern array shall be extended to the south by 18 feet, with a depth of 8 feet (8'-0") depth; and
 - c. Screening for the southern array shall be extended to the west by 18 feet, with a depth of 15 feet (15'-0").

7. All access doors into the rooftop screening enclosures shall be located so as to provide the least possible visibility of the door from viewing angles at street level.
8. A 10-year review shall be completed for this subject wireless site not later than February 15, 2025, 10 years from the date of final action of this permit.

Standard Wireless Telecommunications Conditions:

9. 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.
10. 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.
11. The operator shall obtain a City of Long Beach Business License for the telecommunications site at the conclusion of the Planning Final Inspection.
12. 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.
13. The use shall not adversely affect the health, peace, or safety of persons residing or working on the premises or in the surrounding area.
14. 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.
15. 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.

16. 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.
17. 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.
18. 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.
19. For roof- or building-mounted wireless facilities, all rooftop and penthouse areas shall be secured to prevent access by unauthorized persons.

Standard Conditions – Plans, Permits, and Construction:

20. 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.
21. 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.
22. 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.
23. 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.

24. 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.
25. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
26. 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.
27. 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.
28. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
29. 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.
30. 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.
31. 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.
32. 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.
33. Energy conserving equipment, lighting, and construction features shall be utilized in this project.

34. 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:

35. 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.
36. 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).
37. 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.
38. 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).
39. 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.

40. 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.
41. 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.
42. Any graffiti found on site must be removed within 24 hours of its appearance.
43. 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.
44. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
45. 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

EXHIBIT F

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-14-062

Project Location/Address: 3980 EAST 7TH STREET.

Project/Activity Description: VERIZON PROPOSES TO INSTALL 12 PANEL ANTENNAS AND (1) 4' MICROWAVE ANTENNA BEHIND NEW FRP ANTENNA SCREENING ON ROOFTOP.

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

Applicant Name: Marilyn Warren OF RELIANT LAND SERVICES FOR VERIZON

Mailing Address: 1745 W. ORANGEWOOD AVE., #103 ORANGE, CA 92668

Phone Number: 714-396-0459 Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1406-19 Planner's Initials: SK

Required Permits: Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15303 New Construction or Conversion of Small Structures

Statement of support for this finding: The project will consist of construction of a new wireless telecommunications facility, behind rooftop screening, on an existing 41-foot-tall data center building and will consist of only a minor modification to the exterior of the structure.

Contact Person: Scott Kensen Contact Phone: (562) 570-6194

Signature: [Signature] Date: 1/26/15