



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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August 18, 2016

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption 16-012 and approve a Conditional Use Permit for a new roof-mounted telecommunication facility for Verizon Wireless on an existing industrial warehouse located in the PD-32 Douglas Park North. (District 5)

APPLICANT: Brianna Noler  
SAC Wireless  
5015 Shoreham Place, Suite 150  
San Diego, CA 92122  
(Application No. 1601-01)

## DISCUSSION

The proposed project is located on the west side of Schauffele Avenue between McGowen Street to the north and Cover Street to the south, (Exhibit A – Location Map). The site is located in the PD-32 Douglas Park zoning district, on an approximately 2.01-acre lot (87,555 square feet), which is improved with a two-story, 39,079-square-foot industrial building currently being used as a warehouse.

The applicant, Verizon Wireless, requests to construct a new roof-mounted wireless telecommunications facility consisting of three sectors, each sector having four panel antennas, with a Remote Radio Unit (RRU) behind each panel antenna accompanied with two Surge Suppression Units (SSU). There will be a total of twelve panel antennas, twelve RRU's, and six SSU's. The proposed facility will be located on the rooftop, screened behind a new parapet wall designed and finished to match the existing building (Exhibit B – Plans and Photo). The applicant is also proposing two equipment cabinets along with a backup diesel generator, which will be placed on the ground floor between the building's southerly staircase and trash enclosure. The equipment cabinets and diesel generator will be screened with a new wall enclosure and metal gate designed to provide adequate ventilation for the accessory wireless equipment. The new enclosure will match the existing enclosure's material, color and height. A new transformer will be installed adjacent to the existing transformer and will be screened by the site's existing landscaping and perimeter fence.

## CHAIR AND PLANNING COMMISSIONERS

August 18, 2016

Page 2 of 2

The applicant has provided a Feasibility Study justifying the proposal of a new telecommunication facility at the site. The study explains the efforts made by the applicant in seeking potential co-location opportunities within the coverage area, including consulting with the other wireless providers on potential future building sites. The study indicates no interest among the other major wireless competitors on existing or new wireless facilities (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 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 is consistent with the General Plan and Zoning Regulations. As the project will provide cellular coverage while having minimal aesthetic effects, the proposed wireless telecommunication facility will not be detrimental to the surrounding community. Lastly, the project will meet all special conditions imposed for telecommunication facilities. (Exhibit F – Findings & Conditions of Approval).

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on July 28, 2016, 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-16-012).

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



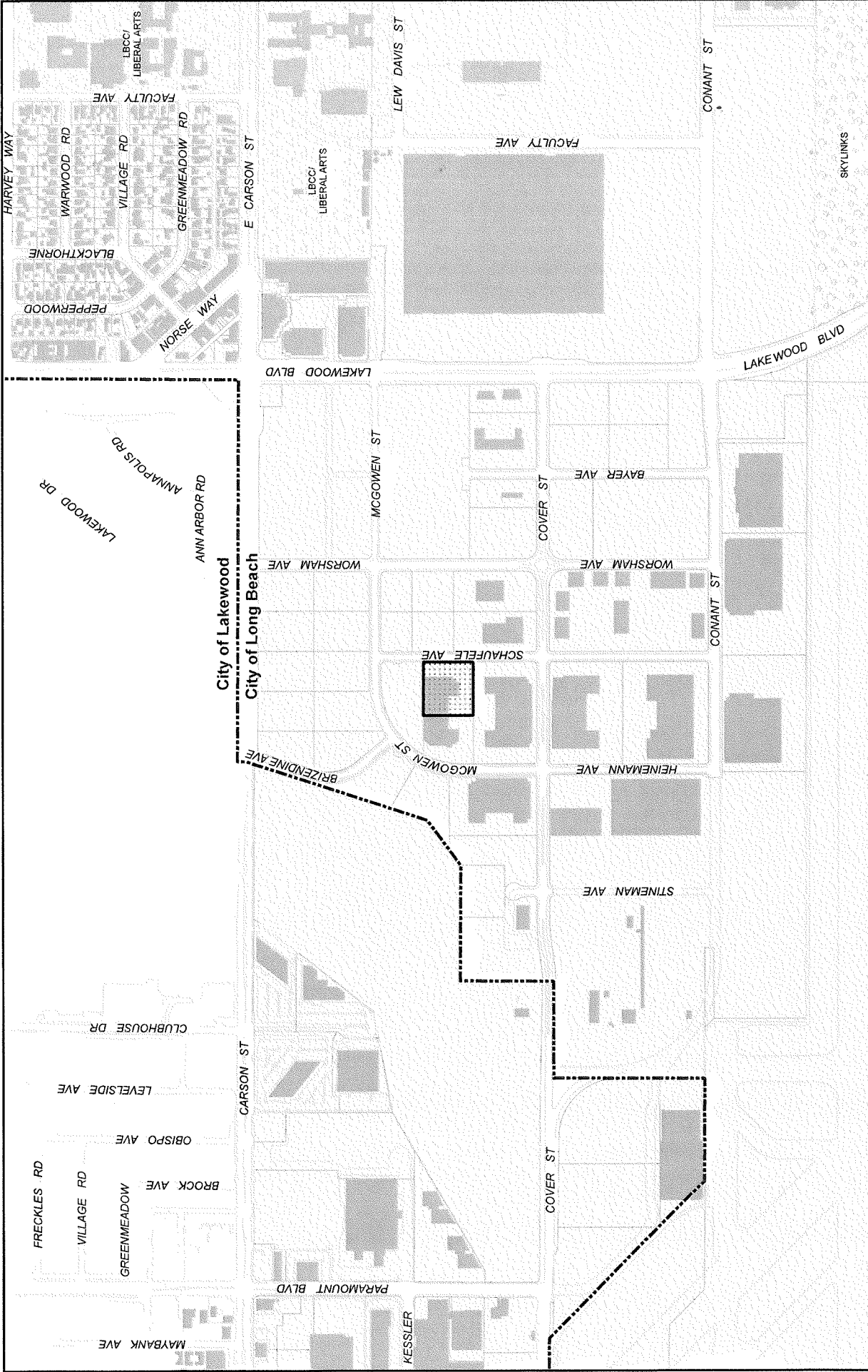
AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

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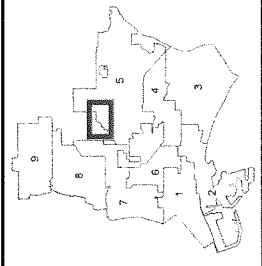
Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans and Photos
- Exhibit C – Feasibility Study
- Exhibit D – Propagation Maps
- Exhibit E – RF Report
- Exhibit F – Findings & Conditions of Approval
- Exhibit G – Categorical Exemption CE-16-012



## Exhibit A

**Subject Property:**  
3851 Schaufele Ave  
Application No. 1601-01  
Council District 5  
Zoning Code : PD-32 SubArea 3



## CONDITIONAL USE PERMIT FINDINGS

3851 Schaufele Avenue

Application No. 1601-01

August 18, 2016

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 of the City's General Plan. LUD #7 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. The proposed project is consistent with the intent of this LUD, as the project has been designed to hide the wireless facility behind a parapet wall to mitigate any negative visual impacts. The associated equipment cabinets and diesel generator will be placed on the ground floor and screened with a wall enclosure, and will not be visible from the street. The project site is located in the PD-32 Douglas Park Planned Development, 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, Remote Radio Units (RRU's), and Surge Suppression Units (SSU's), will be concealed behind a parapet wall designed and finished to match the existing building. The associated equipment cabinets and diesel generator will be placed between the exterior staircase and trash enclosure located on the south side of the building which will be screened from public view. The location of the antennas, RRU's, and SSU's will have minimal effects on the exterior appearance given the measures taken to reduce the negative visual impacts, and is placed in the best

feasible location to optimize wireless coverage. 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.**

**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 proposed facility is designed to be screened with a parapet wall on the roof and enclosure for the ground floor equipment cabinets and backup generator. The parapet wall and enclosure will be treated and finished to match the architecture of the existing building.

**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 to achieve the best optimum coverage needed for the area in which it serves.

**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 (both new build and colocation). The applicant has provided a detailed list of 13 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 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 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 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.

## **CONDITIONS OF APPROVAL**

**3851 Schauffele Avenue**

**Application No. 1601-01**

**August 18, 2016**

### **Special Conditions:**

1. The use permitted on the subject site, in addition to the other uses permitted in the PD-32 Douglas Park zoning district, shall be the use and operation of a wireless telecommunications facility mounted on the rooftop of an existing industrial warehouse, consisting of twelve panel antennas in three sectors of four antennas each, and two remote radio units (RRUs) per sector for a total of six, with equipment cabinets and a back-up generator placed on the ground floor and screened from public view.
2. All antennas including GPS antennas and any future antennas added by the applicant carrier or other carriers, shall be fully concealed behind the approved screening device.
3. The rooftop screening wall shall not be any taller than the height shown on the proposed plans at 50'-0" from finish grade to the top of the proposed parapet screen wall.
4. The rooftop screening wall 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.
5. Allow for co-location opportunities for other wireless providers where technically and economically feasible.

### **Standard Wireless Telecommunications Conditions:**

6. No new 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.
7. 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 Bureau shall be provided to the Planning Bureau prior to the issuance of a building permit.
8. The operator shall obtain a City of Long Beach Business License for the telecommunications site at the conclusion of the Planning Final Inspection.

9. 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.
10. The use shall not adversely affect the health, peace, or safety of persons residing or working on the premises or in the surrounding area.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. For roof- or building-mounted wireless facilities, all rooftop and penthouse areas shall be secured to prevent access by unauthorized persons.



17. The rooftop screening wall shall be enclosed on all four sides.

**Standard Conditions – Plans, Permits, and Construction:**

18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

26. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
27. 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.
28. 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.
29. 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.
30. 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.
31. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
32. 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:**

33. 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.
34. 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).

35. 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.
36. 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).
37. 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.
38. 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.
39. 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.
40. Any graffiti found on site must be removed within 24 hours of its appearance.
41. 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.
42. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
43. 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.