



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

April 4, 2019

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Accept Categorical Exemption CE-18-161 and approve a Conditional Use Permit (CUP18-030) for the installation of a new roof-mounted wireless telecommunications site consisting of eight panel antennas, two wireless raycaps, twelve Remote Radio Units (RRUs), one GPS antenna, and new equipment to be installed in existing cabinets on a roof located at 275 Magnolia Avenue in the Downtown Plan (PD-30) District (Council District 1).

APPLICANT: Lisa Desmond for Verizon Wireless
Delta Groups Engineering
2362 McGaw Avenue
Irvine, CA 92614
(Application No. 1807-03)

PROJECT DESCRIPTION

The project site is the Governor George Deukmejian Courthouse building located at 275 Magnolia Avenue (Exhibit A – Location Map). The courthouse building comprises the entire city block bounded by public streets on all sides, West 3rd Street to the north, Magnolia Avenue to the east, West Broadway to the south, and Maine Avenue to the east. The site is within the Downtown Plan (PD-30) Area and has a General Plan Designation of Land Use District (LUD) No. 7 for Mixed Uses.

Verizon Wireless is requesting to install a new roof-mounted wireless telecommunications site consisting of eight panel antennas, two wireless raycaps, twelve Remote Radio Units (RRUs), one GPS antenna, and new equipment to be installed in existing cabinets on roof to be located within existing screening penthouses (Exhibit B – Plans). The proposed antennas would be located within existing rooftop penthouses.

In order for a wireless telecommunications site to be installed at a new location, a Conditional Use Permit (CUP) must be approved, and positive findings made by the Planning Commission (Exhibit C – Findings). One of the requirements of new cell sites is that they be constructed to accommodate co-location of multiple carriers. Verizon is proposing to accommodate eight panel antennas among two sectors within two existing rooftop penthouses, leaving ample space for other carriers to also locate on the roof within the existing rooftop penthouses. Furthermore, the proposed screening elements used to conceal the panel antennas is a fiberglass reinforced plastic (FRP) panel at the proposed

antenna locations, which will be painted and textured to match the existing penthouse exterior. Since there are multiple rooftop penthouses and additional space within the two subject penthouses, additional carriers can also locate antennas and equipment behind the panels with the expansion of the FRP area to correspond to future antenna locations.

As shown on the photo simulations (Exhibit D – Photo Simulations), the locations of the FRP panels would match the color, texture, and theme of the existing building. The proposed roof-mounted antennas and equipment would be within the enclosed penthouses and under the maximum building height established under PD-30.

In considering the project site as the final location for the proposed cell site, Verizon explored the gap area for site locations. The applicant has provided a site analysis (Study justifying the proposal of the new telecommunication facility at the site (Exhibit E – Site Analysis)). The analysis explains the reason for selecting the project site and efforts made by the applicant in seeking other potential co-location sites. There was no collocation for this site that met Radio Frequency (RF) needs to fill the gap in service coverage. The applicant has also provided propagation maps to illustrate the gap in cellular coverage in the immediate area (Exhibit F – Propagation Maps).

In addition to complying with local development and design regulations, wireless telecommunications sites must also comply with the requirements established by the Federal Communications Commission (FCC). Conditions of Approval are included to reflect the local and federal regulations applicable to the proposed project (Exhibit G – Conditions of Approval). The proposed request is not anticipated to cause any negative impacts as several of the Conditions of Approval include operational standards to ensure that proper maintenance and function of the site. Therefore, staff recommends that the Planning Commission approve the Conditional Use Permit for the installation of a new roof-mounted telecommunications site at 275 Magnolia Avenue, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

In accordance with provisions of the Zoning Ordinance, 1,828 Public Hearing notices were mailed on March 18, 2019. At the time of preparation of this report, staff has not received any correspondence regarding the project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt per Section 15301, Existing Facilities, and Section 15303, New Construction or Conversion of Small Structures, as the project consists of the installation of a roof-mounted cell site within existing rooftop penthouses on the existing courthouse building (CE18-161).

CHAIR AND PLANNING COMMISSIONERS

April 4, 2019

Page 3 of 3

Respectfully submitted,



MARYANNE CRONIN
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO: mc

P:\Planning\PC Staff Reports (Pending)\2019\2019-04-04\275 Magnolia Ave -MC\Staff Report\Staff Report - 275
Magnolia Ave - 1807-03.doc

Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans & Photos
- Exhibit C – Findings
- Exhibit D –Photo Simulations
- Exhibit E – Site Analysis
- Exhibit F – Propagation Maps
- Exhibit G – Conditions of Approval