AGENDA ITEM No. 2

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

October 5, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-17-067 and approve a Conditional Use Permit for the construction of a new 65-foot-high multi-carrier monopine and associated equipment cabinet located at 1313 Artesia Boulevard in the Community Auto-Oriented Commercial (CCA) zone. (District 9)

APPLICANT: Adan Madrid for Verizon Wireless
18401 Von Karman Avenue, Suite 400
Irvine, CA 92612
(Application No. 1703-25)

DISCUSSION

The proposed project is located on the north side of Artesia Boulevard, between Orange and Gundry Avenues (Exhibit A – Location Map). The site is located in the Community Auto-Oriented District (CCA) on an approximately 101,400-square-foot lot, developed with a 27,994-square-foot supermarket. The site is surrounded by residential uses to the north and east, strip commercial to the south, and a fire station to the west.

The request is for a Conditional Use Permit to allow a new 65-foot-high multi-carrier monopine and associated equipment cabinet screened by a block wall with wrought iron access gates (Exhibit B – Plans & Photos). The monopine will consist of equipment for up to two carriers each consisting of 3 sectors, 12 panel antennas, and 18 remote radio units (RRUs). The equipment for the first carrier will be established with a radius centered at 51 feet high with a secondary carrier able to collocate under the primary carrier's equipment. The proposed monopine will be designed to imitate the appearance of a natural pine tree, with antennas painted green and covered with pine needle socks. The structure will also be textured to imitate the appearance of natural tree bark.

The project will also include two equipment cabinets that will enclose the mechanical equipment and a stand-by generator to power the wireless facility. The equipment cabinets and generator will be located at the northeast portion of the site, screened by an 8-foot-high block wall/wrought iron enclosure and the existing perimeter block wall that encompasses a significant portion of the project site.

The site is located in the CCA zone adjacent to single-family and multi-family-residential properties to the north and east. The CCA zone allows structures at a maximum height of 120 feet. As the subject site is in close proximity to residential neighborhoods, staff is supportive of a monopine at a maximum height of 65 feet, with collocation opportunities available to future carriers. The applicant has worked collaboratively with staff to further reduce the overall height, design, and number of carriers allowed for this site based on site specific conditions. Previous freestanding cell sites were generally devoid of any faux screening elements such as pine tree foliage. However, because the project site is located in an area of high visibility, staff recommends incorporation of the monopine, as proposed.

The applicant has provided a site analysis (Study) justifying the proposal of the new telecommunication facility at the site (Exhibit C – Site Analysis). The analysis explains the reason for selecting the existing site and efforts made by the applicant in seeking other potential co-location sites. In total, five other sites in the immediate vicinity were explored, including the City of Long Beach Fire Station #12, located at 1197 Artesia Boulevard. In addition to the applicant's outreach to the Fire Department, Planning staff also consulted with the Fire Department regarding possible collocation opportunities at their existing facility. Fire's determination was that additional antennas or equipment were not appropriate at their location.

Staff concurred with the applicant that of the various locations considered, the current site offers the best height, distance from existing in-network facilities, and adequate space necessary to serve the wireless network deficiencies. Other sites in which reasonable attempts were made to locate the proposed facility include 6900 Orange Avenue, 6565 Orange Avenue, 1115 E. Artesia Boulevard, and 6698 Orange Avenue. These sites were not optional because of lack of wireless coverage goals or lack of property owner participation.

The applicant has also provided propagation maps and a Radio Frequency (RF) Report. The purpose of the propagation maps is to illustrate the gap in cellular coverage in the area (Exhibit D – Propagation Maps). The RF report demonstrates that the new facility will be in compliance with the emissions limits established by the Federal Communication Commission (FCC) (Exhibit E – RF Report).

In order for a wireless telecommunications facility to be installed at a new location, a Conditional Use Permit must be approved, and positive findings made by the Planning Commission. One of the standard code requirements for new cell sites is that they be constructed to accommodate co-location of multiple carriers. Verizon has designed the monopine to accommodate their own antennas and those of an additional carrier, while also complying with the maximum height standards for free-standing cellular structures. Although the Telecommunications Ordinance discourages the use of artificial trees to act as self-contained screening devices, in the context of site location, the proposed monopine is preferable to a bare monopole. The applicant and staff have worked together and determined that the option of installing a monopine is more aesthetically pleasing and compatible with the surrounding neighborhood.

The proposed project site is consistent with the General Plan and Zoning Regulations, as the project will provide cellular coverage while blending in with the surrounding aesthetics. Lastly, the project will meet all special conditions imposed for the telecommunication facility (Exhibit F – Findings & Conditions of Approval).

PUBLIC HEARING NOTICE

Public hearing notices were distributed on September 18, 2017, 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-17-067).

Respectfully submitted,

Linda F. Tatum

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:CJ

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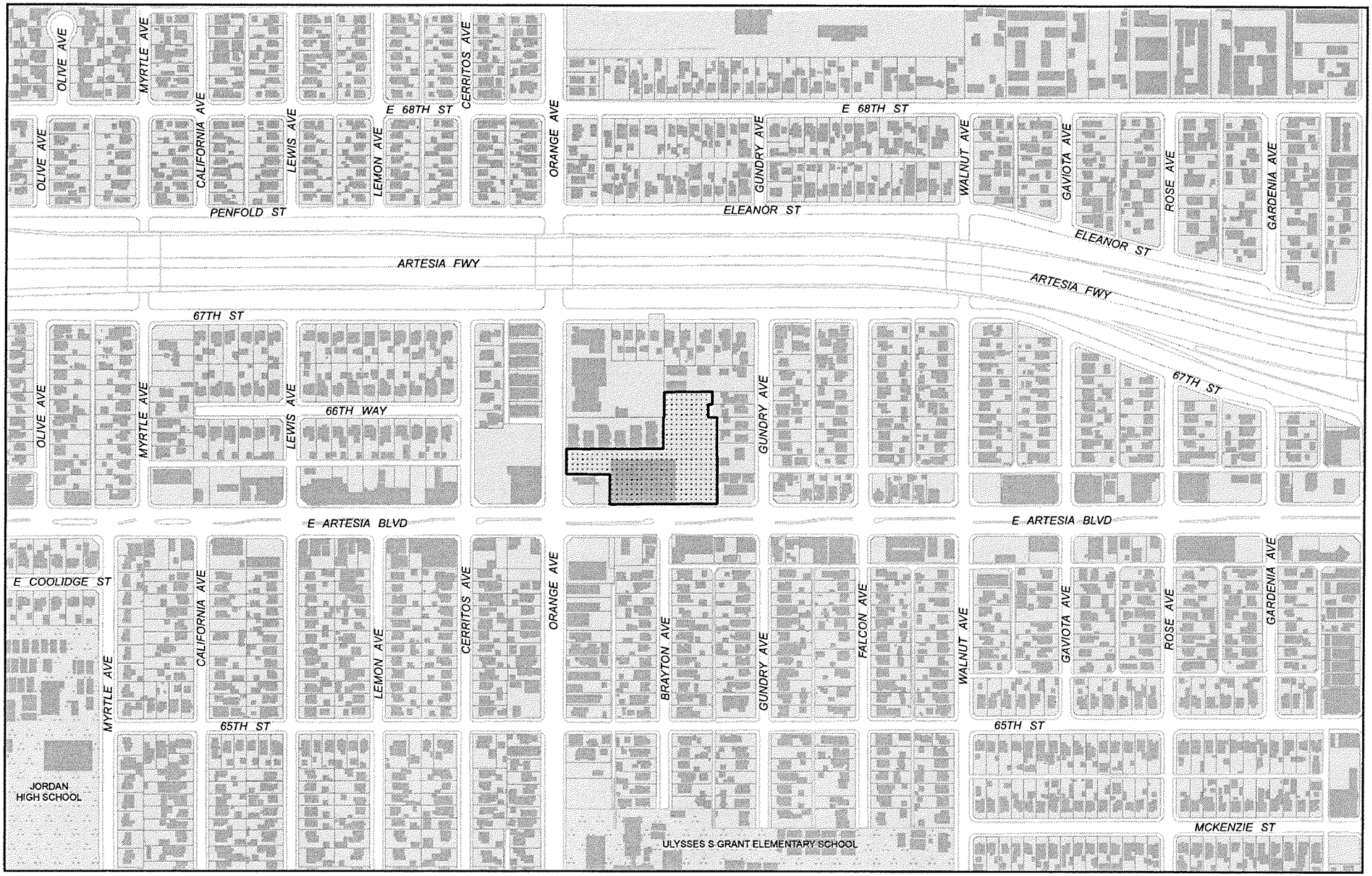
Attachments:
Exhibit A – Location Map
Exhibit B – Plans and Photos
Exhibit C – Site Analysis
Exhibit D – Propagation Maps
Exhibit E – RF Report
Exhibit F – Findings and Conditions of Approval
Exhibit G – Categorical Exemption CE-17-067



Subject Property:

1313 E Artesia Blvd
Application No. 1703-25
Council District 9
Zoning Code : CCA

Exhibit A

N

200 100 0 200 400 Feet

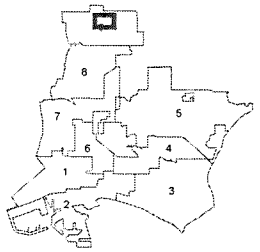


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EXHIBIT C

Proposed Verizon Wireless Telecommunication Facility

1313 E. Artesia Blvd., Long Beach

Project Description

The applicant, Verizon Wireless, is proposing to construct a new unmanned wireless telecommunications facility at 1313 E. Artesia Blvd. The subject property is zoned Community Commercial Automobile (CCA) and is improved with a Big Saver retail store and a surface parking lot. The proposed wireless telecommunications facility will consist of a new 65' tall monopine tree pole supporting twelve (12) 8' panel antennas, eighteen (18) Remote Radio Unit (RRU's), three (3) surge suppressors and one (1) 4' diameter microwave dish to be located in a planter near the northeast corner of the parking lot. In addition to the monopine, Verizon is proposing to place two (2) equipment cabinets and stand-by diesel powered generator within a 6'-8" x 20' equipment enclosure in a landscape area near the northeast corner of the property. The equipment enclosure will be enclosed with a block wall so that the equipment cabinets will not be visible to the general public.

Verizon has been searching for a location for a new wireless facility in the general area since 2013 to close a gap in coverage and off-load network traffic from surrounding Verizon cell sites. After an exhaustive review of commercially-zoned properties in the surrounding area, this location was selected due to its location (will provide the coverage needed to address the gap in coverage) and willingness of the property owner to enter into a lease agreement with Verizon.

Alternative Sites Analysis

As mentioned above, Verizon has been searching for a location to construct a new wireless telecommunications facility in this area of Long Beach since 2013. Initially, Verizon sought to collocate the proposed facility on an existing tower however, there are only two towers within a one-mile radius of the search ring. The existing tower locations are discussed below:

1. 1197 E. Artesia Blvd. (City of Long Beach Fire Station #12)

   Verizon contacted the City of Long Beach to explore the possibility of collocating the proposed wireless facility on an existing monopole at the fire station. However, after reviewing the proposal, the Fire Department declined Verizon's offer due to their future need for the tower and space restrictions on the property.

2. 6900 Orange Ave. (SCE Substation)

   Verizon explored the possibility of utilizing an existing tower located at an SCE substation however, SCE declined Verizon's offer due to existing equipment on the tower and plans for future equipment to be placed on the tower. In addition, the location of this property was not ideal as it is north of the 91 Freeway and close to an existing Verizon wireless facility.

In addition to these two existing towers, Verizon contacted several other property owners to explore the possibility of placing the proposed facility on their property. There are no buildings in the immediate vicinity that are over two stories in height which precluded Verizon from proposing a rooftop design. Furthermore, many of the properties along Artesia Blvd. are small retail/commercial uses and do not have the required space for the proposed pole and equipment enclosure. Verizon contacted the owners of the properties listed below as part of their due diligence:

1. 6565 Orange Ave.

   This property is improved with a church and there is an existing wireless facility on the property however, due to limited space and restrictions in the lease with the existing wireless carrier, the church management declined to enter into a lease with Verizon.

2. 1115 E. Artesia Blvd.

   This property is an unimproved commercially -zoned lot with a billboard. The owner declined to enter into a lease agreement with Verizon.

3. 6698 Orange Ave.

   This property is located directly to the west of the subject property and is improved with a church and pre-school. Space limitations on the property and a decision by the church management not to enter into a lease agreement prevented Verizon from pursuing this property further.

Based on the responses from the owners of the properties discussed above and the lack of space on other properties along Artesia Blvd. and Orange Ave., the subject property is the best location for the proposed wireless telecommunications facility. The facility has been designed to appear as a pine tree and can accommodate a second carrier's antennas, minimizing the potential aesthetic impacts on the surrounding properties and the need for a future vertical element. Furthermore, both the monopine and equipment enclosure are proposed to be located near the rear of the property which will also reduce the aesthetic impact on people driving and walking along Orange Avenue and Artesia Blvd. The proposed location will allow Verizon Wireless to fill a significant gap in coverage, off-load network traffic from other near-by

sites, and provide the latest in wireless telecommunications services and technologies to its customers in this part of Long Beach.

Verizon Wireless • Proposed Base Station (Site Name "H... ...)
1313 East Artesia Boulevard • 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 "Hull City") proposed to be located at 1313 East Artesia Boulevard 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 on a tall steel pole, configured to resemble a pine tree, to be sited at 1313 East Artesia Boulevard in Long Beach. The proposed operation will 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)	5–80 GHz	5.00 mW/cm^2	1.00 mW/cm^2
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	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.

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 construction drawings by Infinigy Engineering, dated November 2, 2016, it is proposed to install twelve Andrew directional panel antennas – nine Model SBNHH-1D65C and three Model JAHH-65C – on a new 60-foot steel pole, configured to resemble a pine tree, to be sited in a planted area in the parking lot of the commercial building located at 1313 East Artesia Boulevard in Long Beach. The antennas would employ up to 4° downtilt, would be mounted at an effective height of about 39 feet above ground, and would be oriented in groups of four toward 110°T, 230°T, and 350°T, to provide service in all directions. The maximum effective radiated power in any direction would be 13,610 watts, representing simultaneous operation at 5,660 watts for AWS, 5,180 watts for PCS, 1,000 watts for cellular, and 1,770 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.050 mW/cm^2, which is 5.1% of the applicable public exposure limit. The maximum calculated level at the pre-school to the west is 0.57% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 4.7% of the public

* Including the residences located at least 65 feet away, based on photographs from Google Maps.

exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

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 1313 East Artesia Boulevard in Long Beach, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will 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 standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.
707/996-5200

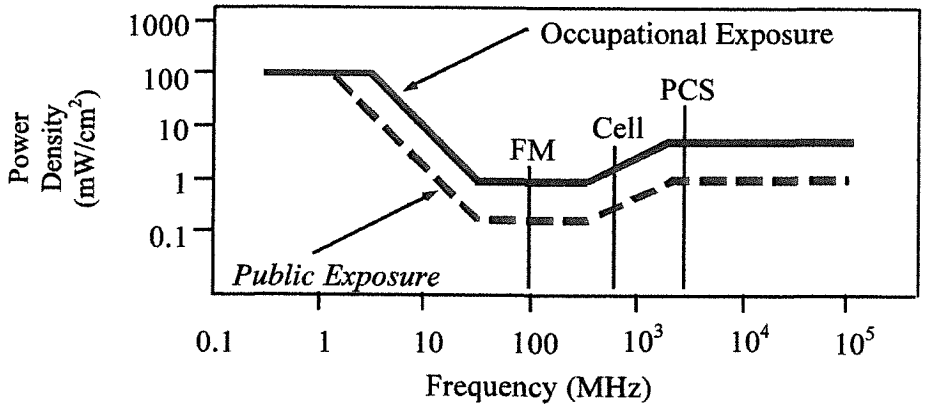
December 20, 2016

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



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.

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/cm^2,

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/cm^2,

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:

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

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 x 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.

EXHIBIT F

CONDITIONS OF APPROVAL
1313 E. Artesia Boulevard
Application No. 1703-25
October 5, 2017

Special Conditions:

1. The Conditional Use Permit approval is for the installation of an 65-foot-high multi-carrier monopine and associated equipment cabinets on a property currently developed with an existing supermarket located at 1313 E. Artesia Boulevard. The monopine will consist of up to two carriers each consisting of three sectors, with twelve panel antennas, remote radio units (RRUs) and ray cap surge protectors (RSP). The project shall be developed in accordance to plans and photo simulations submitted and filed under Application No. 1703-25.

2. Any private easement proposed or used by the carrier or operator of this wireless telecommunication facility for the purposes of accessing the ground equipment areas shall be extended to any other future carrier or operator that is co-located at this site. A copy of any established private easements shall be provided to the Planning Bureau.

3. Continued maintenance, repair, and replacement of any portion of the monopine and any of its associated equipment (i.e. pole, cables, antennas, pine socks, equipment cabinets, perimeter screening, etc.) shall be performed to the satisfactory of the Director of Development Services to ensure the wireless telecommunication facility does not create added visual blight to the sensitive areas the proposed project surrounds.

Standard Wireless Telecommunications Conditions:

4. No 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.

5. 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 Division shall be provided to the Planning Bureau prior to the issuance of a building permit.

6. The operator shall obtain a City of Long Beach Business License for the telecommunications site at the conclusion of the Planning Final Inspection.

7. Each new cellular or personal communication station will be subject to a ten 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.

8. The use shall not adversely affect the health, peace, or safety of persons residing or working on the premises or in the surrounding area.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

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 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 (11" x 17") 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 Police Department for their determination of compliance with Police Department security recommendations.

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, 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 two years 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 two 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. Placement of any temporary wireless transmitting/receiving facility on this site shall be prohibited.

31. 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.

32. 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).

33. 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.

34. 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.

35. 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.

36. Any graffiti found on site must be removed within 24 hours of its appearance.

37. 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.

38. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.

39. 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.

CONDITIONAL USE PERMIT FINDINGS

1313 E. Artesia Blvd.
Application No. 1703-25
October 5, 2017

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 #8R- Mixed Retail-Residential Strip District of the City's General Plan. LUD #8R 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. Free-standing wireless facilities are allowed through the Conditional Use Permit process, subject to the special conditions enumerated in Section 21.56 of the municipal code. The monopine will be 65 feet high and is within the maximum height requirements of 120 feet established for wireless facilities within the Community Auto-Oriented Commercial (CCA) zone. The design of the monopine is the most logical option of aesthetic compatibility given the surrounding residential land and commercial land uses. The project proposal also includes a ground lease area consisting of a block wall and wrought iron enclosure to screen equipment cabinets. The project, as conditioned, will carry out the zoning regulations applying to this district. Approval of this project would be consistent with both the General Plan and the applicable 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). The monopine will be 65 feet in height and constructed to mimic the natural trees in the immediate area. Conditions of approval are incorporated to ensure continual maintenance of the monopine and all pertinent equipment. The antennas will be painted green and covered with pine socks and the pole will be painted brown and have texture to imitate the appearance of natural tree bark. The associated equipment cabinets and generator will be screened by

a block wall enclosure, inaccessible to the general public. No public health, safety, general welfare, environmental quality, or quality of life impacts are expected for this project.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.56.

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 project site consists of a 27,994-square-foot supermarket located within the CCA zone. It is surrounded by residential neighborhoods and strip commercial areas. Regarding freestanding structures, although the code calls for the installation of monopines as a last option, due to site context, the proposed monopine offers the best option of compatibility. The proposed facility has been analyzed and a monopole design was not suitable for this location. The monopine will minimize the visual impact associated with freestanding wireless telecom sites by camouflaging the antennas that would otherwise be visible on a bare monopole.

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

Positive Finding: As the site is directly adjacent to residential neighborhoods and small-scale commercial, the most appropriate design option for the freestanding cell site is the proposed monopine structure mimicking the appearance of the natural trees in the immediate vicinity. Therefore, alternative configurations would not increase community compatibility.

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

As indicated in the Site Analysis, the proposed monopine will fill a coverage gap in the area. Alternative sites were explored and solicited, including an existing cellular tower at the Long Beach Fire Station #12. The Long Beach Fire Department declined the opportunity for collocation of additional antennas on their existing cell site. The other alternative sites were deemed unfeasible because of failure to meet coverage needs or lack of interest from respective property owners to lease out needed space.

Exhibit F

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. As proposed, the project provides the most aesthetically compatible means of constructing a wireless facility that would allow them to close the gap in coverage.

E. The applicant has submitted a statement of its willingness to allow other wireless service providers to collocate on the proposed Wireless Telecommunications Facility wherever technically and economically feasible and where collocation 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. Furthermore, plans indicate the intent to allow an additional carrier to collocate on the proposed structure.

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 typically associated in an industrial area.

NOTICE of EXEMPTION from CE... EXHIBIT G

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
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., Room 1201
Norwalk, CA 90650

Project Title: CE-17-067

Project Location/Address: 1313 E. Artesia Blvd., Long Beach, CA 90805

Project Activity/Description: Installation of a new unmanned wireless telecommunications facility consisting of a 60' tall antenna support structure designed as a Pine tree, 12 panel antennas, 15 RRU's, 3 surge suppressors, 3 equipment cabinets, 1 emergency diesel generator with a 54 gallon tank and misc. cables and connections.

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

Applicant Name: Scott Longhurst for Verizon Wireless

Mailing Address: 18401 Von Karman Avenue, Suite 400, Irvine, CA 92612

Phone Number: (310) 493-1278 Applicant Signature:

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1703-25 Planner's Initials: CJ

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 or Conversion of Small Structures

Statement of support for this finding: Construction of new, small telecommunications facilities

Contact Person: Craig Chalfant Contact Phone: 562-570-6368

Signature: Date: 9/20/17

Revised June 2016