

CONDITIONAL USE PERMIT
Findings
88 Victoria Street (APN: 7306-022-054)
Application No. 2211-14 (CUP22-036, TEL22-083)
September 7, 2023

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 Ordinance. These findings along with staff analysis are presented below 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;

The site has a General Plan designation of Industrial. The General Plan envisions the city as a modern, connected, technologically savvy city. The Land Use Element Policy 3-1 further acknowledges telecommunications as part of the industrial matrix that encapsulates a forward-advancing city. Accordingly, the proposed project will provide for public wireless coverage to the surrounding regional uses. The site is further located in the General Industrial Zoning District. Wireless telecommunication facilities are allowed in this zone through the Conditional Use Permit process, subject to conditions of approval. Approval of this project would be consistent with the General Plan and Zoning regulations.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

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, with the proposed location, no detrimental visual effects are expected upon the surrounding area. 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 SPECIFIC CONDITIONAL USE, ASSISTED IN CHAPTER 21.52

Findings for wireless telecommunication facilities are found in chapter 21.56.140(G) as follows:

A. THE PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY HAS BEEN DESIGNED TO ACHIEVE COMPATIBILITY WITH THE COMMUNITY TO THE MAXIMUM EXTENT REASONABLY FEASIBLE;

The location of the proposed installation of the wireless facility lends itself to community compatibility as it is placed at the rear corner of the property, behind the existing building, nestled against the 710 freeway where rows of screening landscape trees and shrubbery currently exist. This location results in the least detrimental visual impact as the existing landscape will help buffer the monopole.

B. AN ALTERNATIVE CONFIGURATION WILL NOT INCREASE COMMUNITY COMPATIBILITY OR IS NOT REASONABLY FEASIBLE;

Alternative industry installations include mono-eucalyptus wireless facilities. With the included conditions of approval to the unscreened monopole, the proposed monopole wireless facility offers the most compatible configuration for community compatibility. Furthermore, this project includes the allowance for two other carrier installations which would result in two less additional wireless installations throughout the community.

C. THE LOCATION OF THE WIRELESS TELECOMMUNICATIONS FACILITY ON ALTERNATIVE SITES WILL NOT INCREASE COMMUNITY COMPATIBILITY OR IS NOT REASONABLY FEASIBLE;

Within the wireless coverage limits of the antenna equipment, no other alternative sites were successfully found. This site lends itself to erect a wireless facility as visual impacts are sharply limited in this circumstance. Alternative sites would thus not significantly increase community compatibility.

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;

The proposed facility increases the applicant's cellular coverage while facilitating the latest technological antennas to serve the public. Furthermore, the facility allows for two other carrier installations to further close service gaps and offer the consumer alternative connectivity options.

E. THE APPLICANT HAS SUBMITTED A STATEMENT OF ITS WILLINGNESS TO ALLOW OTHER WIRELESS SERVICE PROVIDERS TO CO-LOCATE ON THE PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY WHEREVER TECHNICALLY AND ECONOMICALLY FEASIBLE AND WHERE CO-LOCATION WOULD NOT HARM COMMUNITY COMPATIBILITY; AND

The applicant has submitted a statement of willingness to allow two other wireless service providers to collocate on the proposed facility.

F. NOISE GENERATED BY EQUIPMENT WILL NOT BE EXCESSIVE, ANNOYING NOR BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

Conditions of approval require that any noise generated meet the city adopted Chapter 8.80 - Noise Ordinance. The proposed equipment enclosure will be constructed of 8-foot-tall CMU block wall, which will provide noise screening for any operational activity noises. The Monopole and equipment enclosure are also located to rear south corner of the property, adjacent to the 710 Long Beach Freeway, which is located away from residential and pedestrian access. Therefore, the noise generated by equipment will not be detrimental to the public health, safety, and welfare.

4. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

Section 21.45.400 specifies specific types of projects that require compliance with green building standards. The proposed use is not one of the types of projects that require compliance with Section 21.45.400, and therefore, this section of the Municipal Code would not be applicable to the proposed use.