

## **CONDITIONAL USE PERMIT FINDINGS**

**1147 E. South Street  
Application No. 1807-08  
March 21, 2019**

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 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;**

The project site is located in Land Use District #8R – Mixed Retail-Residential Strip, which is intended to a land use environment in which residential uses predominate on the frontages of certain main streets, but in which some retail uses may occupy the ground floors of the residential buildings. Although the need for wireless telecommunications facilities is not addressed specifically in LUD #8R, wireless cell sites provide a necessary service for the immediate local area. The proposed project will fill a gap in local cellular coverage to local residents, as well as motorists in the area. Roof-mounted wireless installations are allowed through the Conditional Use Permit process, subject to the special conditions enumerated in Sections 21.52.210 or 21.56 of the Municipal Code, as applicable. 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**

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 roof-mounted antennas will not have an adverse visual impact upon the surrounding area, as they will be well camouflaged to match the existing architectural features of the building. No public health, safety, general welfare, environmental quality, or quality of life impacts are expected to result from the project.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.**

Because the project consists of a roof-mounted wireless site, and because Section 21.52.210 refers specifically to cellular sites with monopoles, staff has determined that the Special Development Standards of Section 21.56 (Attached/roof-mounted cellular and personal communication services) apply to this project instead.

**Section 21.56 sets forth the following development standards for wireless telecommunications facilities:**

**A. Location. New wireless telecommunications facilities shall not be located in Residential (R) or Institutional (I) zoning districts, or Residential/Institutional Planned Development (PD) Districts (as defined in Subsection 21.56.020.H);**

The subject site is located within the Neighborhood Commercial and Residential (CNR) District. Therefore, a positive finding can be made.

**B. Co-location required where possible. New wireless telecommunications facilities shall not be located in areas where co-location on existing facilities would provide equivalent coverage, network capacity, and service quality with less environmental or aesthetic impact;**

The proposed wireless cell site is located in an area where T-Mobile lacks adequate signal coverage. There are no other existing cell site facilities that would provide coverage that is equivalent to what the applicant is proposing at the subject site.

**C. Accommodation of co-location. Except where aesthetically inappropriate in the determination of the Staff Site Plan Review Committee, new wireless telecommunications facilities shall be constructed so as to accommodate co-location, and must be made available for co-location unless technologically infeasible.**

The proposed project incorporates a roof-mounted screening parapet that can accommodate expansion and allows adequate space to for co-location of other carriers in the future.

**D. The adverse visual impact of wireless telecommunications facilities shall be avoided, minimized, and mitigated.**

The proposed wireless cell site will be screened by a decorative parapet that matches the architecture of the existing building to mitigate any adverse visual impacts.

**E. Pole design. Use of monopoles that attempt to replicate trees or other natural objects are strongly discouraged and shall be used only as a last resort when all other options have been exhausted.**

The proposed project consists of a roof-mounted wireless telecommunications site and will not be a freestanding facility.

**F. Paint colors. Paint colors for a wireless telecommunications facility and co-location facility shall minimize the facility's visual impact by blending with the surrounding environment, terrain, landscape, or buildings (not sky colors, as the sky is a luminous source of light at all times and no non-luminous object can physically be made to blend with the sky).**

The proposed cell site will match the existing building in color and texture.

**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**

This project does not include the development of any new building square footage and consists of the installation of a new wireless cell site upon the roof of an existing building.