

September 7, 2023

**CHAIR AND PLANNING COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

Accept Categorical Exemption (CE23-085);

Approve a Conditional Use Permit (CUP22-036) and adopt findings and conditions of approval thereto, to construct and operate a new 75-foot-tall monopole wireless telecommunications facility and related equipment located at 88 Victoria Street (APN:7306-022-054) in the General Industrial (IG) Zoning District. (District 9)

**APPLICANT:** Eukon Group  
c/o John McDonald  
for AT&T  
65 Post Suite 100  
Irvine CA 92618  
(Application No. 2211-14(CUP22-036, TEL22-083))

**DISCUSSION**

The applicant is requesting approval of a Conditional Use Permit (CUP) to erect a new 75-foot-high monopole wireless telecommunication facility with ancillary unmanned ground-mounted equipment located within an enclosed concrete masonry (CMU) block wall and chain link fence lease area including equipment pads (Attachment A – Project Plans) with AT&T as the primary carrier.

The subject site is a rectangular shaped lot, situated on the south-east corner of Victoria Street and Long Beach Boulevard (Attachment B – Vicinity Map). The wireless telecommunication facility would be a new unscreened mono pole, 75 feet in height, located to the southwestern portion of the project site. It has a zoning designation of General Industrial and a General PlaceType designation of Industrial. The surrounding uses include the warehouse uses to the north and west, the Interstate 710 (I-710) to the south, and commercial uses to the east.



## CHAIR AND PLANNING COMMISSIONERS

September 7, 2023

Page 2 of 2

The City of Long Beach recognizes that certain types of land use, such as wireless telecommuting facilities, due to the nature of the use, require individual review through a CUP. Such review shall determine whether the type of use proposed, or the location of that use, is compatible with surrounding uses, or can be made compatible with surrounding uses, through the imposition of development conditions. Findings required for this proposal thus include compatibility of aesthetics and noise, among others which can be made in the affirmative for the proposed project (Attachment C - Findings). The proposed location of the monopole on the site lends itself to the use as it is not only surrounded by screening landscape, but also tucked at the rear of the lot adjacent to cargo storage located on 100 W. Victoria Street and abutting the I-710. The proposed cellular installation includes the use of paint to help further conceal the installation and the ground mounted equipment will be screened enclosed by an eight-foot-high concrete masonry wall. Conditions of approval include a ten-year review period contingent upon approval (Attachment D – Conditions of Approval).

Staff recommends approval of this CUP, as the project is consistent with the requirements of the Zoning Regulations and should not result in the installation of a new telecommunications facility.

### PUBLIC HEARING NOTICE

A total of 222 Public Hearing notices were distributed on August 23, 2023, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. No comments have been received at the time of writing this staff report.

### ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the project is exempt per section 15303 New Construction of small structures Categorical Exemption (CE23-085), as the scope of the project is consistent with the parameters for new construction.

Respectfully submitted,



LIANA ARECHIGA  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER

CHAIR AND PLANNING COMMISSIONERS

September 7, 2023

Page 3 of 3

A handwritten signature in blue ink that reads "Christopher Koontz". The signature is fluid and cursive, with the first name "Christopher" and last name "Koontz" clearly distinguishable.

CHRISTOPHER KOONTZ, AICP  
DIRECTOR OF DEVELOPMENT  
SERVICES

CK:ASR:AO:la

Attachments:

- Attachment A – Project Plans
- Attachment B – Vicinity Map
- Attachment C – Findings
- Attachment D – Conditions of Approval