

CONDITIONAL USE PERMIT
Findings
7006 Long Beach Blvd. (APN: 7304-001-802)
Application No. 2202-42 (CUP22-004)
January 5, 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 Open Space. 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. In addition, the Open Space PlaceType is intended to allow for utilities and infrastructure as well as land for environmentally sensitive resources. Accordingly, the proposed project will provide for public wireless coverage to the surrounding regional uses. The site is further located in the Public Right-of-Way 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;

This location results in the least detrimental visual impact as the proposed use is located approximately 920 feet from Long Beach Boulevard, and the adjacent SCE Edison equipment helps to conceal the Wireless equipment which is much smaller in size.

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

Alternative industry installations and the alternative site analysis indicate a different site would potentially require placing the facility in areas with a higher interaction with the community. By placing the facility at the proposed location, the carrier is able to increase wireless coverage in a reasonably feasible manner.

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 letter from SCE indicating that co-location on the tower is not feasible to maintain the structural integrity of the tower.

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 noise ordinance. Due to the nature of the proposed use, however, normal operating noise should be nearly nonexistent.

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.