

January 5, 2023

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Accept Categorical Exemption (CE22-020) and approve a Conditional Use Permit (CUP22-004) to allow the operation of a new utility mounted wireless telecommunication facility on an existing Southern California Edison (SCE) tower at 7600 Long Beach Boulevard (APN: 7304-001-802) in the Public Right-of-Way (PR) Zoning District. (District 9)

**APPLICANT:**

Motive Infrastructure Solutions  
c/o Patrick Griffin  
for Dish Mobile  
17260 Newhope Street  
Fountain Valley, CA 92708  
(Application No. 2202-42)

**DISCUSSION**

The applicant is requesting approval of a Conditional Use Permit (CUP) to erect a new 61-foot-high wireless telecommunication facility with ancillary unmanned ground-mounted equipment including an equipment pad (Attachment A – Project Plans) with Dish Mobile as the primary carrier. The site is located on an existing Southern California Edison (SCE) utility tower.

The subject site is a rectangular shaped lot, situated on the south-east corner of Long Beach Boulevard and Greenleaf Boulevard (Attachment B – Vicinity Map). The wireless telecommunication facility would be attached to an existing SCE tower on the easterly portion of the site, approximately 920 feet from Long Beach Boulevard, approximately 93 feet from the residences to the south, and 100 feet from residences to the north that are located in an unincorporated area of Los Angeles County. It has a zoning designation of Public Right-of-Way and an Open Space General Plan PlaceType designation. The surrounding uses include the SCE utility easement along with agricultural nurseries to the east and west and residential uses to the north and south.



The City of Long Beach recognizes that certain types of land use, such as wireless telecommunications 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 61-foot tall wireless telecommunication facility on the site lends itself to the use as it is surrounded by existing SCE equipment which minimizes visual impact to the public. In addition, the proposed wireless telecommunication facility is placed to the far east side of the lot providing a significant distance from Long Beach Boulevard. The ground mounted equipment will be screened enclosed and screened 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 including the required findings, and will result in the installation of a new, inconspicuous, telecommunications facility.

### **PUBLIC HEARING NOTICE**

A total of 272 Public Hearing notices were distributed on December 22, 2022, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. No comments have been received in response to the public hearing notice at the time of writing this staff report.

In response to the Notice of Received Application routed prior to the public hearing notice, staff received correspondence from Monica Rodriguez, President of Starr King Neighborhood Association, requesting additional information on procedure, aesthetics and requested a public hearing. Staff answered questions posed, offered to present plans prior to the tentatively scheduled public hearing and provided applicant contact information. Staff received no further communication from Ms. Rodriguez.

### **ENVIRONMENTAL REVIEW**

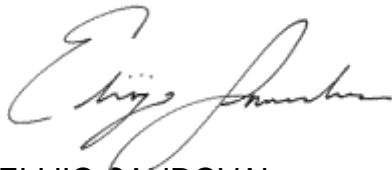
In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the project is exempt per section 15303 New Construction of small structures Categorical Exemption (CE22-020), as the scope of the project is consistent with the parameters for new construction.

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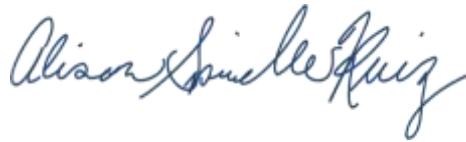
Respectfully submitted,



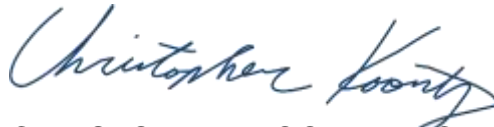
ELIJIO SANDOVAL  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



ALISON SPINDLER-RUIZ  
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

CK:ASR:AO:ES

Attachments:

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