

# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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March 21, 2019

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Accept Categorical Exemption CE-18-166 and approve a Conditional Use Permit (CUP18-040) for the installation of a new roof-mounted wireless telecommunications site consisting of nine panel antennas, nine Remote Radio Units (RRUs), and two radio equipment cabinets located at 1147 E. South Street in the Neighborhood Commercial and Residential (CNR) District (Council District 9).

APPLICANT: Tony Kassas for T-Mobile  
2500 Red Hill Avenue, Suite 240  
Santa Ana, CA 92705  
(Application No. 1807-08)

### PROJECT DESCRIPTION

The project site is located on the northeast corner of South Street and Cerritos Avenue (Exhibit A – Location Map). The site is 8,250 square-feet in area and is developed with a 2-story, 16,000 square-foot commercial building. The site is within the Neighborhood Commercial and Residential (CNR) District and has a General Plan Designation of LUD #8R for Mixed Retail-Residential Strip. It is bordered to the north, south and west by properties and to the east by a liquor store.

T-Mobile is requesting to install a new roof-mounted wireless telecommunications site consisting of nine panel antennas, nine Remote Radio Units (RRUs), and two radio equipment cabinets to be located behind screening elements designed to match the color and texture of the existing building (Exhibit B – Plans & Photos).

In order for a wireless telecommunications site to be installed at a new location, a Conditional Use Permit (CUP) must be approved, and positive findings made by the Planning Commission (Exhibit C – Findings). One of the requirements of new cell sites is that they be constructed to accommodate co-location of multiple carriers. T-Mobile is proposing to accommodate nine panel antennas among two sectors on the roof of the building, leaving ample space for other carriers to also locate on the roof. Furthermore, the proposed screening elements used to conceal the panel antennas is designed as a decorative parapet that spans the perimeter of the building. Since the decorative parapet will encompass the perimeter of the building, additional carriers can also locate antennas and equipment behind it without the requirement for additional screening elements in the future.

The applicant has refined the design of the roof-mounted cell site to eliminate the bulky tower elements that were originally proposed. As shown on the photo simulations, the decorative parapet matches the color, texture, and theme of the existing building. As required by Section 21.56.100 of Zoning Ordinance, the proposed roof-mounted antennas and equipment will not exceed the maximum height of 10 above roof line.

In considering the project site as the final location for the proposed cell site, T-Mobile explored several other locations. The applicant has provided a site analysis (Study) justifying the proposal of the new telecommunication facility at the site (Exhibit D – Site Analysis). The analysis explains the reason for selecting the project site and efforts made by the applicant in seeking other potential co-location sites. In total, four other sites (1340 E. South Street, 5742 Orange Avenue, 5601 Orange Avenue, 6095 Orange Avenue) in the immediate vicinity were explored to meet the needs of T-Mobile's existing coverage gaps in the area. Out of the four other sites, three of them were problematic for the applicant to get permission from the property owners for a lease. The fourth site, 6095 Orange Avenue, does not sufficiently meet T-Mobile's cellular coverage goals. The applicant has also provided propagation maps to illustrate the gap in cellular coverage in the immediate area (Exhibit E – Propagation Maps).

In addition to complying with local development and design regulations, wireless telecommunications sites must also comply with the requirements established by the Federal Communications Commission (FCC). Conditions of Approval are included to reflect the local and federal regulations applicable to the proposed project (Exhibit F – Conditions of Approval). The proposed request is not anticipated to cause any negative impacts as several of the Conditions of Approval include operational standards to ensure that proper maintenance and function of the site. Therefore, staff recommends that the Planning Commission approve the Conditional Use Permit for the installation of a new roof-mounted telecommunications site, subject to Conditions of Approval.

### **PUBLIC HEARING NOTICE**

In accordance with provisions of the Zoning Ordinance, 175 Public Hearing notices were mailed on March 4, 2019. At the time of preparation of this report, staff has not received any correspondence regarding the project.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for implementation of the California Environmental Quality Act, the project is exempt per Section 15301 – Existing Facilities, as the project consists of the installation of a roof-mounted cell site on an existing commercial building (CE18-166).

CHAIR AND PLANNING COMMISSIONERS


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Respectfully submitted,

  
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PROJECT PLANNER

  
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CURRENT PLANNING OFFICER

  
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Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans & Photos
- Exhibit C – Findings
- Exhibit D – Site Analysis
- Exhibit E – Propagation Maps
- Exhibit F – Conditions of Approval