



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

December 1, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 15-153 and approve a Conditional Use Permit for the installation of a new free-standing wireless telecommunications church steeple consisting of 12 panel antennas, 12 Remote Radio Units (RRUs), and 2 equipment cabinets located at 905 Atlantic Avenue in the Downtown Planned Development District (PD-30). (District 1)

APPLICANT: Brianna Noler for Verizon Wireless
5015 Shoreham Place, Suite 150
San Diego, CA 92122
(Application No. 1510-15)

DISCUSSION

The project site is located on the north side of 9th Street, between Atlantic Avenue and Linden Avenue within the Downtown Planned Development (PD-30) District (Exhibit A – Location Map). The site is developed with an 11,789-square-foot church and 61 parking spaces.

Verizon Wireless is requesting to install a new free-standing wireless telecommunications church steeple the southern portion of the project site. The project consists of 12 panel antennas, 12 Remote Radio Units (RRUs), and 2 equipment cabinets, to be located behind the proposed steeple screening element and block wall enclosure, all 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 must be approved, and positive findings made by the Planning Commission. One of the requirements of new cell sites is that they be constructed to accommodate co-location of multiple carriers. Verizon has designed the church steeple to accommodate their antennas and those of an additional carrier, while also complying with the maximum height standards for free-standing cell site structures. New cell sites are also required to be architecturally compatible with the existing structures on the project site. As shown on the submitted photo simulations, the proposed church steeple does match the color, texture, materials, and theme of the existing church. The steeple features elements such as bells, to give the impression of a bell tower, crosses to emulate those found on the church building, and a general overall design character that matches the shape and angles

of the church. The proposed steeple gives the appearance that it was originally constructed with the building.

The Zoning Ordinance requires that free-standing cell sites accommodating two carriers not exceed a maximum height of 60 feet. The applicant has worked with staff to reduce the height of their originally proposed steeple to comply with the 60-foot maximum. The location and height of the steeple accomplishes the goal of achieving maximum signal coverage, while at the same time staying within the height limits of the municipal code. The applicant has also worked with staff to reduce the height of their proposed block wall screening enclosure to house equipment cabinets, to a height of 8 feet, as required by code. The perimeter of the screening closure will consist of new landscaping to soften the appearance of the block wall along the 9th Street property line.

The proposed request is not anticipated to cause any negative impacts. Staff has incorporated several conditions of approval that address operational standards to ensure proper maintenance and function of the proposed cell site (Exhibit C – Findings and Conditions). All wireless telecommunications sites are also required to follow all regulations of the Federal Communications Commission (FCC). Therefore, staff recommends that the Planning Commission approve the Conditional Use Permit for the installation of a new free-standing telecommunications site, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on November 14, 2016, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 15-153) was issued for the proposed project (Exhibit D – Categorical Exemption).

Respectfully submitted,

Linda F. Tatum

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

Appendix

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:CJ

P:\Planning\PC Staff Reports (Pending)\2016-12-01\Staff Report – 905 Atlantic – 1510-05

- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions
 - D. Categorical Exemption No. 15-153

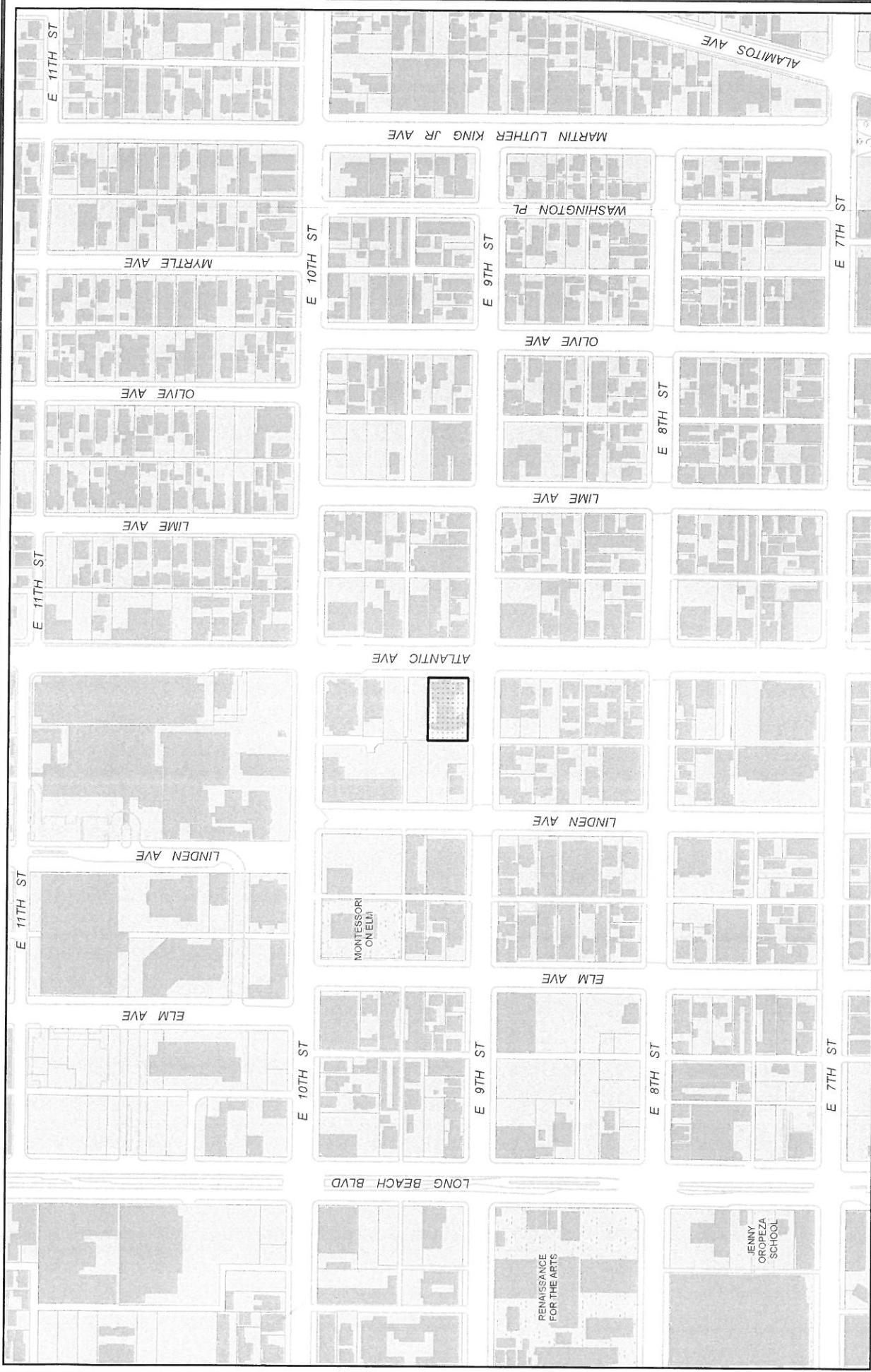


Exhibit A

Subject Property:
905 Atlantic Ave
Application No. 1510-15
Council District 1
Zoning Code : PD-30



CONDITIONAL USE PERMIT FINDINGS

**905 Long Beach Boulevard
Application No. 1510-15
December 1, 2016**

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 (LUD) #7 – Mixed Uses, which is intended for large, vital activity centers rather than strips along major arterials. Although the need for wireless telecommunications facilities is not addressed specifically in LUD #7, wireless cell sites provide a necessary service for the immediate local area. The proposed project will fill a gap in phone coverage to local residents, as well as motorists in the area. Free-standing wireless installations are allowed through the Conditional Use Permit process, subject to the special conditions enumerated in Section 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 proposed antennas will not have an adverse visual impact upon the surrounding area, as they will be screened behind a church steeple 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 Downtown Planned Development (PD-30) District. Although PD-30 allows residential uses, it is not considered a Residential Planned Development District, as commercial uses are also allowed within the zone. 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 Verizon Wireless 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, through co-location.

- 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 free-standing steeple screening element that has adequate space to allow co-location of an additional carrier 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 to match 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 free-standing church steeple and not a monopole.

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, texture, material and theme.

CONDITIONS OF APPROVAL

905 Atlantic Avenue

Application No. 1510-15

December 1, 2016

1. This Conditional Use Permit approval is for the installation of a free-standing wireless telecommunications facility consisting of 12 panel antennas, 12 Remote Radio Units (RRUs), and 2 equipment cabinets screened behind a church steeple and block wall enclosure to match the architecture of the existing building. The site shall be developed in accordance to plans submitted and filed under Application Number 1510-15 with the Department of Development Services.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
4. Placement of any temporary wireless transmitting/receiving facility on this site shall be prohibited.

Standard Wireless Telecommunications Conditions:

5. No cable trays or utility equipment associated with the proposed installation shall be visible from any public right-of-way. All appurtenant equipment shall be appropriately screened, and the screening shall be subject to the approval of the Director of Development Services prior to the issuance of a building permit.
6. Prior to issuance of a building permit, the City Telecommunications Bureau shall determine that the new cellular or personal communications services will not interfere with any City communication system. Approval by the City Telecommunications Bureau shall be provided to the Planning Bureau prior to the issuance of a building permit.
7. Prior to the issuance of a building permit the operator shall obtain a City of Long Beach Business License for the telecommunications site.

8. Each new cellular or personal communication station will be subject to a ten (10) year review by the Staff Site Plan Review Committee. The review will determine whether or not the originally approved number of antennas and design are still appropriate and necessary to provide adequate communication service. This review shall also evaluate the visual and aesthetic condition of the site. The site operator shall be required to make visual or aesthetic improvements to the satisfaction of the Director of Development Services.
9. The use shall not adversely affect the health, peace, or safety of persons residing or working on the premises or in the surrounding area.
10. Prior to issuance of a building permit, the applicant shall provide to the Planning Bureau a list of addresses and locations of all wireless telecommunications facilities within Long Beach owned or operated by the company that will utilize the facility that is the subject of this approval. The applicant shall also provide a map showing each of the subject company's facilities in Long Beach, and the wireless coverage provided by each facility. The intent of this requirement is to facilitate Planning Bureau analysis of co-location opportunities between wireless carriers.
11. Prior to issuance of a building permit, the applicant shall provide to the Planning Bureau contact information for the party or parties responsible for maintenance of the approved wireless facility in the event that it becomes discolored, deformed, damaged or dilapidated. Upon notification by the Department of Development Services or its designee that said facility has become discolored, deformed, damaged or dilapidated, the responsible party shall commence all necessary repairs and renovations within 72 hours of notification.
12. Prior to the issuance of a building permit, the applicant shall submit a landscape plan indicating the proposed plant/shrub palette to be planted around the perimeter of the proposed block wall enclosure. The landscape plans shall be subject to the landscaping standards in Chapter 21.42 of the Municipal Code, including all applicable water efficiency landscape requirements.
13. If any wireless operator seeks a modification or new approval of any wireless site on this property, all wireless equipment on this property, for both roof/building-mounted sites and pole-mounted sites, shall be evaluated for co-location and visual improvement opportunities, to the satisfaction of the Director of Development Services.
14. The addition or replacement of any antennas, equipment cabinets, cable runs, screening, or any other materials not specifically identified on plans approved by the Department of Development Services shall require a new application for a modification of this approved permit.
15. Should use of the wireless facility and appurtenant equipment cease, they shall be removed to the satisfaction of the Director of Development Services within 90 days of discontinuance of use.

16. If antennas are not screened completely by a visually solid wall, the attachment structure to which each panel antenna is affixed (typically, but not limited to, a metal pipe) shall not extend above or below the panel antenna and shall not be outwardly visible. At positions in antenna arrays where no panel antennas are installed, these attachment structures (metal pipes, etc.) shall not be installed onto the larger array support structure. The purpose of this requirement is to prevent the negative visual impact created by unnecessary structures in the antenna arrays.
17. This wireless facility shall not be operational ("on air") until issuance of a Certificate of Occupancy by the Department of Development Services. Approval of an Electrical Permit or a final inspection on an Electrical Permit shall not constitute authorization to make the facility operational. If the site is found to be operational, or suspected to be operational, before issuance of a Certificate of Occupancy, the Department of Development Services shall be authorized to require disconnection of electrical power to the radio transmitting/receiving equipment until a Certificate of Occupancy is issued. Failure to comply with an order to disconnect electrical power shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

Standard Conditions:

18. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Director of Development Services.
19. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
20. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
21. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
22. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

23. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
24. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
25. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
26. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
27. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
28. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
29. Any graffiti found on site must be removed within 24 hours of its appearance.
30. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, this equipment shall be properly screened by landscaping or any other screening method approved by the Director of Development Services.
31. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
32. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.

33. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
34. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
35. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
36. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
37. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
38. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
39. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



CITY of LONG BEACH NOTICE of EXI

EXHIBIT D

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbds.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Filings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 15-153

Project Location/Address: 905 Atlantic Avenue, Long Beach

Project/Activity Description: VzW is proposing to construct, operate and maintain a WTF. The site will be comprised of a 100' tall Steeple with a 16' tall cross on top. The antennas, equipment and stand-by generator will be completely enclosed. The site will be designed to accommodate a future colocation.
Please see the enclosed project description for more information.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Verizon Wireless represented by Terri Grisenti with Coastal Business Group

Mailing Address: Coastal Business Group 16150 Scientific Way, Irvine, CA 92618 Attn: Terri Grisenti

Phone Number: (949) 439-3466 Applicant Signature: Terri Grisenti

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1510-15 Planner's Initials: CJ

Required Permits: Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15303, Class 3, New Construction of Small Structures

Statement of support for this finding: Construction of small cellular antennas and equipment

Contact Person: Craig Chalfant Contact Phone: 562-570-6768

Signature: L. Goff Date: 11/8/16