

RESOLUTION NO. 2024-07-PCR-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH ADOPTING AN EXEMPTION DECLARATION AND APPROVING THE REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING SOUTHERN CALIFORNIA EDISON TRANSMISSION TOWER ON PROPERTY LOCATED AT 2504 MANHATTAN BEACH BOULEVARD IN THE PUBLIC RIGHT-OF-WAY (P-ROW) ZONE (CASE NO. CUP-2024-05).

WHEREAS, an application was filed on behalf of the owner of property located at 2504 Manhattan Beach Boulevard for consideration of an Exemption Declaration and Conditional Use Permit to allow the installation and operation of a wireless telecommunication facility on property located within the Public Right-of-Way (P-ROW) zone; and

WHEREAS, notice of the time and place of the public hearing where the Exemption Declaration and application would be considered was given pursuant to State law and local ordinance by publication in the Easy Reader, by posting the subject property, and by mailing notices to property owners within 300 feet of the exterior boundaries of the subject property; and

WHEREAS, the Planning Commission of the City of Redondo Beach has considered evidence presented by the applicant, the Planning Division, and other interested parties at the public hearing held on the 18th day of July, 2024 with respect thereto.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND:

1. In accordance with Section 10-2.1110 of the Redondo Beach Municipal Code, the proposed wireless telecommunications facilities (Public Utility/Antennae for Public Communication), is a conditionally permitted use within the Public Right-of-Way (P-ROW) zone and subject to additional regulations pursuant to Redondo Beach Municipal Code Section 10-2.1614 Public Utility Facilities.
2. In accordance with Section 10-2.1614(b) of the Redondo Beach Municipal Code, approval of the Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
 - a. The site for the proposed construction, reconstruction, erection, alteration, or placement shall be of adequate size and shape to accommodate the proposed use, yards, courts, walls, fences, and landscaping buffers, parking, and other required features.

- i. The subject property is approximately 238,822 square feet in size. The proposed wireless facilities are either attached to or directly underneath an existing SCE Transmission Tower.*
 - ii. The proposed facilities are located approximately 205 feet from the property line adjacent to Beland Boulevard, 11 feet 6 inches from the eastern property line, 80 feet 6 inches from the western property line, and 1,732 feet from the northern property line. The proposed antenna are also mounted at a height of 41 feet and 65 feet from the ground to the top of the antennae which further reduces their visual impacts and increases their buffer/setback. All ground equipment will be located within a CMU structure under the tower.*
 - iii. One (1) parking stall on gravel adjacent to the base of the subject Transmission Tower is provided. Parking will only be necessary for occasional maintenance.*
 - iv. The subject property is adequate in size and shape for the proposed use and all required yards, walls, parking, and other required features.*
- b. Adequate street access shall be provided to carry the quantity and kind of traffic generated by the proposed use and designed to provide adequate ingress and egress for firefighting equipment or other safety equipment.
 - i. The proposed WTF has adequate access from Beland Lane and, if necessary, from Manhattan Beach Boulevard. Only maintenance trips are anticipated for this use. The existing driveway apron at Beland Lane provides the required ingress/egress for firefighting equipment as necessary.*
- c. The proposed use shall have no adverse effect upon any abutting property, the neighborhood, or the City, and the proposed use shall protect the public health, safety, convenience, interest, and general welfare. In order to insure this provision and to comply with the purposes and intent of this chapter and the General Plan, any development standards or conditions may be imposed to create orderly and proper uses, as determined by the Planning Commission/Harbor Commission or City Council.
 - i. The proposed antenna, equipment, and cables will be flush mounted to the Transmission Tower and painted to match. Additionally, the associated ground equipment will be screened from view by an enclosure constructed of CMU block (painted tan) with a terracotta tile roof to match the existing equipment enclosures on site. The use is designed and conditioned to reduce overall visual impacts and to be consistent and compatible with the existing "utility" tower. Additionally, the proposed wireless telecommunication facility*

- as located has significant setbacks from and height above adjacent properties and streets to further reduce its visibility.*
- ii. The proposed wireless telecommunication facility will serve to enhance the Verizon wireless communication network that supports public safety communications, business commercial enterprises, and personal communications to enhance the public's health, safety, and welfare.*
 - iii. As designed and located the proposed wireless telecommunication facility will have no adverse impacts on surrounding properties.*
- d. The applicant may be required, as a condition of approval, to dedicate land for street or park purposes where indicated on the General Plan and to restrict areas perpetually as open space for common use by appropriate covenants.
- i. There are no provisions/policies/regulations/ordinances for land dedications for either street or park purposes in the General Plan or Zoning Ordinance for the development of wireless telecommunications facilities.*
- e. A time limit for development may be imposed as provided in subsection (j) of Section 10-2.2506 (Conditional Use Permits).
- i. The Conditional Use Permit approval shall become null and void unless vested within 36 months after the date of the public hearing at which the vote was taken.*
3. In accordance with Section 10-2.2506(b) of the Redondo Beach Municipal Code, approval of the Conditional Use Permit is in accord with the criteria set forth therein for the following reasons:
- a. The site for the proposed use shall be in conformity with the General Plan, and when located within the Artesia and Aviation Corridors Area Plan area shall be consistent with the intent of the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.
 - i. The subject property is approximately 238,822 square feet in size. The proposed wireless facilities are either attached to or directly underneath an existing SCE Transmission Tower.*
 - ii. The proposed facilities are located approximately 205 feet from the property line adjacent to Beland Boulevard, 11 feet 6 inches from the eastern property line, 80 feet 6 inches from the western property line, and 1,732 feet from the northern property line. The proposed antenna are also mounted at a*

height of 41 feet and 65 feet from the ground to the top of the antennae which further reduces their visual impacts and increases their buffer/setback. All ground equipment will be located within a CMU structure under the tower.

- iii. One (1) parking stall on gravel adjacent to the base of the subject Transmission Tower is provided. Parking will only be necessary for occasional maintenance.*
- iv. The subject property is adequate in size and shape for the proposed use and all required yards, walls, parking, and other required features.*

b. The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- i. The proposed WTF has adequate access from Beland Lane and, if necessary, from Manhattan Beach Boulevard. Only maintenance trips are anticipated for this use. The existing driveway apron at Beland Lane provides the required ingress/egress for firefighting equipment as necessary.*

c. The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

- i. The proposed antenna, equipment, and cables will be flush mounted to the Transmission Tower and painted to match. Additionally, the associated ground equipment will be screened from view by an enclosure constructed of CMU block (painted tan) with a terracotta tile roof to match the existing equipment enclosures on site. The use is designed and conditioned to reduce overall visual impacts and to be consistent and compatible with the existing "utility" tower. Additionally, the proposed wireless telecommunication facility as located has significant setbacks from and height above adjacent properties and streets to further reduce its visibility.*
- ii. The proposed wireless telecommunication facility will serve to enhance the Verizon wireless communication network that supports public safety communications, business commercial enterprises, and personal communications to enhance the public's health, safety, and welfare.*
- iii. As designed and located the proposed wireless telecommunication facility will have no adverse impacts on surrounding properties.*

d. The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare. Such conditions may include, but shall not be limited to:

- i. Additional setbacks, open spaces, and buffers;
The existing setbacks of the SCE Transmission Tower complies with and exceeds applicable RBMC development standards, which requires a 20-foot front and rear setback, and 5-foot side setbacks.
- ii. Provision of fences and walls;
Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.
- iii. Street dedications and improvements, including service roads and alleys;
The project does not trigger street dedications. Any improvements along the frontage of the subject property on Beland Boulevard are subject to approval by the Public Works Department.
- iv. The control of vehicular ingress, egress, and circulation;
The existing driveway access on Beland Boulevard for maintenance activity complies with Zoning Ordinance and Public Works standards.
- v. Sign requirements or a sign program, consistent with the Sign Regulations Criteria in Section 10-2.1802;
Not applicable. Signage is not proposed other than required FCC required safety signage.
- vi. Provision of landscaping and the maintenance thereof;
Not applicable. Landscaping is not proposed. An existing plant nursery exists on the site.
- vii. The regulation of noise, vibration, odor and the like;
The wireless telecommunication facility is in compliance with the FCC radio frequency exposure limits and adverse impacts upon the public health, safety, and welfare, is not anticipated nor regulated at the local level.
- viii. Requirements for off-street loading facilities;
One (1) parking stall on gravel adjacent to the base of the subject Transmission Tower is provided. Parking will only be necessary for occasional maintenance.
- ix. A time period within which the proposed use shall be developed;
The proposed project will comply with required building plan check requirements, construction hours, and inspections schedules. The Conditional Use Permit approval shall become null and void unless vested within 36 months after the date of the public hearing at which the vote was taken.
- x. Hours of permitted operation and similar restrictions;
Not applicable. The site will be unattended except for occasional maintenance.

- xi. Removal of existing billboards on the site, subject to the findings required by Section 10-2.2006(b); and
Not applicable. No billboards are located on this subject property.
 - xii. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this chapter, the Artesia and Aviation Corridors Area Plan as adopted by resolution of the City Council, and the General Plan.
The conditions of approval result in a project that is in conformity with the intentions and purposes of the applicable provisions of the City's Zoning Ordinance and the General Plan.
- 4. The plans, specifications, and drawings submitted with the application have been reviewed by the Planning Commission.
- 5. Pursuant to Chapter 3, Title 10 of the Redondo Beach Municipal Code, the project is exempt from the preparation of environmental documents pursuant to Sections 15301 and 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Class 1 exempts installation of small new equipment where minor exterior modifications are made and includes alterations involving publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. Class 3 exempts construction of new, small facilities that include but are not limited to electrical and other utility extensions and accessory (appurtenant) structures. The proposed project consists of the attachment of antenna to an existing SCE Transmission Tower with the antenna to be flush mounted and painted to match the transmission tower. The associated equipment will be located beneath the tower and screened from view in a small CMU structure with a terracotta tile roof.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the above findings, the Planning Commission does hereby approve the California Environmental Quality Act Exemption Declaration and grant the Conditional Use Permit pursuant to the plans, specifications, drawings, and application considered by the Planning Commission at its meeting of the 18th day of July, 2024.

SECTION 2. The Conditional Use Permit shall be void in the event that the applicant does not comply with the following conditions:

- 1. The approval granted herein is for the operation of an unattended wireless telecommunications facility flush mounted upon an existing structure (SCE

Transmission Tower) and painted to match the tower, with associated equipment located within a CMU block wall enclosure painted tan with a terracotta tile roof, as represented on the plans reviewed and approved by the Planning Commission at its meeting of July 18, 2024. The installation of the facility shall substantially conform to the approved plans, specifications, and these conditions.

2. The Planning Division shall be authorized to approve minor changes.
3. In the event of a disagreement in the interpretation and/or application of these conditions, the issue shall be referred back to the Planning Commission for a decision prior to the issuance of a building permit.
4. The Planning Commission shall retain jurisdiction of the matter for the purpose of enforcing compliance with these conditions and for the purpose of modification thereof as circumstances may subsequently indicate.
5. The exterior finishes of the mounts, antenna, and cables shall match the color and texture of the existing tower, subject to final inspection by the Planning Division.
6. The installation shall comply with all applicable codes and regulations implemented by the Building Department and other agencies with jurisdiction over the facility.
7. Building permits shall be obtained from the Building Department for the proposed equipment enclosure and electrical work prior to commencement of construction.
8. Provide an erosion and sediment control plan and construction BMP's on the site plan or grading plan submitted for building permit.
9. Any work in the public right-of-way shall require issuance of a permit from the Public Works Engineering Division prior to commencement of construction.
10. All utility meter boxes/poles shall have a minimum 5-foot clearance from the existing ADA curb ramp.
11. Upon cessation of the use and operation of the telecommunications facility, all equipment, including, but not limited to the tower mounted mounts, antennas, and cables as well as the equipment shelter on grade shall be immediately removed from the property.
12. The operator shall provide for the sharing of the antenna structure for use by potential future applicants where it is technically feasible and where this

will reduce adverse visual impacts resulting from separate structures and/or groupings of antennas.

13. The applicant shall provide the Fire Department with a report regarding the storage of batteries, and any other hazardous materials on the premises, prior to issuance of a building permit for the installation.
14. In the event of any damage to the City's right-of-way, sidewalks, driveway aprons, landscaping, or any other City owned facilities on the subject property as a result of the construction, operation, maintenance, and future removal of the subject facilities by the owner/operator, the owner/operator is liable and responsible for required repairs as determined by the City.
15. Verizon Wireless shall install and at all times maintain in good condition an "RF Notice" and "Network Operations Center Information" sign at the access point(s) to the equipment enclosure and tower that supports the antennae. Verizon Wireless shall place the signs required under this condition so that a person may clearly see and understand the sign as he or she approaches the facilities and the tower along the pathway.
16. Verizon Wireless shall ensure that all signs comply with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free number to its network operations center, and such telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as required by FCC.

SECTION 3. The approved Conditional Use Permit shall become null and void if not vested within 36 months after the Planning Commission's approval.

SECTION 4. Prior to seeking judicial review of this Resolution, the applicant is required to appeal to the City Council. The applicant has ten (10) days from the date of adoption of this Resolution in which to file an appeal.

FINALLY RESOLVED, that the Planning Commission forward a copy of this Resolution to the City Council so the Council will be informed of the action of the Planning Commission.

PASSED, APPROVED, AND ADOPTED this 18th day of July, 2024.

Chair
Planning Commission
City of Redondo Beach

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF REDONDO BEACH)

I, Sean Scully, Planning Manager of the City of Redondo Beach, California, do hereby certify that the foregoing Resolution No. 2024-07-PCR-05 was duly passed, approved and adopted by the Planning Commission of the City of Redondo Beach, California, at a regular meeting of said Planning Commission held on the 18th day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sean Scully
Planning Manager

APPROVED AS TO FORM:

City Attorney's Office