



Administrative Report

J.1., File # PC24-1226

Meeting Date: 7/18/2024

To: PLANNING COMMISSION

From: VICTORIA BANFIELD, ASSOCIATE PLANNER

TITLE

Public Hearing for consideration of an Exemption Declaration and 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.

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant and other interested parties, and deliberate;
2. Close the public hearing; and
3. Adopt the attached resolution by title only, waiving further reading:

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).

EXECUTIVE SUMMARY

The applicant is requesting approval of a Conditional Use Permit to allow the installation and operation of a wireless telecommunication facility on an existing Southern California Edison (SCE) Transmission Tower located in an SCE easement between Manhattan Beach Boulevard and Beland Boulevard. Per RBMC §10-2.1110 and §10-2.1614, new public utility facilities require approval of a Conditional Use Permit.

The proposed unmanned wireless telecommunications facility includes nine antennas arranged into three sectors, with six radio receiving units (RRU's), two per sector, to be mounted at a maximum height of 65 feet on an existing SCE Transmission Tower (painted to match the Tower), with associate equipment located within an 11'-6" tall, 215 square-foot CMU wall equipment enclosure with terracotta tile roof located within the footprint base of the Tower. The equipment structure will be painted to match the existing equipment structure under the adjacent SCE Tower, which is used by a separate wireless telecommunications carrier.

Attached to this Administrative Report are the proposed plans which provide details of the project and photo-simulations which present a visualization of the proposed wireless telecommunications facility before and after its installation.

BACKGROUND

Existing Site, Surroundings, Zoning, and Project Description

The subject property is owned by Southern California Edison (SCE) and located on the south side of the 2500 block of Manhattan Beach Boulevard between Dow Avenue and Gibson Place and extends south to Beland Boulevard. The area of the property is approximately 238,822 square feet (120' width by 1,990'-2" length) (APN 4151-012-800 and 4151-013-800). The subject property contains seven large SCE Transmission Towers with power lines and a wholesale nursery (not open to the public). The subject property is located in the Public Right-of-Way (P-ROW) zone.

Immediately adjacent to the subject property on the east and the west are Single-Family Residential (R-1) zoned properties. To the south of the subject property, across Beland Boulevard, is a continuation of the SCE easement which is developed with Dale Page Park and is zoned Public Right-of-Way (P-ROW). To the north of the subject property, across Manhattan Beach Boulevard, is also a continuation of the SCE easement in the Public Right-of-Way (P-ROW) zone, which contains two large SCE Towers and a nursery.

The subject site is developed with seven large SCE Transmission Towers with power lines, three at the southern end of the property, near Beland Boulevard, three in the middle of the property, near 160th Street, and one at the northern end of the property, near Manhattan Beach Boulevard. Currently, four of the existing towers contain wireless telecommunication facilities, two at the southern end of the property, and two in the middle of the property. The two towers at the southern end of the property each contain a small equipment building with associated equipment for the wireless telecommunication facilities within the footprint of the towers. The proposed new wireless telecommunication facility would be installed on the third tower at the southern end of the property, near Beland Boulevard, and would include the addition of a third equipment building within the footprint of the tower, constructed with the same materials and colors as the two existing equipment buildings.

The subject wireless telecommunication facility includes nine antennas, which are 6 feet tall, arranged into three sectors on the SCE Transmission tower. One sector will be mounted at a height of 41 feet from the ground to the top of the antennae. The other two sectors will be mounted at a height of 65 feet from the ground to the top of the antennae. The tower is 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.

This facility would increase Verizon wireless coverage in the residential and commercial areas surrounding the proposed facility. Verizon seeks to establish and maintain infrastructure necessary to offer high quality seamless wireless communication service coverage to residents, businesses, visitors, and public safety agencies in the City of Redondo Beach.

ANALYSIS

As noted, the subject property is zoned P-ROW. The development standards for the P-ROW zone are as follows:

- (1) Floor Area Ratio: The FAR of all buildings on a lot shall not exceed 0.1.
 - *The project proposes an approximate 215 square foot equipment enclosure in addition to the existing two equipment enclosures, which are each 81 square feet, for a total floor area of 377 square feet, or 0.0015 FAR.*
- (2) Building Height: No building or structure shall exceed a height of 15 feet.
 - *The existing SCE Transmission Tower is legal nonconforming. Pursuant to the City's legal nonconforming structures provisions structural alterations are permitted provided they do not increase the degree of nonconformity. The proposed antenna does not increase the height of the existing Transmission Tower. The associated equipment enclosure is approximately 11 feet 6 inches tall, which complies with the stated height limits in this zone.*
- (3) Stories: No building shall exceed one story.
 - *The associated equipment enclosure is only one story.*
- (4) Setbacks: Minimum setback of 20 feet from any property line abutting a street and 5 feet from any property line not abutting a street.
 - *The proposed project complies with all setback requirements.*
- (5) Parking regulations: Since the facility is unattended and there is no proposed building which allows occupancy, there is no parking requirement.
 - *Although there is no parking required there will be occasional maintenance, therefore there will be one space provided adjacent to the enclosure. The maintenance parking space will be gravel. Access to the facility will be taken from Beland Boulevard via a private dirt and gravel access drive.*

Pursuant to RBMC Sections 10-2.1110 (Land use regulation for P-ROW zone) of the Redondo Beach Municipal Code, the proposed unattended wireless telecommunications facility is classified as a "public utility" and is permitted within the Public Right-of-Way (P-ROW) zone with the issuance of a conditional use permit. Additionally, a use classified as a "public utility" is also subject to RBMC

Section 10-2.1614 (Public utility facilities) which also requires the issuance of the conditional use permit in order to allow this facility.

Per RBMC Section 10-2.1614, an application for a Conditional Use Permit for a public utility facility shall be subject to the following criteria:

- (1) 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.
 - *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.*
 - *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.*
 - *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.*
 - *The subject property is adequate in size and shape for the proposed use and all required yards, walls, parking, and other required features.*
- (2) 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.
 - *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.*
- (3) 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.
 - *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.

- 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.*
- As designed and located the proposed wireless telecommunication facility will have no adverse impacts on surrounding properties.*

(4) 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.

- 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.*

(5) A time limit for development may be imposed as provided in subsection (j) of Section 10-2.2506 (Conditional Use Permits).

- 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.*

In addition to the criteria noted above specifically for "public utilities", the Planning Commission must consider the Conditional Use Permit criteria per RBMC Section 10-2.2506. The criteria for approval of a Condition Use Permit are very similar to the criteria required for "public utilities". The Planning Commission must make the following findings in the affirmative per RBMC Section 10-2.2506:

(1) 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.

- As mentioned above under Criteria (1) of RBMC Section 10-2.1614, the proposed project complies with the criteria.*

(2) 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.

- As mentioned above under Criteria (2) of RBMC Section 10-2.1614, the proposed project complies with the criteria.*

- (3) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.
- *As mentioned above under Criteria (3) of RBMC Section 10-2.1614, the proposed project complies with the criteria.*
- (4) 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:
- a. 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.*
 - b. Provision of fences and walls;
 - *Not applicable. Perimeter walls exist between the subject property and adjacent residential uses.*
 - c. 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.*
 - d. 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.*
 - e. 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.*
 - f. Provision of landscaping and the maintenance thereof;
 - *Not applicable. Landscaping is not proposed. An existing plant nursery exists on the site.*
 - g. 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.*
 - h. 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.*
 - i. 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.*
 - j. Hours of permitted operation and similar restrictions;
 - *Not applicable. The site will be unattended except for occasional*

maintenance.

- k. 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.*
- l. 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.*

As previously noted the site is adequate in terms of size and is appropriate for the installation of the proposed equipment, given that the unattended telecommunications facility will not change the main use of the structure, which is a SCE Transmission Tower. The site is directly accessible from Beland Boulevard and access to the proposed equipment is from an existing driveway. The installation will not have an adverse impact upon the public health, safety, convenience, interest and general welfare because the location of the equipment is not accessible to the public and does not interfere with the ongoing use of the Transmission Tower. With the improvement of an existing wireless network within the City the public health, safety, convenience, interest and general welfare will be better served and supported.

Based on a review of the plans by the Planning Division, approval of the project is recommended.

ENVIRONMENTAL STATUS

Pursuant to the California Environmental Quality Act (CEQA), Sections 15301 and 15303 of the CEQA Guidelines, the proposed project is categorically exempt from the preparation of environmental analyses. 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.

CONCLUSION

Staff recommends that the Planning Commission approve the Exemption Declaration and grant the Conditional Use Permit subject to the findings and conditions contained within the attached draft

resolution.

Prepared by:

Approved by:

Victoria Banfield

Associate Planner

Sean Scully

Planning Manager

ATTACHMENTS

1. 2504 Manhattan Beach Boulevard - Exemption Declaration
2. 2504 Manhattan Beach Boulevard - Draft Resolution
3. 2504 Manhattan Beach Boulevard - CUP Application
4. 2504 Manhattan Beach Boulevard - Plans
5. 2504 Manhattan Beach Boulevard - Photo-simulations
6. 2504 Manhattan Beach Boulevard - Coverage Maps
7. 2504 Manhattan Beach Boulevard - Radio Frequency Report