

May 6, 2019

**NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN that the Director of Community Development of the City of Rancho Palos Verdes has approved a Minor Modification No. 1 to allow for the following modification to the original Planning Commission-approved Conditions of Approval:

**WIRELESS TELECOMMUNICATION FACILITIES PERMIT NO. ASG NO. 53 -**  
**To extend the center median on Granvia Altamira 17' to the north to accommodate the relocation of the underground vault.**

**LOCATION: Northwest corner of Monero Drive and Granvia Altamira**

**APPLICANT: Crown Castle**

**LANDOWNER: City (within Public Right-of-Way)**

Said decision is subject to the modified Condition No. 16 as set forth in the attached Staff Memorandum.

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within fifteen (15) calendar days of the date of this notice, or by 5:30 PM on Tuesday, May 21, 2019. A \$2,275.00 appeal fee (\$1,275 appeal fee for residents) must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30 PM on Tuesday, May 21, 2019.

If you have any questions regarding this application, please contact Mr. Bashmakian, at (310) 544-5254, or via e-mail at [WirelessTF@rpvca.gov](mailto:WirelessTF@rpvca.gov)



Ara Mhramian, AICP  
Director of Community Development

Enclosure

c: Applicant  
Interested Parties



## **MEMORANDUM**

**TO: ARA MIHRANIAN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT**

**FROM: ART BASHMAKIAN, CONTRACT PLANNER**

**CC: ASG NO. 53 PROJECT FILE**

**DATE: MAY 6, 2019**

**SUBJECT: MINOR MODIFICATION NO. 1 TO MAJOR WIRELESS TELECOMMUNICATIONS FACILITY PERMIT ASG NO. 53 NORTHWEST CORNER OF MONERO DRIVE AND GRANVIA ALTAMIRA**

On January 30, 2018, the Planning Commission-adopted P.C. Resolution 2018-05 allowing a Wireless Telecommunication Facility (WTF) to be installed at the northwest corner of the intersection at Monero Drive and Granvia Altamira. The Resolution allows for the installation of antennas encased in a canister measuring 2' tall and 14.6" in diameter that will be mounted on a 4' mast arm, extending from an existing 52' tall wood utility pole approximately 20.6' from the ground level with related underground vaulted mechanical equipment adjacent to the wood utility pole.

As a result of conducting Dig-Alert prior to commencement of construction, it was discovered that the location of the underground vault contained water and gas utility lines making the vault location infeasible. This condition was verified by the Public Works Department. In response, the Applicant is requesting to modify the Commission-approved project to allow the underground vault to be installed with the existing center median on Granvia Altamira. In order to be located in the median, the Applicant is proposing to extend the center median 17' north of where it currently ends. Public has also determined that the extension of the median will not have a negative impact on street traffic (see attached Memo).

In accordance with Condition No. 5 of P.C. Resolution No. 2018-05, the Applicant is requesting a minor modification to the Commission-approved project and plans to extend the existing center median on Granvia Altamira to accommodate relocating the underground 4' x 6' vault. Condition No. 5 states that the Public Works Director or Director of Community Development are authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions.

The Applicant's request is only to relocate the vault within the extended center median. The remaining aspects of the approved wireless facility will remain unchanged. New power line and fiber line will be placed under Granvia Altamira to connect the underground equipment to the approved antennas on the existing wood utility pole (see attachment).

Section 17.78.040(C) of the Rancho Palos Verdes Municipal Code (RPVMC) states that the Director is authorized to modify approved plans and/or any of the conditions of approval if such modifications are determined by the Director to be minor and if the Director can make the following Findings:

**1. That the proposed modifications achieve substantially the same results as would strict compliance with the approved plans and conditions;**

Wireless Telecommunication Facility ASG No. 53 was approved based in part on a finding that the related mechanical equipment would be undergrounded in a vault. The vaulting of the related equipment ensured that the wireless facility would be less visually intrusive compared to having the equipment cabinet above ground. The modification achieves the same result as the related mechanical equipment will be the same size as previously approved and more importantly, it will still be placed in an underground vault as previously approved by the Planning Commission. Therefore, relocating and undergrounding the 4' x 6' vault within the extended center median on Granvia Altamira would achieve the same results as would strict compliance with the approved plans and condition.

**2. That the proposed modifications remains compatible with the character of the neighborhood;**

The proposed modification involving the undergrounding of the mechanical equipment related to the approved wireless facility at the new proposed location within the extended center median on Granvia Altamira will remain compatible with the character of the neighborhood as the mechanical equipment will continue to be placed within an underground vault as previously approved by the Planning Commission. The modification maintains key aspect of the project in that the related mechanical equipment will continue to be undergrounded in a vault.

**3. That the proposed modifications do not result in a new or increased privacy infringement;**

The proposed modification to the project will not result in a new or increased privacy infringement, as the related mechanical equipment will be in an underground vault within the within the center median extension on Granvia Altamira.

**4. That the proposed modifications, do not result in a new or increased adverse view impacts; and,**

As stated previously, the undergrounding of the mechanical equipment of the approved WTF ensures that view impacts will not be adversely impacted. Relocating the equipment into an underground vault within the center median extension on Granvia Altamira will not result in a new or increased adverse view impacts as the equipment will continue to be hidden from view within the underground vault.

**5. That as modified, the project remain consistent with the General Plan, Development Code, and Coastal Specific Plan.**

The proposed modification to relocate the underground 4' x 6' vault within the center median extension on Granvia Altamira will continue to meet the City's Wireless Telecommunications Ordinance. Therefore, the project remains consistent with the General Plan. The project is not located within the Coastal Zone, so the Coastal Specific Plan does not apply. Therefore, this finding can be made.

Based upon the foregoing information, the Director has determined that the requested modifications are "minor" as it relates to the Planning Commission-approved Major Wireless Telecommunications Facility Permit ASG No. 53 in that the proposed plans will achieve substantially the same results as would strict compliance with the approved plans. Therefore, this Minor Modification No. 1 hereby amends Commission-adopted Condition No. 16 as follows (underlined text shown as amended):

Project-specific Conditions:

16. This approval allows for the following:
  - A. Install a WTF at the northwest intersection of Monero Drive and Granvia Altamira.
  - B. Install antennas encased in a canister measuring 2' tall and 14.6" in diameter that will be mounted on a 4' mast arm, extending from an existing 52' tall wood utility streetlight pole approximately 20.6' from the ground level.
  - C. The installation of vaulted accessory mechanical equipment in the PROW, including vents and meter boxes that shall be vaulted underground and flush to the ground and that shall not exceed 43 square feet in total surface area located within center median extension of Granvia Altamira
  - D. The center median is to be extend 17' north from its current location to accommodate the underground vault.

- E. The color and design of the existing stamped concrete in the median is to be replicated and seamlessly continued in the extension of the median.

All other Conditions of Approval for ASG No. 53 as listed in P.C. Resolution No. 2018-05 shall remain in full force and effect.

Approved:  Dated: 5.6.19  
Ara Mihranian, AICP  
Director of Community Development

**ATTACHMENTS**

- Revised Conditions of Approval
- Revised Project Plans

# MEMORANDUM



# RANCHO PALOS VERDES

**TO: ARA MIHRANIAN  
DIRECTOR OF COMMUNITY DEVELOPMENT**

**FROM: GRECIA BAHENA  
CELL SITE COORDINATOR**

**CHARLES EDER *CE*  
SENIOR ENGINEER, PUBLIC WORKS DEPARTMENT**

**DATE: APRIL 25, 2019**

**SUBJECT: MODIFICATIONS TO MAJOR WIRELESS  
TELECOMMUNICATIONS FACILITY PERMIT ASG. NO 53  
(NORTHWEST CORNER OF MONERO DRIVE AND GRANVIA  
ALTAMIRA)**

---

## **I. SCOPE OF REVIEW**

Review proposed modifications to the Planning Commission-approved wireless telecommunication facility to allow construction of the same-sized vault on the center median of Granvia Altamira.

## **II. DISCUSSION**

On January 30, 2018, the Planning Commission-adopted P.C. Resolution 2018-05 allowing a Wireless Telecommunication Facility (WTF) to be installed at the northwest corner of the intersection at Monero Drive and Granvia Altamira. The Resolution allows for the installation of antennas encased in a canister measuring 2' tall and 14.6" in diameter that will be mounted on a 4' mast arm, extending from an existing 52' tall wood utility pole approximately 20.6' from the ground level with related underground vaulted mechanical equipment.

According to the Applicant, the approved underground vault with inner dimensions of 4' by 6' at the approved location is infeasible due to existing underground water and gas utility lines (see Attachment 3).

In accordance with Condition No. 5 of P.C. Resolution No. 2018-05, the Applicant is requesting to make a minor modification to the Commission-approved plans to extend the existing center median 17' north and to relocate the underground vault within the center median extension.

The new proposed new location of the underground vault was reviewed by the Public Works Department. The key points to the review are as follows:

- December 5, 2018 - Dig-Alert was conducted. See Attachments 1A and 1B. This confirmed the locations of the existing water and gas lines near the Commission-approved location of the underground vault.
- January 21, 2019 - Applicant submitted plans (see Attachment 3) requesting to move the underground vault to the center median. Applicant did not provide As-Built plans from utility companies.
- Public Works reviewed City and County's GIS data for storm drain and sewer lines. Public works also reviewed all available As-Built Plans and confirmed that the existing sewer line running along Monero Drive does not interfere with the new proposed location of the vault.
- February 28, 2019 - Public Works staff conducted a field visit and observed no visible signs of underground utilities lines near the existing center median. Public Works confirmed sewer line runs along Monero Drive, see Attachment 4.
- Public Works reviewed the markings set forth by Dig-Alert to confirm the locations of existing utility lines. Attachments 2, 1A and 1B, show existing gas line and water line, respectively. The existing water line, running directly underneath the approved vault location, prevents the vault from being constructed in this location. There are no existing utility lines on the center median of Granvia Altamira. Also, extending the center median 17' north will not have a negative impact on traffic.

### **III. CONCLUSION**

The original vault was approved to be constructed on the west side of Granvia Altamira but cannot be constructed due to existing underground water and gas utility lines. The Applicant requests approval to construct the same-sized vault with an extended portion of the center median of Granvia Altamira. The Dig-Alert investigation found no utility lines at the new proposed location. Public Works personnel did not identify any visible utility lines or obstructions to prevent construction on the proposed location. Pending approval of the underground vault location modification from the Community Development Director, Public Works can issue a permit for construction.

Public Works shall allow the median to be extended provided that the color and design of the existing stamped concrete in the median is replicated and seamlessly continued in the extension of the of the median..

#### **Attachments:**

- Attachment 1A & 1B - Dig-Alert pictures provided by Applicant
- Attachment 2 – Existing gas line Dig-Alert picture
- Attachment 3 – Sheet P-2 of Construction plans provided by Applicant
- Attachment 4 – Sewer As-Built plan

Attachment 1 A



Attachment 1 B



Attachment 2





