

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 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. 42 - TO RELOCATE THE UNDERGROUND 4' X 6' VAULT FROM THE SOUTHEAST CORNER TO THE SOUTHWEST CORNER OF THE INTERSECTION OF CRENSHAW BOULEVARD AND VALLEY VIEW ROAD.

LOCATION: VALLEY VIEW ROAD AND CRENSHAW BOULEVARD

APPLICANT: CROWN CASTLE

LANDOWNER: CITY (WITHIN PUBLIC RIGHT-OF-WAY)

Said decision is subject to the modified Condition No. 15 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



Ara Mihranian, AICP
Director of Community Development

Enclosure

Cc: Applicant
Interested Parties



MEMORANDUM

TO: ARA MIHRANIAN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT
FROM: ART BASHMAKIAN, CONTRACT PLANNER
CC: ASG NO. 42 PROJECT FILE
DATE: MAY 6, 2019
SUBJECT: MINOR MODIFICATION NO. 1 TO MAJOR WIRELESS TELECOMMUNICATIONS FACILITY PERMIT ASG NO. 42 (SOUTHEAST CORNER OF VALLEY VIEW ROAD AND CRENSHAW BOULEVARD)

On October 10, 2017, the Planning Commission-adopted P.C. Resolution 2017-34 allowing a Wireless Telecommunication Facility (WTF) to be installed at the southeast corner of the intersection at Crenshaw Boulevard and Valley View Road. The Conditions of Approval allow for the installation of two 21.4" side-mounted panel antennas encased in a 2' tall canister shroud on an existing 48' tall wood utility pole, with related vaulted mechanical equipment adjacent to the wood utility pole.

After the Public Works Department issued a permit to begin construction of the approved Wireless Facility including the 4' x 6' vault at the approved location, the Applicant's contractor discovered an underground telephone utility line at the location. The Public Works Department conducted a field survey and confirmed the existence of the telephone utility line along with water, electrical, gas and sewer utility lines within 20 feet of the proposed vault.

In accordance with Condition No. 5 of P.C. Resolution No. 2017-34, the Applicant is requesting a minor modification to the Commission-approved project to relocate the underground 4' x 6' vault across the street to the southwest corner of the intersection of Crenshaw Boulevard and Valley View Road (west side of Crenshaw Boulevard) (see Attachment). 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 across the street in order to avoid the underground utility infrastructure adjacent to the wood utility pole. The remaining aspects of the approved Wireless Facility will remain unchanged. New power line and fiber line will be placed under Crenshaw Boulevard 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. 42 was approved by the Planning Commission 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 Applicant's requested modification achieves the same result as the related mechanical equipment will be the same size as previously approved by the Planning Commission and more importantly, it will still be placed in an underground vault as previously approved. Therefore, relocating and undergrounding the 4' x 6' vault across the street to the southwest corner of the intersection of Crenshaw Boulevard and Valley View Road (west side of Crenshaw Boulevard) 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 WTF at the new proposed location at the southwest corner of the intersection of Crenshaw Boulevard and Valley View Road will remain compatible with the character of the neighborhood similarly to the previously approved location. The modification simply relocates the related mechanical equipment from one side of the street to the other and the equipment will continue to be in an underground vault that has the same size and design characteristics as the previously approved vault.

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

The proposed location 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 public right-of-way.

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 across the street 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 across the street to the southwest corner of the intersection of Crenshaw Boulevard and Valley View Road (west side of Crenshaw Boulevard) will continue to meet the City's Wireless

Telecommunication 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 modification is "minor" as it relates to the Planning Commission approved Major Wireless Telecommunications Facility Permit ASG No. 42 in that the requested modification will achieve substantially the same results as would strict compliance with the approved project and plans. Therefore, this Minor Modification No. 1 hereby amends Commission-adopted Condition No. 15 as follows (underlined text shown as amended):

Project Specific Conditions:

15. This approval allows for the following:
 - A. Install a WTF at the southeast intersection of Crenshaw Boulevard and Valley View Road,
 - B. Install two 21.4" panel antennas encased in a 2' tall canister shroud measuring 2' in diameter that will be mounted on a 4' mast arm, extending from an existing 48' tall wood utility pole approximately 29.5' from the ground level, and
 - C. Install vaulted mechanical equipment including the radio and auxiliary equipment, as well as the SCE meter box in a secondary vault for a total of three vaults measuring approximately 43 square feet in surface area at the southwest intersection of Crenshaw Boulevard and Valley View Road.

All other Conditions of Approval for ASG No 42 as listed in P.C. Resolution No. 2017-34 shall remain in full force and effect.

Approved: 
Ara Mihranian, AICP
Director of Community Development

Dated: 5.6.19

ATTACHMENTS

- April 25, 2019 Public Works Memorandum for Minor Modification No. 1
- 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. 42
(SOUTHEAST CORNER OF VALLEY VIEW ROAD AND
CRENSHAW BOULEVARD)

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 west side of Crenshaw Boulevard.

II. DISCUSSION

On October 10, 2017, the Planning Commission-adopted P.C. Resolution 2017-34 allowing a Wireless Telecommunication Facility (WTF) to be installed at the southeast corner of the intersection at Crenshaw Boulevard and Valley View Road. The Conditions of Approval allows for the installation of two 21.4" side-mounted panel antennas encased in a 2' tall canister shroud on an existing 48' tall wood utility pole, with related 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 an existing underground telephone utility line directly under the proposed vault. (see Attachment 4).

In accordance with Condition No. 5 of P.C. Resolution No. 2017-34, the applicant is requesting to make a minor modification to the Commission-approved plans to relocate the underground vault at the southwest corner of the intersection of Crenshaw Boulevard and Valley View Road (west side of Crenshaw Boulevard).

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:

- May 1, 2018 – Permit issued to begin construction for the installation of the vault on the approved location. Contractor discovered an underground telephone utility line at the location, see Attachment 1A.
- August 10, 2018 - Dig-Alert was conducted. Pictures are provided by applicant, see Attachment 1B. This confirmed the locations of the existing telephone directly under the proposed vault; with water, electrical, gas and sewer utility lines within 20 feet of the proposed vault.
- February 20, 2019 - Applicant submitted plans (see Attachment 4) requesting to move the underground vault to the west side of the street. Applicant did not provide As-Built plans from the utility companies.
- Public Works reviewed City and County's GIS data for storm drain and sewer lines. Public Works also reviewed all available utility and street As-Built Plans.
- February 28, 2019 - Public Works staff conducted a field visit. Staff confirmed sewer lines by field checking locations of the sewer valves and manholes running along Crenshaw Boulevard. As for the other lines, Staff reviewed the markings set forth by Dig-Alert to confirm the locations of the remaining utility lines. Attachment Nos, 2 and 3 show existing sewer and telephone lines, respectively. The existing telephone line, running directly underneath the approved vault location, prevents the vault from being constructed in this location. The sewer line is the nearest existing utility line to the proposed vault location, approximately 12' east which meets the minimum 1' clearance, and would not interfere with the new proposed location of the underground vault.

III. CONCLUSION

The original vault was approved to be constructed on the east side of Crenshaw Boulevard but cannot be constructed due to an existing telephone utility line. The applicant requests approval to construct the same-sized vault west of Crenshaw Boulevard. The Dig-Alert investigation found no utility lines at the new proposed location. Public Works Staff verified that there are no utility lines or obstructions to prevent construction of the vault in the new proposed location. Pending approval of the underground vault location modification from the Community Development Director, Public Works can issue a permit for construction.

Attachments:

- Attachment 1A - Construction picture provided by Applicant
- Attachment 1B - Dig-Alert picture provided by Applicant
- Attachment 2 – Existing sewer line Dig-Alert picture
- Attachment 3 – Existing telephone line Dig-Alert
- Attachment 4 – Sheet P-3 & P-4 of Construction plans provided by Applicant

Attachment 1 A



Attachment 1 B

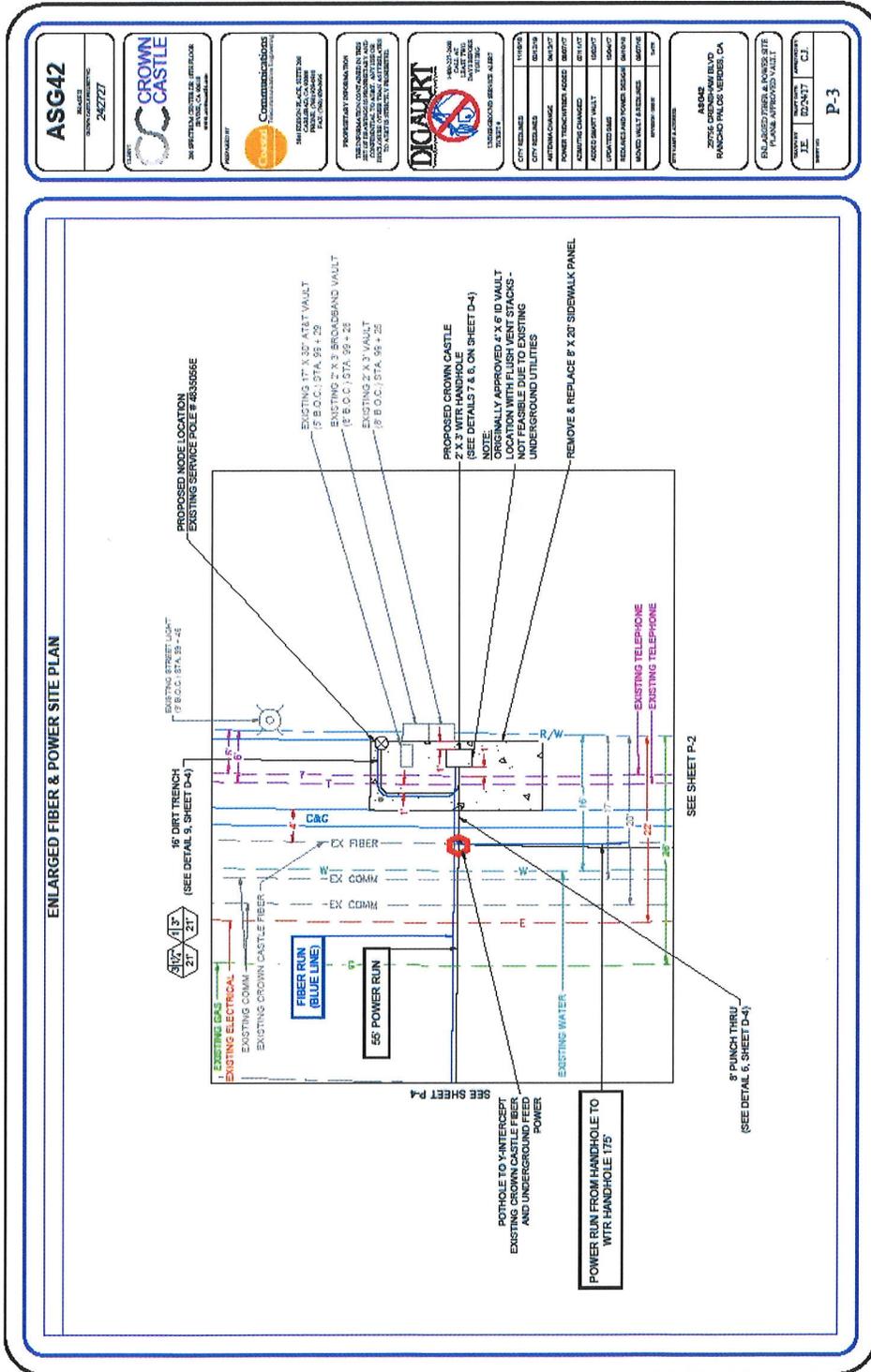


Attachment 2



Attachment 3





ASG42 PROJECT NO. 2427271	CROWN CASTLE 3400 BROADWAY, SUITE 200 SAN FRANCISCO, CA 94103	Communications COMMUNICATIONS CONSULTANTS 1000 CALIFORNIA STREET, SUITE 100 SAN FRANCISCO, CA 94108	PROJECT INFORMATION PROJECT NO. 2427271 PROJECT NAME: CROWN CASTLE FIBER OPTIC NETWORK PROJECT LOCATION: 3400 BROADWAY, SUITE 200, SAN FRANCISCO, CA 94103	DATE 2024.08.01	SCALE AS SHOWN	PROJECT NO. 2427271	PROJECT NAME CROWN CASTLE FIBER OPTIC NETWORK
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