

November 21, 2012

TO: Mayor and City Council  
Planning Commission  
City Manager

From: Jeffery W. Gibson  
Community Development Director

SUBJECT: Community Development Director Action for Following Request(s) for the week of:

**November 19, 2012**

**REQUEST**

**CHRISTMAS TREE LOT:**

**Applicant: Rite Aid #5491**

**APPROVED**

11/19/12

Case No.: **LOT12-00009**  
Location: 2240 W. Sepulveda Boulevard  
Zoning: C-5

Summary: Request for approval to allow the operation of a Christmas Tree Sales Lot on 11/23/12 to 12/25/12, 24 hours a day on property located in the C-5 Zone at 2240 W. Sepulveda Boulevard.

**SATELLITE ANTENNA:**

**Applicant: Metro PCS**

**APPROVED**

11/19/12

Case No.: **SAT12-00001**  
Location: 23520 Telo Avenue  
Zoning: M1-PP

Summary: Request for Administrative Approval for a Wireless Telecommunications Facility Permit to allow the installation of related equipment for a Distributed Antenna System (DAS) on property located in the M1-PP Zone at 23520 Telo Avenue.

**EVENTS:**

**Applicant:** Jacqui Rebstock, representing  
Lowes Home Center #0250

**APPROVED**

11/19/12

Case No.: **EVN12-00082**  
Location: 22255 S. Western Avenue  
Zoning: IRPA

Summary: Request for approval to allow for a Christmas Tree Lot event on 11/23/12 to 12/24/12 from 9:00AM-9:00PM on property located in the IRPA Zone at 22255 S. Western Avenue.

**MISCELLANEOUS PERMIT:**

**Applicant:** David Yeo

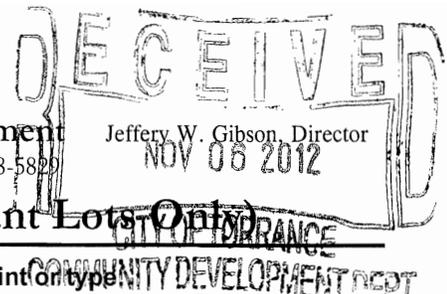
**APPROVED**

11/20/12

Case No.: **MIS12-00312**  
Location: 2083 Torrance Boulevard  
Zoning: Downtown Project Area

Summary: Request for approval of a Temporary Non-Residential Permit to allow the temporary placement of one refrigerated storage container in the parking lot for existing catering business on property located in the Downtown Project Area at 2083 Torrance Boulevard.

LOT12-00009



City of Torrance, Community Development Department  
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

### Seasonal Sales Permit Application (Vacant Lots Only)

Parts I, II, and III to be completed by the Applicant. Please print on type

#### I. APPLICANT INFORMATION/PROPOSED SALES LOCATION

Name of Applicant <i>Rite Aid # 5491</i>		Contact Phone Number <i>310-325-0868</i>	
Mailing Address <i>PO Box 3115, Attn: Licensing</i>	City <i>Harrisburg</i>	State <i>PA</i>	Zip Code <i>17105</i>
Sales Lot Address or Location <i>2240 W. Sepulveda Blvd</i>	<i>Torrance</i>	<i>CA</i>	Zip Code <i>90501</i>

#### II. SALES AND SITE INFORMATION

Check type of approval requested (Pumpkin and Christmas tree lots on the same location will be processed with one application and one fee):

- Pumpkin Sales Lot       Christmas Tree Sales Lot

Check incidental activity if proposed:

- Small Animal Petting Zoo       Pony Ride (Allowed at a pumpkin lot only)

Date(s) and time of operation:

Pumpkin Lot		Pumpkin Lot	
Date(s):	From: _____ To: _____	Hours:	From: _____ To: _____
Christmas Tree Lot		Christmas Tree Lot	
Date(s):	From: <del>Nov 22</del> <sup>23</sup> To: <i>Dec 25</i>	Hours:	From: _____ To: _____

#### Site information\* (inclusive of all activities on the site, including animals and ponies):

Zone <i>C-5</i>	Site Area** <i>120,000</i>	Total Display & Storage Areas** (sales lot & incidental use)	Number of Parking Spaces (all activities) <i>5</i>
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#### A. Sales area information:

Size of Display & Storage Areas**	Number of Parking Spaces (sales only)
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#### B. Small animal petting zoo:

Display & Storage Area**	Total Number of Animals	Range of Weight of Animals	Number of Parking Spaces (petting zoo)
_____	_____	_____	_____
List Types and Numbers of the Animals _____			
Name of Person On-Site Responsible for the Care of the Animals _____			CA DL/ID No. _____

#### C. Pony ride:

Display & Storage Area**	Number of Ponies Used for the Ride	Total Number of Ponies On-Site	Number of Parking Spaces (pony ride)
_____	_____	_____	_____
Name of Person On-Site Responsible for the Operation of the Pony Ride _____			CA DL/ID No. _____

Note: \* The occupied areas, and parking spaces listed in Items A, B, and C need to add up to the totals provided in "Site Information."

\*\* Indicate all area totals in square feet.

- 10) Any animals found to be ill or inappropriate for public interaction will be isolated immediately and will be removed from the site within eight hours of notification by the Torrance Police Department, Animal Control. All animal waste will be quickly and appropriately disposed of in an enclosed container, and no waste will be disposed of adjacent to either residential or commercial uses.
- s) The Community Development Director may impose additional conditions on the approval of the Seasonal Sales Permit to insure the preservation of the public peace, safety, health, and general welfare.
- t) Any violations of Section 92.2.9, other applicable Sections of the Torrance Municipal Code and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Seasonal Sales Permit and the denial of an application for such future sales permits by the operator and/or the property owner.

PROPERTY OWNER		APPLICANT	
Print Name of Property Owner South Bay Properties LLC		Print Name of Applicant Rite Aid # 5491	
Mailing Address 24564 Hawthorne Blvd Torrance, CA 90505		Mailing Address PO Box 3165 Harrisburg, PA 17105	
Contact Phone Number 310-373-0002		Contact Phone Number 717-61-2633	Emergency Phone Number
Signature [Signature]	Date 10/23/12	Signature M.A. Podgurski	Date

**IV. FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE**

Plot Plan Attached     Other Information Attached:

Application/Case No.	Date of Acceptance	Fee Amount	Accepted By:
LOT 12-00009	11/15/12 (complete)	\$219	O. GRAHAM

Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [Signature]	Date: 11-15-12
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [Signature]	Date: 11-15-12
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: [Signature]	Date: 11-15-12
Police	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____	Date: _____

REMARKS Please log comments in Permit Plan	
Fire	No FD req's
Building	<ul style="list-style-type: none"> <li>OBTAIN A SAFETY INSPECTION</li> <li>DO NOT BLOCK EXITING OR ACCESSABLE ROUTES</li> <li>OBTAIN BUILD PERMIT FOR SEPARATE STRUCTURES</li> </ul>
Environmental	Do not block Handicap parking - SEE CONDITIONS -
Police	

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Seasonal Sales Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Seasonal Sales Permit and therefore staff recommends denial. The following standards/requirements were not met:

*- EVENT CANNOT BEGIN EARLIER THAN NOV. 23<sup>RD</sup> AND CANNOT END LATER THAN DEC 25.*

*- ALL EVENT ACTIVITIES TO BE CONTAINED WITHIN NOTED AREAS.*

*- TRASH, DEBRIS AND TREE TRIMMINGS TO BE CONTAINED ONSITE*

*- PROVIDE TRASH BINS.*

*- TEMP POWER OR GENERATORS REQUIRE ELECTRICAL PERMITS.*

*- OBTAIN REQUIRED SIGN PERMITS.*

<b>Assessment Made By:</b>	
Name <i>O. GRAHAM</i>	Title <i>PLANNING ASSISTANT</i>
<b>Recommended By:</b>	
Name <i>[Signature]</i>	Title <i>Planning Director</i>

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

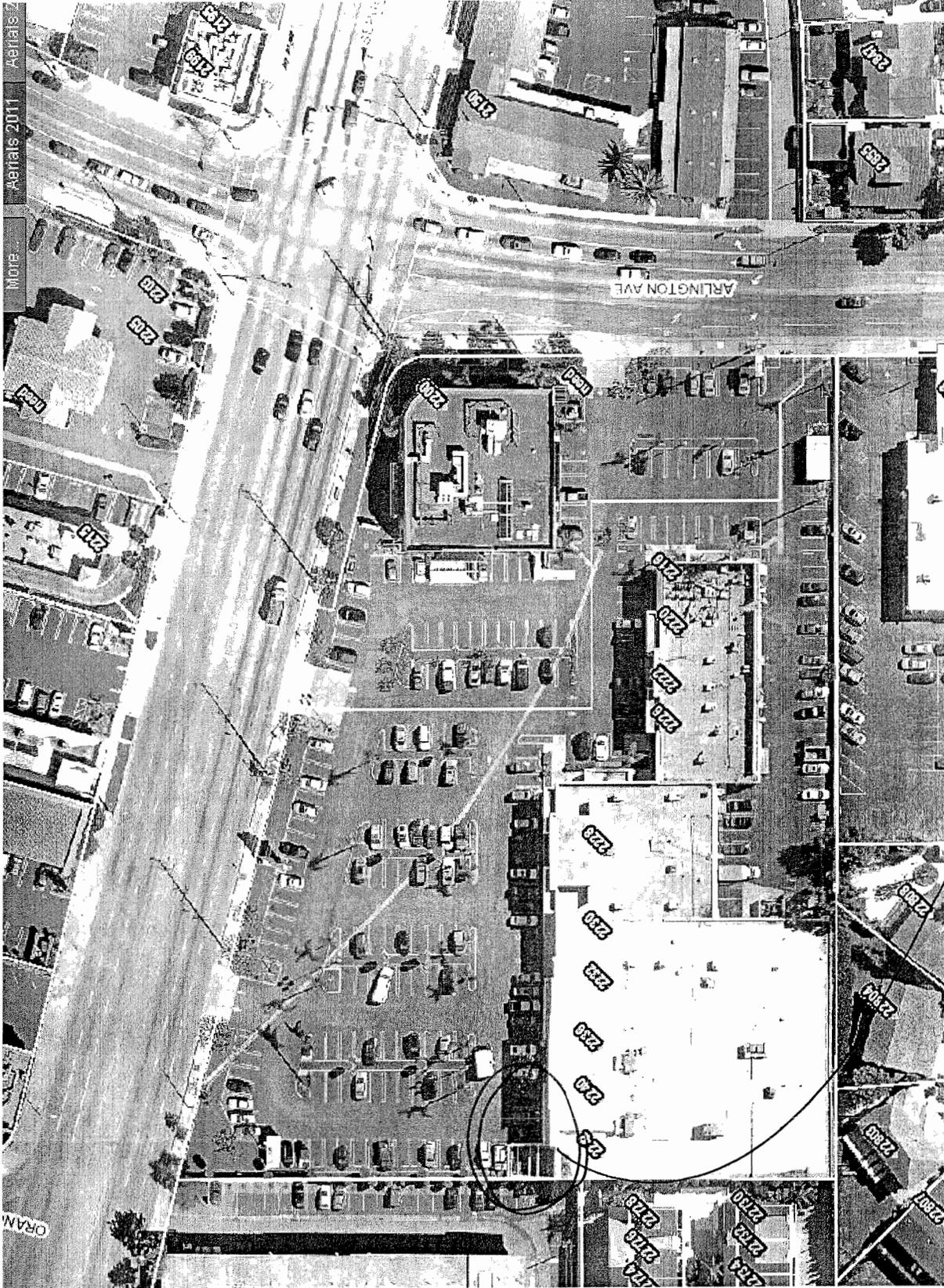
This request for a Seasonal Sales Permit is:

Approved     Denied    Seasonal Sales Permit Number: *LOT12-00009*

*[Signature]*  
 \_\_\_\_\_  
 Jeffery W. Gibson  
 Community Development Director

*19 Nov 12*  
 \_\_\_\_\_  
 Date:

Decisions by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

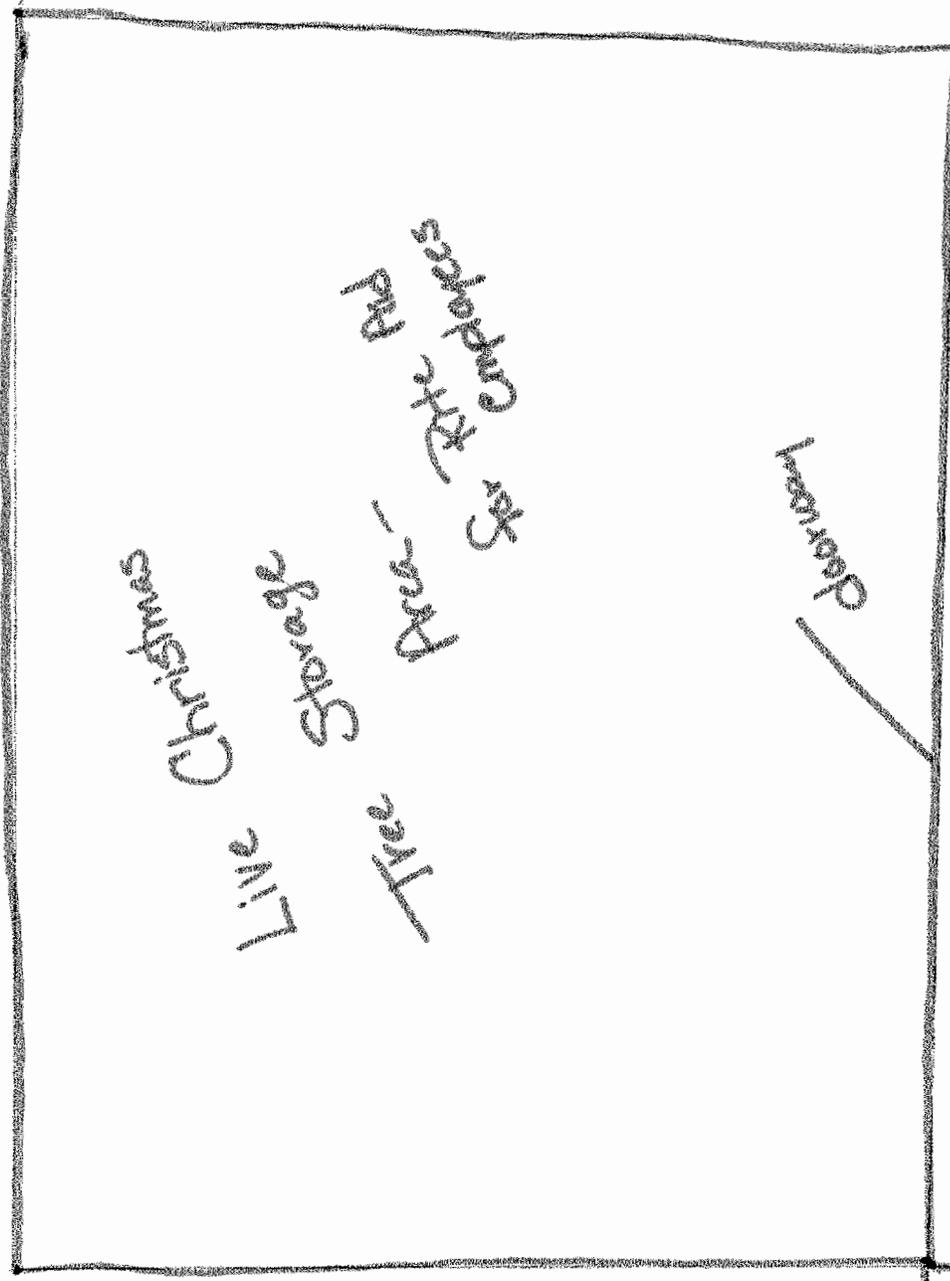


EVENT  
LOCATION

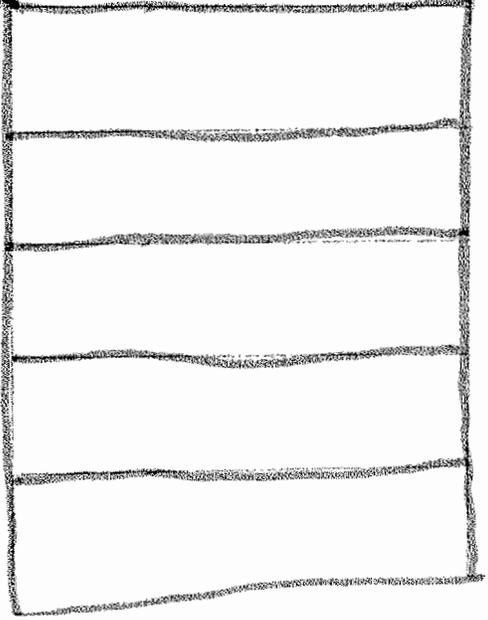
Frie 11/24/2019  
Christmas Tree  
Lot

- Customer removes portion  
of tag and takes what  
into store to purchase

Garden Center - Outside 21ft x 18



inside space  
22ft x 16



5 parking spaces

← Dimensions  
30ft x 40ft

30 or 40 Live Christmas  
Tree Displayed -  
with tags

DATE: November 15, 2012  
TO: Jeffery W. Gibson, Community Development Director  
FROM: Development Review Division  
SUBJECTS: **SATELLITE ANTENNA (SAT11-00013) – MetroPCS**

A request for approval of a Wireless Telecommunication Facility to allow the installation of related equipment for a Distributed Antenna System (DAS) on property located in the M1-PP Zone.

Applicant: MetroPCS  
Case No: SAT12-00001  
Location: 23520 Telo Ave  
Zoning: M1-PP

The subject property is located at the intersection of Telo Avenue and Kashiwa Street and is developed with two light industrial buildings. The applicant proposes to install three microwave antennas on the rooftop of the existing building and related equipment within an existing tenant space.

The new microwave antennas are 2-feet in diameter and are proposed to be behind a new 8-foot tall RF transparent screen which will extend beyond the existing height of the building by 4-feet to a maximum height of 25-feet. The microwave antennas will be oriented in three directions, west, south and east. The plans indicate that new condenser units and five GPS antennas will also be installed on the roof and are to be screened by the existing 4-foot building parapet. The equipment for this facility will be located within an 880sf tenant space directly below the new microwave antennas.

Staff forwarded the application and related materials to KramerFirm, Inc. (City's consultant) for review. The consultant reviewed the application and determined that the purpose of this project is to insert signals from MetroPCS onto Crown Castle's (separate carrier) "regional DAS for over-the-air transmission elsewhere." KramerFirm, Inc. also reviewed the project for RF Safety and determined that this project does not qualify categorical exclusion under FCC rules. The applicant provided RF emissions data to the consultant who recommended five conditions in order to comply with FCC guidelines. Staff has incorporated those conditions as part of the project's conditions of approval numbered 2-6.

While on a site visit, staff noticed that the awning element above the storefront of the mechanical room is in need of repair. Various pieces of wood are missing and staff recommends a condition that the applicant repair the awning. Furthermore, staff recommends that the applicant upgrades the trash enclosure located at the southeast corner of the property to meet NPDES standards. Staff also noticed that the site has trash and furniture in the parking lot behind the north building. Staff would like to put the owner on notice that code enforcement officials have been informed of the situation and will commence enforcement in the near future.

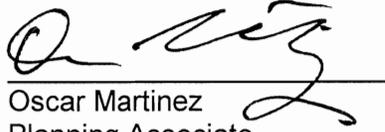
Staff finds that the requirements of the Torrance Municipal Code Section 92.39.060 regulating permit review procedures of telecommunications facilities have been satisfied, and recommends approval of the applicant's request, subject to the following conditions:

1. That if this Administrative Approval is not implemented within one year after the approval, it shall expire and become null and void unless extended by the Community Development Director for an additional period, as provided for in Section 92.27.1 of the Torrance Municipal Code; (Development Review)
2. All external access doors to the DAS Hotel enclosure are to remain locked at all times, except during active maintenance by MetroPCS personnel; (Development Review/KramerFirm, Inc.)

3. All access doors/hatches to the roof are to remain locked at all times, except during active maintenance by MetroPCS; (Development Review/KramerFirm, Inc.)
4. MetroPCS shall place and maintain permanent RF Warning signs in English and Spanish on all of the facing-outwards sides of the RF transparent screen walls enclosing the micro-wave antennas. The signage must be a minimum of 8" wide by 12" high, compliant 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 telephone 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 the FCC. The location and size of the signs must ensure that anyone on the roof will see the signs prior to coming within 5 feet of the microwave antennas; (Development Review/KramerFirm, Inc.)
5. MetroPCS shall place and maintain permanent RF Notice signs in English and Spanish on the outward-facing side of each DAS Hotel enclosure access door. The signage must be a minimum of 8" wide by 12" high, compliant 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 telephone 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 the FCC. The location of the signs must ensure that anyone entering the roof area will see the signs prior to coming within 3 feet of the signed access door; (Development Review/KramerFirm, Inc.)
6. MetroPCS shall place and maintain permanent RF Caution signs in English and Spanish on inside of each roof access door and hatch. The signage must be a minimum of 8" wide by 12" high, compliant 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 telephone 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 the FCC. The location of the signs must ensure that anyone entering the roof area will see the signs prior to exiting to the building roof; (Development Review/KramerFirm, Inc.)
7. That all required provided under Ordinance No. 3058, Section 92.2.8, Satellite Antennas, of the Torrance Municipal Code, Division 9, shall be met prior to the issuance of building permits; (Development Review)
8. That applicant shall submit Wind Load Calculations or a statement that such facility is not subject to wind loads prepared or approved by an engineer registered in California; (Development Review)
9. That applicant shall submit Emission Standards and Non-Interference Data showing the specific frequency range that the facility will use upon and throughout activation, certification that the facility will continuously comply with FCC emissions standards, and that use of the telecom facility will not interfere with other communication, radio or television transmission or reception; (Development Review)
10. That the microwave antennas and all related equipment cabinets shall be removed if the telecommunications site remains inactive for more than 180 days; (Development Review)
11. That the proposed color for the antennas, screening, boxes, and GPS antenna shall be submitted for review and approval to the satisfaction of the Community Development Director; (Development Review)
12. That the wood on the awning shall be repaired to the satisfaction of the Community Development Department; (Development Review)

13. That the applicant shall upgrade the existing trash enclosure located at the southeast corner of the property to meet NPDES standards to the satisfaction of the Community Development Department; (Development Review)
14. That if an emergency generator is placed on site, it shall comply with the Torrance Noise Ordinance and screened to the satisfaction of the Community Development Director; (Environmental)
15. That the applicant shall obtain all necessary building permits/inspections; (Building and Safety)

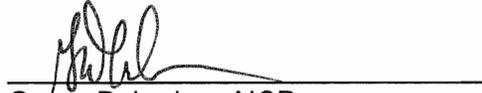
Prepared by,



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Oscar Martinez  
Planning Associate

Recommended by,



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Gregg D. Lodan, AICP  
Planning Manager

Attachments:

1. Code Requirements
2. KramerFirm, Inc. Memos dated 11/4/12 & 6/18/12
3. Site Plan and Elevations (file)

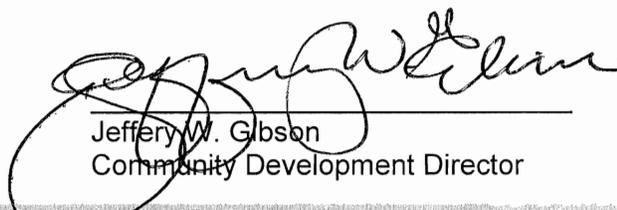
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This request for a Satellite Antenna Administrative Review (SAT12-00001) is  APPROVED  
 DENIED per Ordinance No. 3561, Section 92.39.060, Satellite Antennas, of the Torrance  
Municipal Code, Division 9.

19 NOV 12  

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DATE



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Jeffery W. Gibson  
Community Development Director

Decisions made by the Community Development Director are appealable to the  
Planning Commission within 15 calendar days following the above date of approval/denial.

## CODE REQUIREMENTS

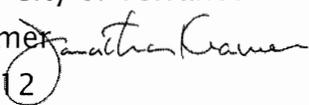
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The following is a partial list of code requirements applicable to the proposed project. All possible code requirements are not provided here and the applicant is strongly advised to contact each individual department for further clarification. The Community Development Director may not waive or alter the code requirements. They are provided for information purposes only.

### **Development Review:**

1. No light shall be permitted for the Telecom facility except for security lighting and such lighting shall be shielded so that direct rays do not shine on nearby properties. (92.39.050)
2. No signage or identifying logos shall be displayed on the telecommunication facility. (92.39.050)
3. Submit a radio frequency compliance and radiation report prepared by a qualified RF engineer with 30 days after installation of the telecom facility. (92.39.070)
4. Must comply with TMC Section 92.39.090 regarding discontinued use or abandonment of facility.

## PERMITTING MEMORANDUM

To: Oscar Martinez, City of Torrance  
From: Jonathan L. Kramer   
Date: November 4, 2012  
Project: 23510 Telo Avenue  
SAT12-01 (MetroPCS)

This memorandum supplements our memorandum dated June 18, 2012 regarding this same project (the "June Memo"). In the June Memo we noted MetroPCS's plan to add three microwave antennas on the roof of the DAS Hotel, but that RF emissions data was missing from its application materials. That RF emissions data has now been provided to us by MetroPCS via the City.

As noted in our June Memo, this project is not to install a wireless telecommunications site for local transmission and reception purposes. Rather, it is to be used by MetroPCS to insert its signals on to Crown Castle's regional Distributed Antenna System for over-the-air transmission elsewhere.

Except as noted here, the discussions in our June Memo are unchanged.

### Microwave Antennas



Kramer.Firm Inc.

Telecommunications Technology  
Counsel for Government Agencies  
and Private Institutions  
Since 1984

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Tel +1 (310) 473 9900  
Fax +1 (310) 473 5900

Suite 306  
2001 S. Barrington Avenue  
Los Angeles, California  
90025-5379

MetroPCS proposes to install 3 new microwave antennas, each approximately 2' in diameter, to support some undefined interconnection of this site and other locations.

The proposed new microwave antennas are to be center mounted at 23'-6" above ground level ("AGL") on the roof behind new 8' tall RF transparent screen walls. The RF transparent screen walls will protrude approximately 4' above the roof parapet wall. The proposed new antennas are shown in 3 sectors with one antenna per sector.

Several material facts related to the microwave antennas such as orientation of the antennas and the signal receiving location have not yet been determined or disclosed in the submitted project documentation.

MetroPCS proposes to connect the microwave antennas to the proposed equipment via coaxial cable that will be run through a cable tray along the roof to a doghouse that leads to the interior lease space.

### ***RF Safety Evaluation***

The FCC completely occupies the field as to setting RF safety standards in the United States. The City is not permitted to set its own standards regardless of whether higher, lower, or even the same as the FCC's standards. The Commission does, however, permit the City to determine whether a proposed wireless project meets the required FCC 47 CFR §1.1307 *et seq.* (the "FCC rules") and FCC Office of Engineering and Technology Bulletin 65 ("OET 65") RF safety requirements.

Under the FCC rules, certain types of wireless projects are deemed to be "categorically excluded" thus not subject to further RF evaluation under the rules due to identified factors including whether the antenna supporting structure is not a building or shared to perform some other function and the lowest portion of the transmitting antenna is at least 10 meters above ground.

The proposed microwave antennas at this project do not qualify for categorical exclusion under the FCC rules because the antenna

supporting structure (an occupied building) is shared to perform another function.

MetroPCS has provided RF emissions data for the microwave antennas at this location. Two of the microwave antennas will emit 52.48 watts ERP of energy, while the third will emit 158.49 watts ERP of energy.

Since MetroPCS has not identified which of the three antennas is to emit the higher signal strength, we will use the worst-case (158.49 wERP) for this analysis. At 158.49 wERP, there will be a worst-case controlled zone extending outwards to a distance of 4  $\frac{3}{4}$  feet. I round this up to 5 feet to be conservative.

Exhibit 1 of this memo shows the three controlled zones, each shown as fans extending from the front edges of each microwave dish to a distance of 5 feet.

The existence of a controlled zone does not mean that the project will violate the FCC rules; rather, it merely requires that the wireless carrier take affirmative steps to restrict access to the controlled zones.

To comply with the FCC rules and FCC OET 65 RF safety requirements, I recommend the City condition the project as follows:

1. All external access doors to the DAS Hotel enclosure are to remain locked at all times, except during active maintenance by MetroPCS personnel; and

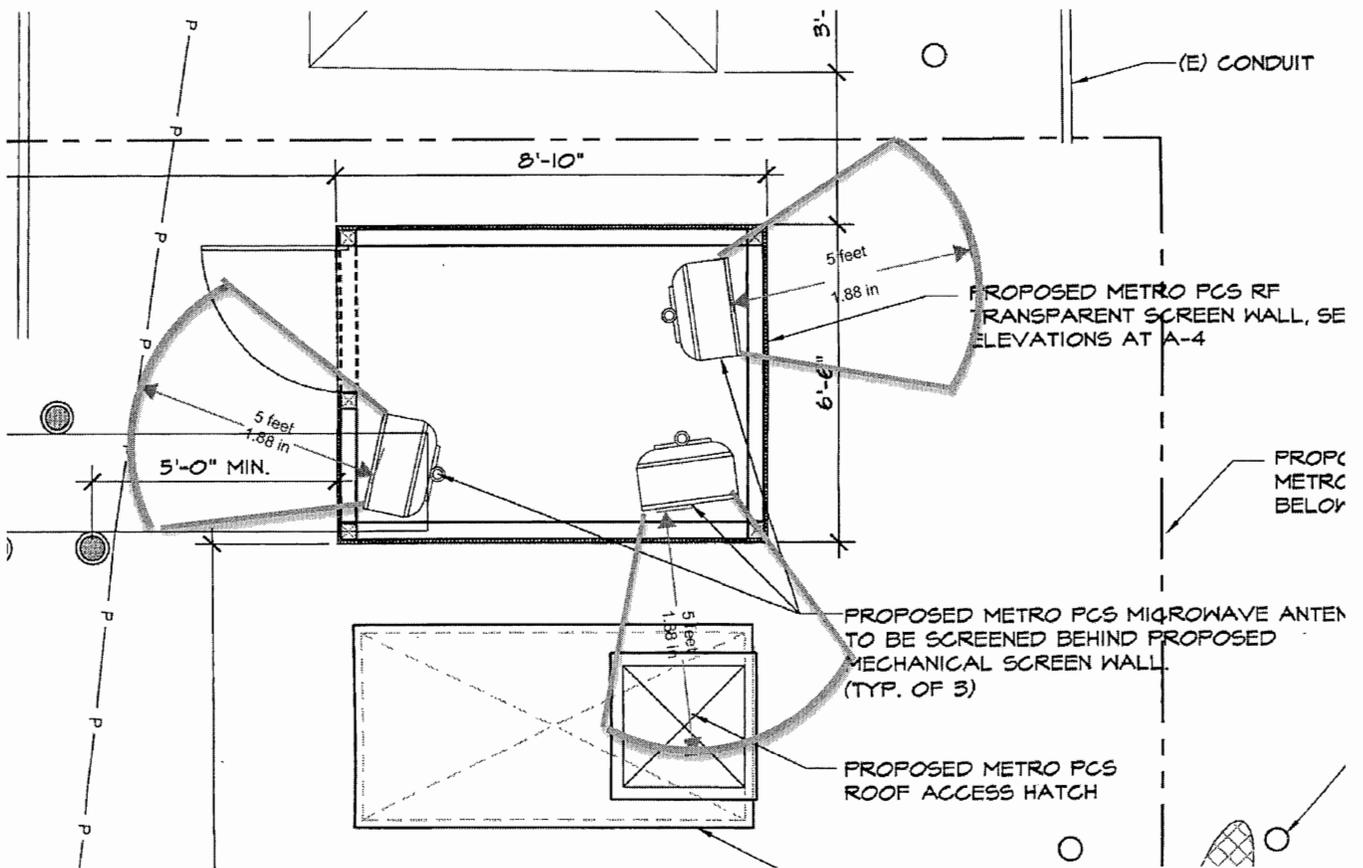
2. All access doors/hatches to the roof are to remain locked at all times, except during active maintenance by MetroPCS; and
3. MetroPCS shall place and maintain permanent RF Warning signs in English and Spanish on all of the facing-outwards sides of the RF transparent screen walls enclosing the microwave antennas. The signage must be a minimum of 8" wide by 12" high, compliant 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 telephone 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 the FCC. The location and size of the signs must ensure that anyone on the roof will see the signs prior to coming within 5 feet of the microwave antennas; and
4. MetroPCS shall place and maintain permanent RF Notice signs in English and Spanish on the outward-facing side of each DAS Hotel enclosure access door. The signage must be a minimum of 8" wide by 12" high, compliant 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 telephone 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 the FCC. The location of the signs must ensure that anyone entering the roof area will see the signs prior to coming within 3 feet of the signed access door; and

5. MetroPCS shall place and maintain permanent RF Caution signs in English and Spanish on inside of each roof access door and hatch. The signage must be a minimum of 8" wide by 12" high, compliant 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 telephone 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 the FCC. The location of the signs must ensure that anyone entering the roof area will see the signs prior to exiting to the building roof.

If MetroPCS agrees to the conditions just stated, there will be no RF emissions basis to deny the project.

/jlk

EXHIBIT 1



Controlled Zones

## PERMITTING MEMORANDUM

To: Oscar Martinez, City of Torrance  
From: Christy O'Berry *Christy O'Berry*  
Reviewed by: Jonathan L. Kramer *Jonathan Kramer*  
Date: June 18, 2012  
Project: 23510 Telo Avenue  
SAT12-01 (MetroPCS)

At the City's direction, I have reviewed the MetroPCS California, LLC ("MetroPCS") application to install a Distributed Antenna System ("DAS") hub in a building located at 23510 Telo Avenue.

This is not an application to install a wireless telecommunications site for local transmission and reception purposes. Rather, this site will be used by MetroPCS to insert its signals on Crown Castle's regional Distributed Antenna System.

### **Section 6409 Evaluation**

I have reviewed the proposed project in light of the recently passed Section 6409(a) contained within the Middle Class Tax Relief and Job Creation Act of 2012 (the "Act"). Section 6409(a) addresses mandatory collocations at existing wireless towers, facially eliminating local discretion in connection with collocation projects.

The instant project is not a wireless site considered to be an "eligible facility" under the Act. Rather it is a project to be constructed within a commercial building to support a network of DAS nodes, and this project is for a new facility, rather than for a collocation at an existing wireless tower. Accordingly, this project is not subject to the provisions of Section 6409(a).

### **Current Project**

#### Base Station Description

MetroPCS proposes to install new base telecommunications station ("BTS") equipment in an interior lease space. MetroPCS does not detail the type of equipment it proposes to install inside the leased space. Nor does MetroPCS show any of the DAS-related equipment to be installed in this location, omitting (without limitation) the DAS equipment bays and the substantial fiber optic cable run that DAS will require between this leased location and the public right-of-way.

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Kramer.Firm Inc.

Telecommunications Technology Counsel  
for Government Agencies and Private  
Institutions  
Since 1984

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2001 S. Barrington Avenue  
Los Angeles, California  
90025-5379

### Microwave Antennas

MetroPCS proposes to install 3 new microwave antennas, each approximately 2' in diameter, to support some undefined interconnection of this site and other undisclosed locations.

The proposed new microwave antennas are to be center mounted at 23'-6" above ground level ("AGL") on the roof behind new 8' tall RF transparent screen walls. The RF transparent screen walls will protrude approximately 4' above the roof parapet wall. The proposed new antennas are shown in 3 sectors with one antenna per sector.

Several material facts related to the microwave antennas such as orientation of the antennas and the signal receiving location have not yet been determined or disclosed in the submitted project documentation.

MetroPCS proposes to connect the microwave antennas to the proposed equipment via coaxial cable that will be run through a cable tray along the roof to a doghouse that leads to the interior lease space. MetroPCS proposes to mount 5 GPS antennas to the cable tray and doghouse on the roof. According to the site plans, the GPS antennas and doghouse will not be visible above the roof parapet walls.

### No Cell Antennas

MetroPCS does not propose to install panel antennas, remote radio units, tower mounted amplifiers, DC surge suppressors, or other ancillary antenna equipment.

### ***Project Purpose***

MetroPCS discloses that the purpose of this project is to install telecommunications equipment to work in conjunction with the previously permitted and installed DAS nodes which were installed for the benefit of MetroPCS.

MetroPCS has not provided any information regarding the DAS nodes that, according to MetroPCS, have been installed. The City must determine if MetroPCS' attempt to obtain permit approval for this project is an attempt to get piece-meal approval of the project. By piece-mealing the project MetroPCS may be attempting to minimize the impact of a larger project by seeking permitting approval in stages.

Given that this project requires interconnection with the DAS system and the installation of DAS fiber and DAS equipment cabinets within the leased area, but those material elements are not shown, it is our opinion that the project is being piece-mealed. The City should request that this project be permitted as a whole so that the City may determine if it is in compliance with its permitting requirements.

### ***Physical Design Considerations***

#### Height of the Project

The addition of the microwave antennas requires an RF transparent screen that protrudes approximately 4' above the height of the parapet wall. At this height, the line of sight for the microwave antennas is not affected by the surrounding buildings. Future construction may cause interference with the line of sight of the microwave antennas. To mitigate this potential concern and to reduce the aesthetic impact this site will have on the surrounding buildings, and as already discussed, I recommend that the City require MetroPCS to use fiber optic cable for back haul in place of the microwave antennas. Using fiber optic cable for back haul will not have an adverse impact on the MetroPCS and DAS transmissions to and from at this site.

#### Microwave Antennas

The site plans indicate the general location of the microwave antennas but do not contain any additional information regarding the microwave antennas, including but not limited to the signal receiving location, the orientation of the microwave antennas, and RF emissions from the microwaves, etc.

Our experience is that MetroPCS requests microwave antenna entitlements on most all of its projects even where it has no immediate need for the microwave interconnection. Given that the project plans show what appears to be a fiber interconnection with the local telephone company, the present need for the microwave antennas seems questionable.

If the City prefers to retain the microwave antennas as part of this project, they should only be approved by the City when MetroPCS provides the orientation and the proposed RF emissions of the microwave antennas. I also recommend that the City condition approval of this permit on MetroPCS obtaining authorization to connect to an uplink site in or near the City of Torrance.

### GPS Antennas

Visible GPS antennas are technically unnecessary and visually unappealing. I recommend that the City require MetroPCS to install the GPS antennas (and cable doghouse if the City elects to permit the microwave antennas) such that no portion of the GPS antennas protrudes above the parapet wall.

### Contradictory Project Documentation

I recommend that the City require MetroPCS to correct the project documentation so that it is consistent and indicates the equipment that MetroPCS proposes to install. For instance, the Development Application indicates that MetroPCS proposes to install 2 microwave antennas and equipment cabinets. The project site plans, however, indicate that MetroPCS proposes to install 3 microwave antennas and does not detail the equipment cabinets that MetroPCS proposes to install.

### Base Telecommunications Station Equipment

MetroPCS has not detailed the type of BTS equipment it proposes to install in its interior lease space, nor has it detailed the necessary DAS equipment to be separately installed by the DAS provider. I recommend that the City require MetroPCS to update the project documentation to indicate the type of BTS equipment it proposes to install, as well as to show the DAS equipment and fiber runs to be installed by others.

### ***RF Safety Evaluation***

The FCC completely occupies the field as to setting RF safety standards in the United States. The City is not permitted to set its own standards regardless of whether higher, lower, or even the same as the FCC's standards. The Commission does, however, permit the City to determine whether a proposed wireless project meets the required FCC 47 CFR §1.1307 *et seq.* (the "FCC rules") and FCC Office of Engineering and Technology Bulletin 65 ("OET 65") RF safety requirements.

Under the FCC rules, certain types of wireless projects are deemed to be "categorically excluded" thus not subject to further RF evaluation under the rules due to identified factors including whether the antenna supporting structure is not a building or shared to perform some other function and the lowest portion of the transmitting antenna is at least 10 meters above ground.

The proposed project does not qualify for categorical exclusion under the FCC rules because the antenna supporting structure is shared to perform another function.

MetroPCS did not provide RF emissions data for the microwave antennas at this location. Without this information I am unable to perform an independent analysis of the proposed emissions. I recommend that the City require MetroPCS to provide the RF emissions data for the microwave antennas prior to issuing a permit for this site as the controlled zone may be accessible by individuals such as HVAC maintenance personnel, roof maintenance personnel and other building personnel. Accordingly, this project will require physical barriers and signage in order to comply with the FCC regulations.

Prior to moving forward with this project the City should require MetroPCS to provide RF emissions data for the microwave antennas, if the microwave antennas remain as part of this project, so that the extent of the controlled zone and any required signage and/or barriers may be determined.

/cob



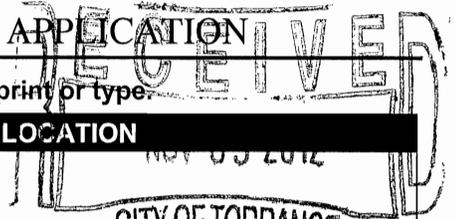
EVN12-00082

City of Torrance, Community Development Department  
3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

Jeffery W. Gibson, Director

### TEMPORARY PARKING LOT EVENT PERMIT APPLICATION

Parts I, II, and III to be completed by the Applicant. Please print or type.



#### I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION

Name of Applicant <b>Lowe's Home Center (Jacqui Rebstock)</b>			
Name of Business <b>Lowe's Home Center #0250</b>			
Property Address (proposed parking lot event location) <b>22255 S Western Ave</b>	City <b>Torrance</b>	State <b>CA</b>	Zip Code <b>90501</b>
Name of Business Owner		Contact Phone Number <b>310-787-1469 x604</b>	
Mailing Address (if different from above)	City	State	Zip Code

#### II. EVENT AND SITE INFORMATION

Check type of approval requested:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Promotional Outdoor Event   | <input type="checkbox"/> Pumpkin Sales Lot                   | <input type="checkbox"/> Security # of Guards _____ |
| <input type="checkbox"/> Outdoor Gathering Of People | <input checked="" type="checkbox"/> Christmas Tree Sales Lot | Armed (Y/N) _____                                   |
| <input type="checkbox"/> Includes Amplified Sound    | <input type="checkbox"/> Other (Please Describe): _____      |   |

Describe the proposed event: Christmas Tree Lot NOV 01 2012

Date(s) and Hours of event:

Date:	From: <b>11-23-12</b>	To: <b>12-24-12</b>	Hours:	From: <b>9:00 AM</b>	To: <b>9:00 PM</b>
Set Up Date(s):	From: <b>11-15-12</b>	To: <b>12-28-12</b>	Clean Up Date:	<b>01/09/13</b>	

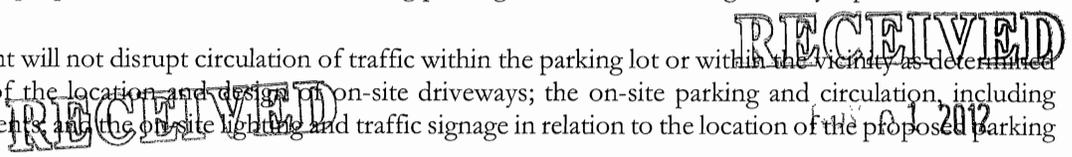
#### Site Information:

Zoning <b>IRPA</b>	Total Lot Area (in sq. ft.) <b>780,000</b>	Total Number of Parking Spaces On-Site <b>787</b>	Number Parking Spaces Displaced by the Event <b>44</b>
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#### III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements, and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.



- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 91.3.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

**Additional requirement for pumpkins or Christmas trees sales:**

- a) No permit will be issued prior to September 1<sup>st</sup> for a pumpkin lot and November 1<sup>st</sup> for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than December 1<sup>st</sup> and end no later than December 25<sup>th</sup>.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <i>Lowe's Home Center (Jacqui Debstock)</i>	City, State, Zip	Print Name of Business Owner and/or Property Owner <i>Lowe's Home Center (Jacqui Debstock)</i>	City, State, Zip
Mailing Address <i>22255 S Western Ave</i>		Mailing Address <i>22255 S Western Ave</i>	
Contact Phone Number <i>310-757-1469 ext 804</i>		Contact Phone Number <i>310-757-1469 ext 804</i>	
Signature <i>[Signature]</i>	Date <i>11/01/12</i>	Signature <i>[Signature]</i>	Date <i>11/01/12</i>

**IV. FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE**

Plot Plan Attached     Other Information Attached: \_\_\_\_\_

Application/Case No. <i>EUN12-00082</i>	Date of Acceptance <i>11/01/12</i>	Fee Amount <i>#219-</i>	Accepted By: <i>YOLANDA GOMEZ</i>
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<b>Fire</b>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>[Signature]</i> Date: <i>11/1/12</i>
<b>Building</b>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>J. Noh</i> Date: <i>11/6/12</i>
<b>Environmental</b>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Signature]</i> Date: <i>11/6/12</i>
<b>Police</b>	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>W/A</i> Date: _____

REMARKS Please log comments in Permit Plan	
Fire	Obtain a Christmas Tree Lot Permit from Fire
Building	- ANY TENT LARGER THAN 10x12' REQUIRE SAFETY INSPECTION - NO OBSTRUCTION ALLOWED @ H.C. PARKING/VE PATHS.
Environmental	
Police	N/A

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:

<b>Assessment Made By:</b>	
Name <i>Yolanda Gomez</i>	Title PLANNING ASSOCIATE
<b>Recommended By:</b>	
Name <i>[Signature]</i>	Title Planning Associate

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

Approved     Denied    Temporary Parking Lot Permit Number: EVN12-00082

*[Signature]*    19 Nov 12  
 Jeffery W. Gibson    Date:  
 Community Development Director

Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.

**Conditions Associated With**  
**Case #: EVN12-00082**

Condition Code	Title	Hold	Status	Status		Tag	Updated	
				Changed	By		Date	By
<b>Building &amp; Safety</b>								
10	CUSTOM CONDITION	None	Not Met	11/07/2012	YG		11/07/2012	YG
	PLANNING CONDITIONS: 1. No encroachment permitted into public R-O-W, fire lane, or drive aisles/parking areas, other than area/s shown on attached plot plan. 2. No blocking of any handicap access or parking spaces is permitted. 3. Displayed merchandise shall not block vehicle or pedestrian circulation. 4. All event activities shall be contained within noted areas on attached plot plan. 5. Clean up of the site shall take place per date/time on application and the site shall be returned to its previous state held prior to the event. 6. No illegal signs, banners, balloons, signholders, etc. are permitted. 7. Site preparation and set up will not commence prior to November 15th for a Christmas Tree sales lot. 8. Christmas Tree sales operation will begin no earlier than the day after Thanksgiving and end no later than December 25th. 9. Clean up of Christmas Tree sales lot will be completed by January 5th that immediately follows the last approved operating date for the sales lot.							

## Conditions for Pumpkin & Christmas Tree Lots

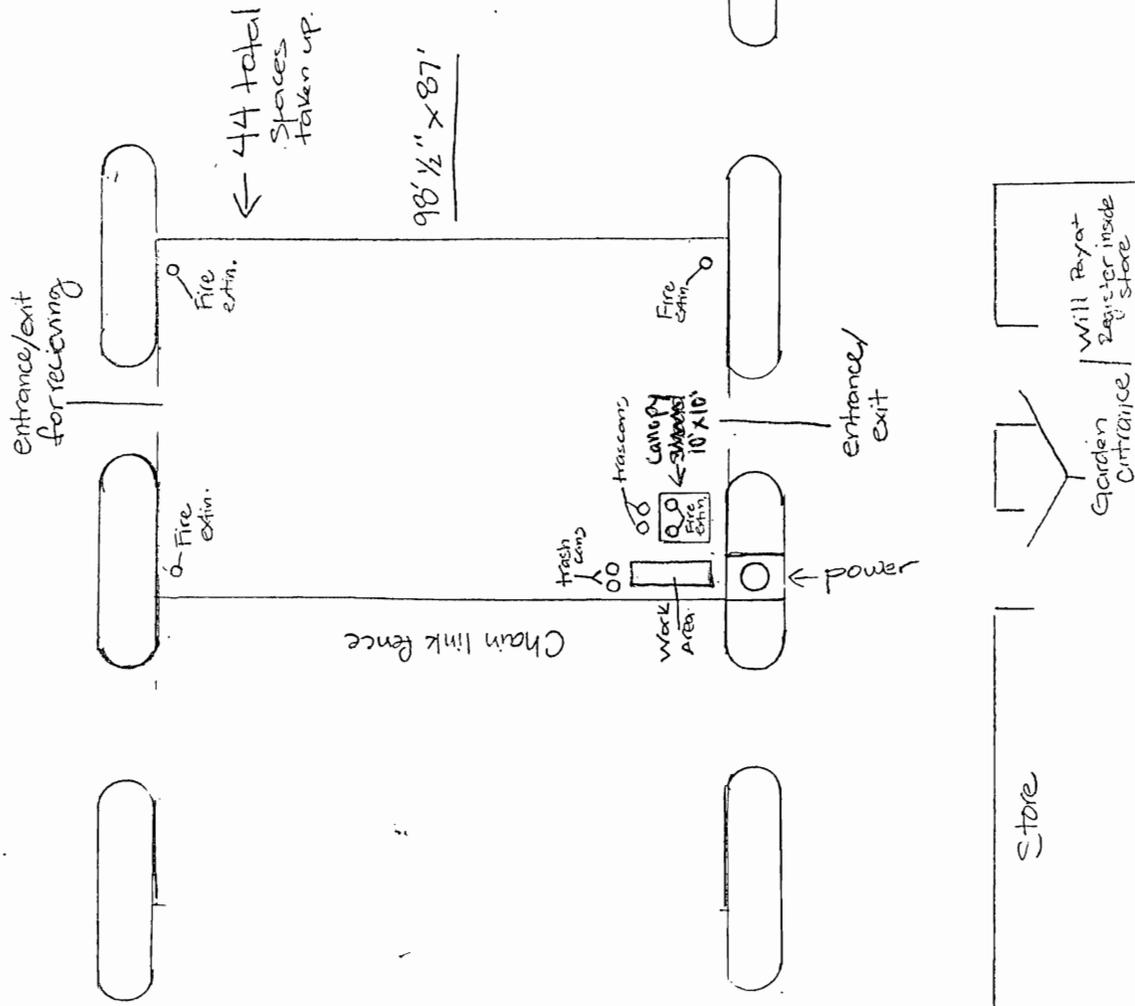
1. That separate Fire Department Permits shall be obtained for the following: The operation of a Christmas tree lot; tents; and the application of a flammable finish to Christmas trees; (Fire)
2. That on January 5<sup>th</sup> which immediately follows the December 25<sup>th</sup> that ends the sales period for which the approval is requested, all cut natural Christmas trees and other combustible materials, all tents, trailers, and other temporary structures shall be removed from the lot and the lots shall be cleaned to the reasonable satisfaction of the Fire Chief; (Fire)
3. That Building permits shall be obtained for all temporary structures; (Building and Safety)
4. That Electrical permits shall be obtained for all lights, electric motors and power poles; (Building and Safety)
5. That electrical permits shall be issued to a State of California licensed contractor and work performed under their supervision; (Building and Safety)
6. That temporary power poles shall be removed by January 5<sup>th</sup>, which immediately follows the December 25<sup>th</sup> that ends the sales period for which the approval is requested; (Building and Safety)
7. That the lot shall be cleaned to the reasonable satisfaction of the Environmental Services Administrator by November 10<sup>th</sup>. (For pumpkin lot sales only); (Environmental)
8. That only one (1) 4' X 8' wood sign shall be allowed per street frontage; (Environmental)
9. That the placement of signs shall be approved by the Environmental Division staff; (Environmental)
10. That a plan specifying provisions for erosion controls be approved by the Environmental Division prior to the issuance of a business license (for vacant lots only); (Environmental)
11. That animals or petting zoos shall be permitted with approval of the Environmental Services Administrator (for pumpkin lots only); (Planning)
12. That a business license shall be obtained; (Revenue)
13. That a \$1,000.00 deposit shall be submitted to the Revenue Department, refundable after clean-up to the satisfaction of the Environmental Division of Building and Safety and the Fire Department (for Christmas tree lots only); (Revenue)

14. That a \$500.00 deposit shall be submitted to the Revenue Department, refundable after clean-up (for pumpkin lots only); (Revenue)
15. That the time frame for such sales shall be October 10<sup>th</sup> to November 15<sup>th</sup> for Pumpkin lots and November 15<sup>th</sup> to December 25<sup>th</sup> for Christmas tree lots; (Planning)
16. That emergency exits shall be maintained; (Police)
17. That red and green lights shall not be used without approval of the Traffic Bureau of the Police Department; (Police)
18. That the use of amplified sound shall be prohibited for lots within 500 feet of residential areas; (license required) (Police)
19. That all dry grass, weeds, and other combustible waste matter shall be cleared from the lot prior to the set up of trees; (Fire)
20. Christmas trees shall not be located within 15 feet of any building, trailer, structure, or temporary building which is not necessary to the operation of the sales lot; (Fire) (Exception: Structures used for sleeping purposes.)
21. That "No Smoking" signs shall be posted to the satisfaction of the Fire Department; (Fire)
22. That two (2) exits shall be provided and well marked by signs; (Fire)
23. That the use of open flame shall be prohibited;
24. That portable fire extinguishers shall be provided every 50 feet of travel and that the minimum fire extinguisher size shall be 2A10BC; (Fire)
25. That no parking within 30 feet of tents shall be allowed; (Fire)
26. That proof of license shall be provided to the Fire Department if any flameproof treatment is to be applied to trees (for Christmas tree lots only); (Fire)
27. Any violations of these conditions and / or other pertinent Municipal Codes may result in a denial of your application at the subject location the following season. (Planning)

*SEE ATTACHED*

2255 Western Ave  
Torrance CA 90501  
310-787-1469

223rd

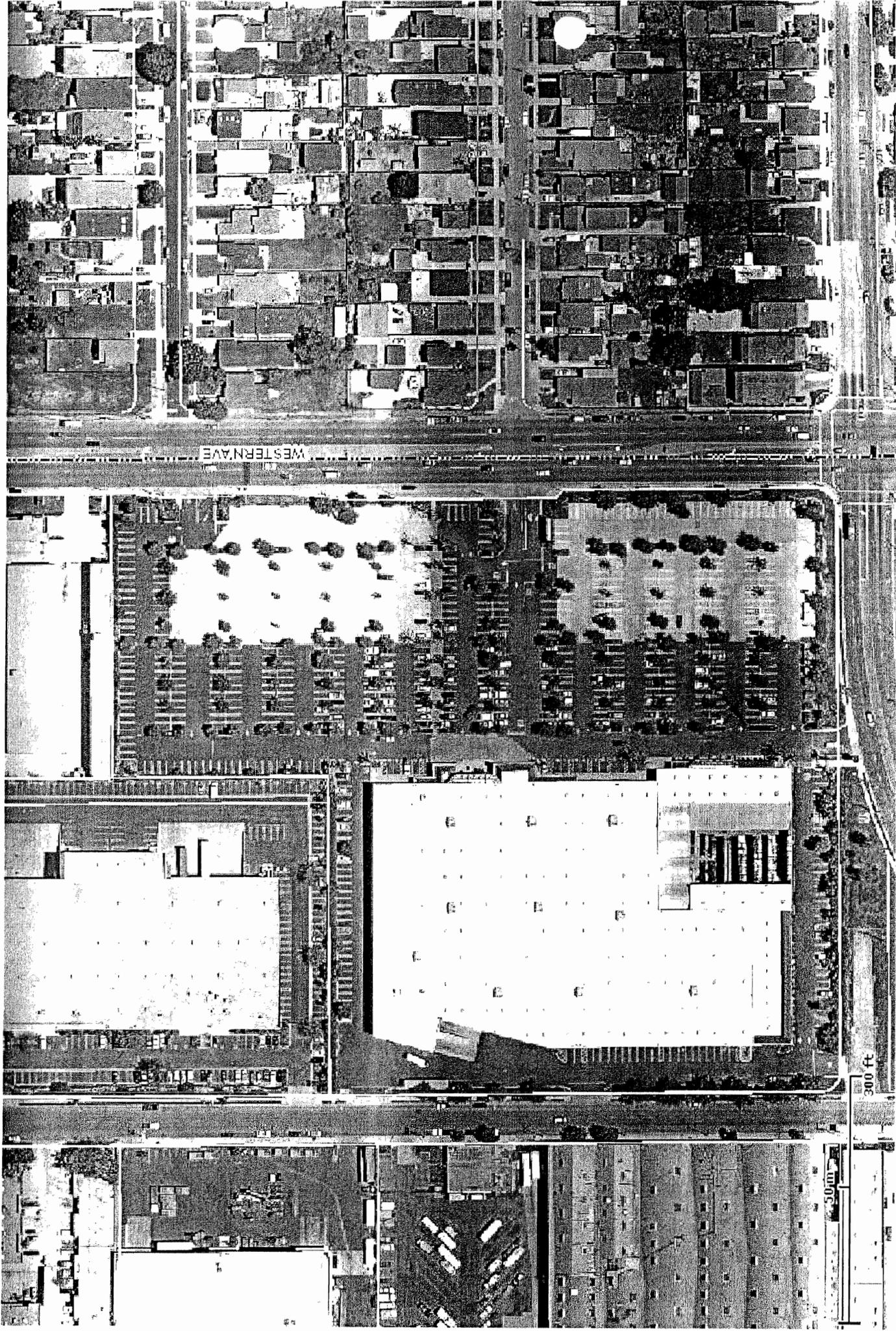


98' 1/2" x 87'

# City of Torrance GIS

Aerial Photo Viewing

X LOCATION OF TREE LOT



**DATE:** November 19, 2012  
**TO:** Jeffery W. Gibson, Community Development Director  
**FROM:** Planning Division  
**SUBJECT:** Miscellaneous Permit (MIS12-00312) – David Yeo

Request for approval of a Temporary Non-Residential <sup>Trailer</sup> Permit to allow the temporary placement of one refrigerated storage container in the parking lot for existing catering business.

Applicant: David Yeo  
Case No: MIS12-00312  
Location: 2083 Torrance Boulevard  
Zoning: Downtown Project Area

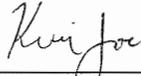
The applicant is requesting for approval of a Temporary Non-Residential Trailer Permit to allow the temporary placement of one eight-foot wide, 15-foot long, nine-foot six-inch tall refrigerated storage container in the parking lot for an existing catering business located at 2083 Torrance Boulevard in the Downtown Project Area. The container will be placed on the property for a period of approximately 45 days and will be removed from the property by January 1, 2013. The container will be placed at the rear of property behind the building and occupy one parking space. The applicant operates a catering business at this location and will need the additional storage space for holiday business.

In the judgment of staff, the temporary placement of the storage container will not be materially detrimental to the surrounding uses. Sufficient on-site parking will be provided. Therefore based on these findings, staff recommends approval of this temporary trailer permit subject to the following conditions:

1. That applicable Building and Electrical permits shall be obtained prior to the installation of the storage container;
2. That the storage container shall be removed from the property by January 1, 2013 and the site restored to its previous condition prior to installation;
3. That the storage container shall not encroach into the public alley and the designated handicap parking space, loading areas and path of travel.
4. That the operation of refrigerator unit for the storage container shall comply with City of Torrance Municipal Code Noise Standards. The applicant shall be responsible for mitigating noise generated by refrigerator unit should any

5. That the storage container shall only be accessed during the regular business hours approved under SDP07-00003, 4:00 a.m. to 6:00 p.m. daily,

Prepared by,



Kevin Joe, AICP  
Planning Associate

Recommended by,

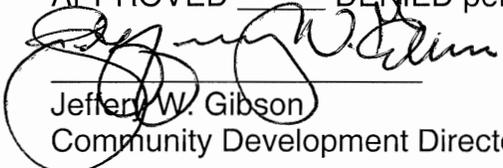


Gregg Lodan, AICP  
Planning Manager

Attachments:

1. Site plan

This request for a Temporary Non-Residential Trailer Permit (MIS12-00312) is APPROVED  DENIED per Section 87.2.3 of the Torrance Municipal Code.



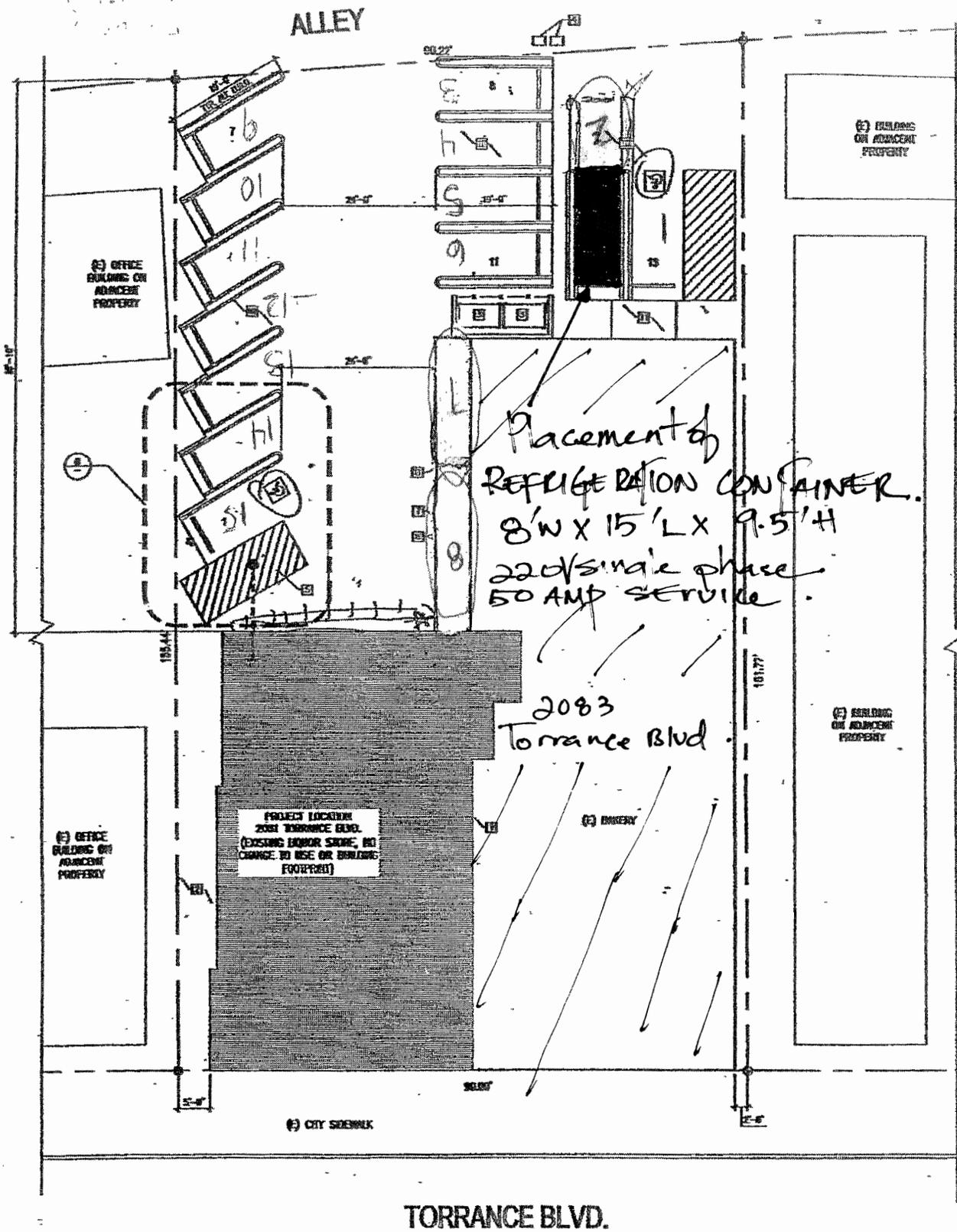
Jeffrey W. Gibson  
Community Development Director

20 Nov 12  
Date

Decisions by the Community Development Director are appealable to the Planning Commission within 15 calendar days following the date of approval/denial.

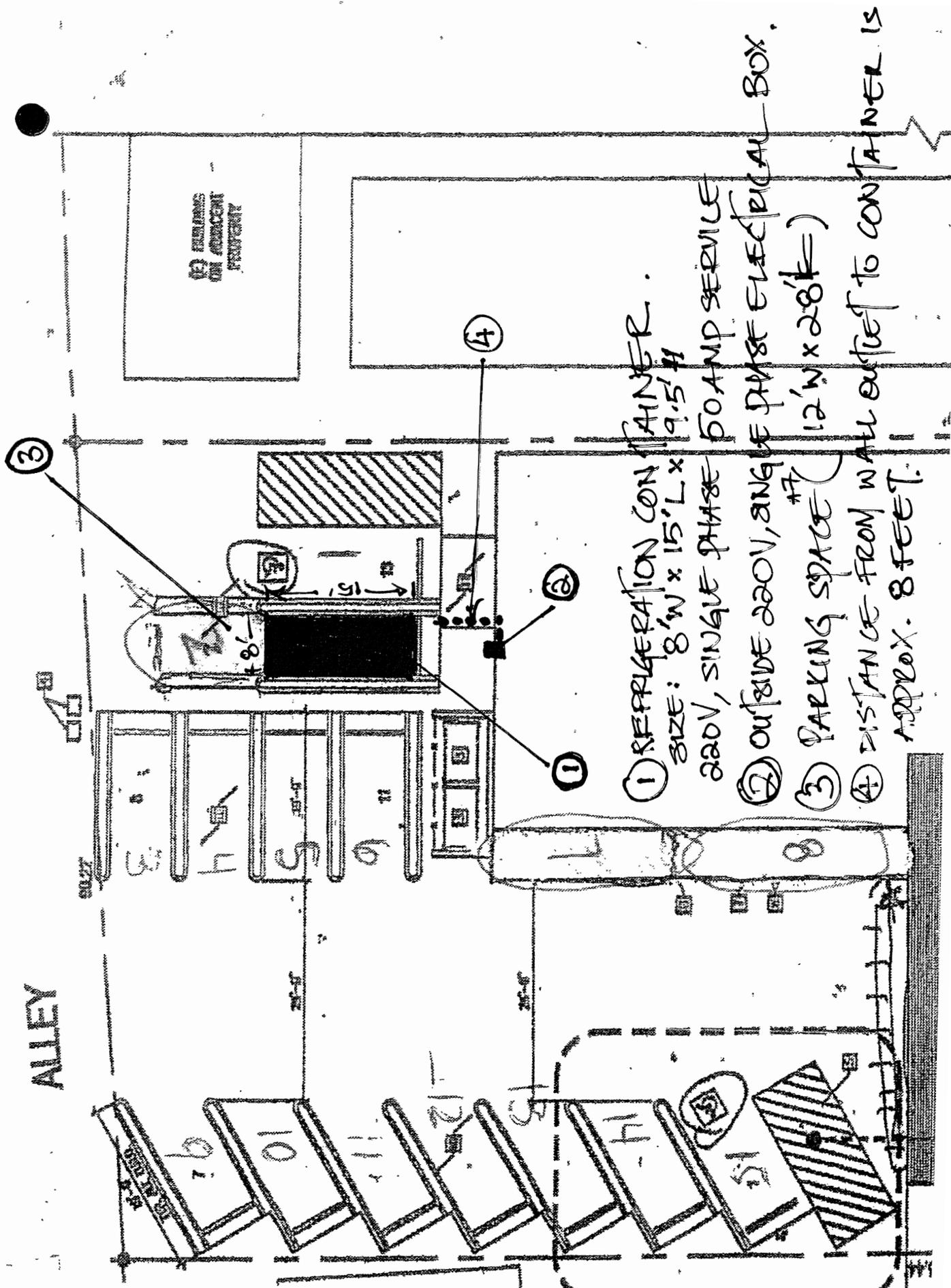
RE: 2083 TORRANCE BLVD.

11-12 CHANON (FOR RAVENHURST & 114th ST)



RE: 2083 Torrance Blvd.

11-15 SHAWMUT W/ BARDEN FM



① REFRIGERATION CONTAINER  
SIZE: 8'W x 15'L x 9.5'H

② OUTSIDE 220V, SINGLE PHASE 60 AMP SERVICE

③ PARKING SPACE (12'W x 28'L)

④ DISTANCE FROM WALL OUTLET TO CONTAINER IS APPROX. 8 FEET.

(C) BUILDING ON ADJACENT PROPERTY