

AGENDA ITEM NO. 6A

TO: Members of the Telecommunications Committee

FROM: Planning Division

SUBJECT: WTC22-00008

LOCATION: 2124 Redondo Beach Boulevard


This is a request for approval of a Telecom Permit to allow the installation of a new telecommunications facility designed as a false tree and the installation of associated equipment on property located in the C-2 Zone at 2124 Redondo Beach Boulevard.

Please find attached the staff report and supplemental staff report that were prepared for the prior Telecommunications Committee meetings of August 9, 2022 and September 13, 2022 (Attachment Nos. 1, 2). Staff notes that the project was not heard and continued to October 11, 2022 and the project has not been modified in between meetings.

At the September 13, 2022 Telecommunications Committee meeting, concerns were raised regarding a wireless tower placed near the proposed project. Staff has determined that the tower that is placed at the rear of 2102 Redondo Beach Boulevard is a temporary facility administratively approved under ADM22-00009 (Attachment No. 3), and previous to that under ADM20-01011, as a result of the damaged that has been removed at 2124 Redondo Beach Boulevard. Conditions of approval were included to ensure proper compliance with RF safety guidelines and removal of the facility should the proposed facility be approved.

Staff has also attached additional correspondence received in opposition to the project. Staff continues to recommend approval of the project as conditioned.

Respectfully Submitted,



Oscar Martinez
Planning and Environmental Manager

Attachment:

1. August 9, 2022 Staff Report Agenda Item No. 6A and Supplemental
2. September 13, 2022 Staff Report Agenda Item No. 6A and Supplemental
3. Copy of ADM22-00009
4. Correspondence

DATE: August 5, 2022
TO: Telecommunications Committee
FROM: Planning Division
SUBJECT: **WIRELESS TELECOM FACILITY (WTC22-00008)**

Request for approval of a Telecom Permit to allow the installation of a new telecommunications facility designed as a false tree and the installation of associated equipment on property located in the C-2 Zone at 2124 Redondo Beach Boulevard.

Applicant: CCTMO, LLC dba Crown Castle (Cheryl Jow)
Case No: WTC22-00008
Location: 2124 Redondo Beach Blvd
Zoning: C-2 (General Commercial District)

The applicant is proposing a new telecommunications facility providing three sectors mounted on a 70' high false tree (mono-pine), in conjunction with related equipment. The proposal will install the sectors with the antennas centered at 65' high, facing northwest, southwest, and east. The antennas will be screened by elements of the false tree including faux pine tree branches. The applicant is proposing to utilize existing equipment cabinets and equipment area originally approved under SAT09-00006 by the Telecom Committee in 2009. When approved, the facility was designed as a 51' high monopole and related equipment area located at its current location at the southwest corner of the property. The structure was burned in 2020 and the monopole structure was removed. A temporary Cell on Wheels (COW) is located on the adjacent commercial parcel to the west, also under the current ownership. Although an application for the COW is on file with the Community Development Department, it has not been approved due to incomplete information. In response, staff recommends that the applicant obtain necessary approvals for the COW prior to the issuance of Building Permits for the mono-pine, should the project be approved.

The wireless facility will feature a mono-pine design as a concealment method. As proposed, the branches will be installed at a height of 15' 9" from ground level and continue to the top of the pole at 70'. Staff finds that the concealment method is adequate and has included recommended conditions of approval regarding the maintenance and containment of the overall design of the mono-pine.

The location of the new mono-pine structure is proposed at the southwest corner of the property within an existing loading space, 15' 7" from the south property line and 14' 1" from the westerly property line. No parking is displaced at the proposed location. The previous monopole structure was located directly behind the building and abutting the westerly property line approximately 39' from the rear property line.

Properties to the west are developed with commercial uses sharing the same C-2 Zone and properties to the south are developed with single-family residences within the R-1 Zone. Staff has included a recommended condition of approval that the applicant shall

continue to work with staff to identify an ideal placement to the north by increasing the rear setback and away from the residences.

While on a site visit, staff observed wrought iron extensions with barbed wire that exceed the maximum height of 8'. Staff has included a recommended condition of approval that the wrought iron extensions be removed. Staff further recommends that the existing overhead electrical service to the building be undergrounded to not go through the mono-pine's faux branches.

In order to recommend approval of this application, the proposed telecommunication facility must conform to the height, location, technology and design standards. The maximum height allowed for a pole is regulated by the height specified in the zoning district. The facility is proposed in the General Commercial District (C-2 Zone) which does not specify a maximum building height. The applicant has provided documentation that the proposed site is intended to increase existing RF signal along in commercial and residential areas north and residential areas to the south of Redondo Beach Boulevard, between Spinning Avenue and Gramercy Place.

Although the proposed mono-pine telecommunication facility is defined as a new false tree which falls into a Location Priority that requires a special review by the Telecommunications Committee, the project is replacing a previously approved facility that was damaged and removed at a new location on the property. Therefore, the applicant has concluded that the subject site is the least intrusive, most compatible and will provide the needed coverage. The false tree, as conditioned, will give the applicant the height needed to meet their coverage objectives while simultaneously providing the least visually intrusive structure. In addition, the plans note future colocation opportunities as required by code. Lastly, the application was reviewed by the City's telecom consultant, Telecom Law Firm PC, for technical and regulatory issues and no issues were reported (Attachment #3).

Approval of this Telecom Permit is supported by the following findings:

- a) That this approval is necessary to allow the facility to function as intended and identified alternatives to the proposal are not feasible because the applicant did not find other available leasing opportunities, and this site allows the applicant to meet their intended coverage objective by replacing a previously approved facility within the same property, as conditioned.
- b) The approved facility will not result in conditions which are materially detrimental to nearby property owners, residents and businesses, nor to public health or safety because the facility and equipment operate with very small amounts of noise, there are no fumes, smoke, or odors emitted, and the facility is unmanned requiring minimal maintenance trips therefore it will not impact current vehicular circulation on the public right of way or the private parcel, as conditioned.

In the judgment of Staff, the proposed telecommunication facility, as conditioned, conforms to the technology, height, location and design standards of Sections 92.39.040 and 92.39.050 of the Torrance Municipal Code and Staff recommends **APPROVAL** of the applicant's request, subject to the following conditions:

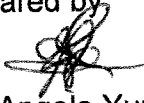
1. That the use of the subject property for a mono-pine telecom facility shall be subject to all conditions imposed in WTC22-00008 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.39.070 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Telecommunications Committee relied in granting approval;
2. That if this Telecom Permit 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; (Planning)
3. That this Telecom Permit shall be subject to comply with all applicable codes in Article 39 of Chapter 2 of Division 9 and all other applicable codes in the Torrance Municipal Code; (Planning)
4. That the Cell on Wheels (COW) obtain all necessary approvals and permits prior to issuance of building permits for the mono-pine; (Planning)
5. That the applicant shall install mono-pine branches that extend at least two feet beyond all the antennas and tree-mounted transmission equipment and three feet above the top of the pole; (Planning)
6. That the applicant shall design, update, and always maintain all branches at all times in a way which results in the natural projection of a pine tree with a natural canopy; (Planning)
7. That all panel antennas, cables, transmission equipment including without limitation to RRUs and DC/fiber cabinets, and antenna supports affixed to the mono-pine shall be painted a camouflage pattern of brown and green to the satisfaction of the Community Development Director; (Planning)
8. That all panel antennas shall always be covered with mock pine needle antenna socks consistent with the needles on the mono-pine branches; (Planning)
9. That all branches shall be maintained at all times and that broken branches must be repaired or replaced upon receiving notice from the Community Development Department; (Planning)
10. That all antennas, RRUs and associated equipment shall be placed within the canopy of branches on the mono-pine; (Planning)
11. That all cables shall be inside the trunk of the mono-pine tree except at the top and bottom of the mono-pine trunk; (Planning)

12. Permittee shall keep its base station equipment gates and cabinets closed and locked at all times except when active maintenance is performed on the equipment; (Planning)
13. That the permittee shall ensure that all federally-required radio frequency signage be installed and maintained at all times in good condition. All such radio frequency signage be constructed of hard materials and be UV stabilized. All radio frequency signage must comply with the sign colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC; (Planning)
14. In the event that the FCC changes any of radio frequency signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changed, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards; (Planning)
15. That the 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; (Planning)
16. That the applicant shall obtain all necessary permits and approvals including but not limited to FAA approval, building permits, etc.; (Planning)
17. That the applicant shall provide for co-location opportunities for future carriers on the mono-pole; (Planning)
18. That all lines to the pole (power, phone, electrical, etc) shall be underground and that no cable "dog house" be allowed; (Planning)
19. That the applicant shall continue to work with Staff to identify an ideal placement of the proposed wireless telecommunications facility to the north, subject to the satisfaction of the Community Development Director; (Planning)
20. That the existing wrought iron extensions along the westerly perimeter wall be removed; (Planning)
21. That the existing electrical service to the building shall be undergrounded; (Planning) and

22. That the existing footing for the damaged monopole be removed and the area be restored to original conditions, subject to the satisfaction of the Community Development Director; (Planning)

The Committee is advised that Code Requirements applicable to this project are attached for your review.

Prepared by,



Soc Angelo Yumul
Planning Associate

Recommended by,



Oscar Martinez
Planning & Environmental Manager

Attachments:

1. Code Requirements
2. Notification Map
3. Telecom Law Firm Memorandum
4. Supplemental Technical Information Report and Documentation
5. Coverage Maps
6. Photo Simulations
7. Site Plan and Elevations (Limited Distribution)

This request for a Telecom Permit (WTC22-00008) is APPROVED DENIED per Ordinance No. 3561, Section 92.39.060, Wireless Telecommunication Facilities, of the Torrance Municipal Code, Division 9.

DATE

Felipe Segovia
Telecommunications Committee Chair

Decisions made by the Telecommunications Committee are appealable to the Planning Commission by filing an appeal along with the required appeal fee with the City Clerk within 15 calendar days following the above date of approval/denial.

CODE REQUIREMENTS

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 Telecom Committee nor the Community Development Director may not waive or alter the code requirements. They are provided for information purposes only.

Planning:

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.

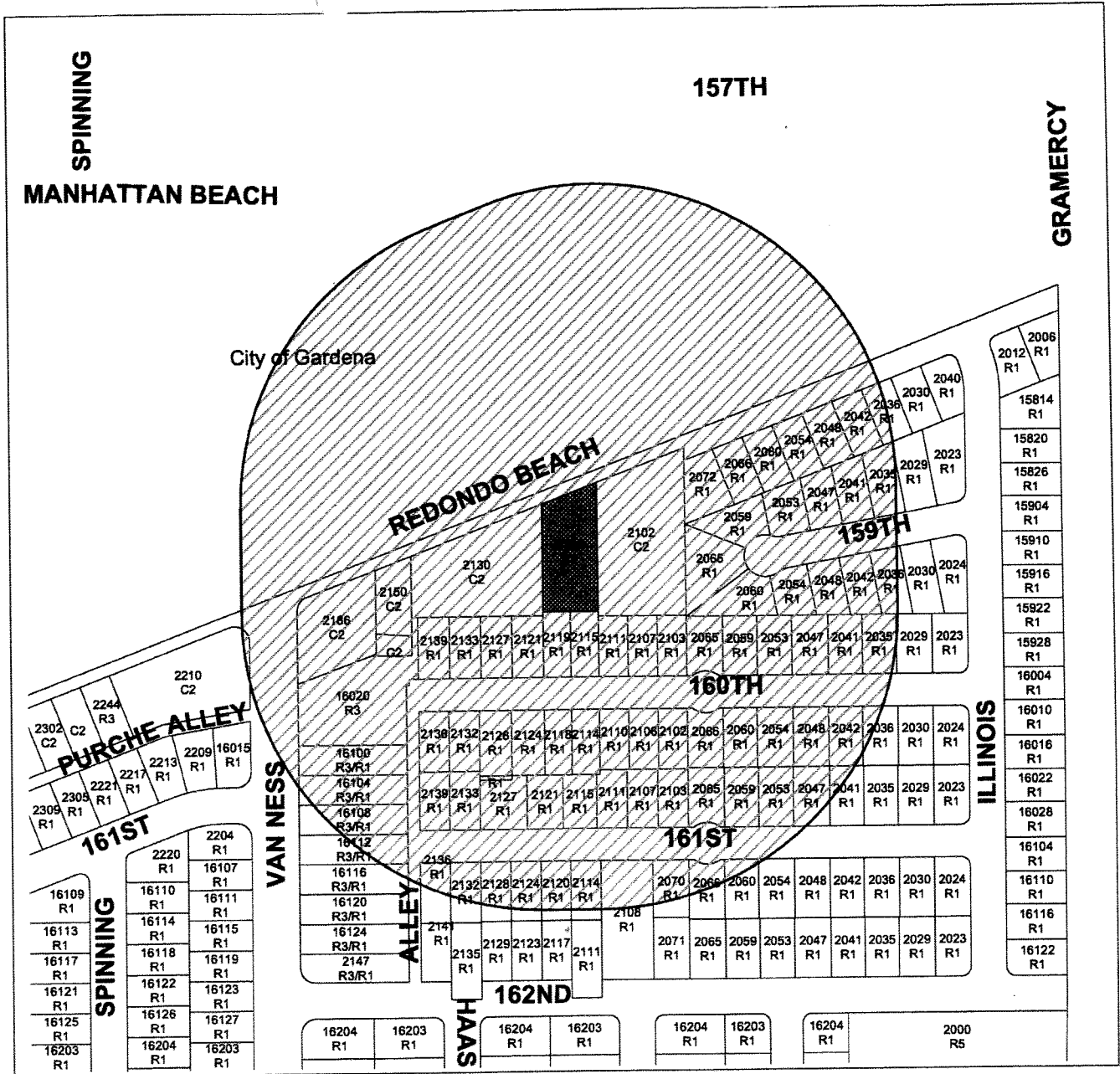
Building and Safety:

5. Obtain all necessary permits
6. Comply with 2019 CBC, CRC, CMC, CEC, CPC, CGBC, and CFC.

Environmental:

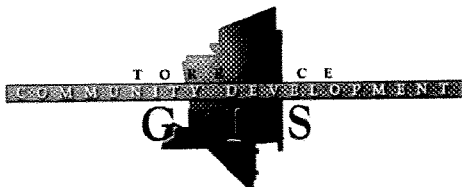
7. Verify that the equipment cabinets will comply with the Torrance Noise Ordinance. If an emergency generator is required, it must also comply with the Torrance Noise Ordinance.

Attachment 1



LOCATION AND ZONING MAP

2124 Redondo Beach Blvd
WTC22-00008



LEGEND

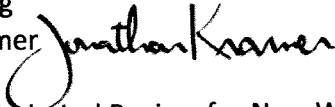
- 2124 Redondo Beach Blvd
- Notification Area

Feet
0 60 120 240



Prepared using City of Torrance Community Development Geographic Information System
Michelle G. Ramirez, Community Development Director

WIRELESS PLANNING MEMORANDUM

TO: Mr. Aaron Whiting
FROM: Dr. Jonathan Kramer 
DATE: May 12, 2022
RE: (WTC22-00008) Technical Review for New Wireless Facility located at 2124 W. Redondo Beach Boulevard

Applicant: Jacobs Engineering
Carrier: T-Mobile West, LLC
Site ID: LA33697A

1. Summary

The City of Torrance (the “City”) requested that Telecom Law Firm, PC (“TLF”) review the Jacobs Engineering (“the Applicant”) application, submitted on behalf of T-Mobile West, LLC (“T-Mobile”), approval to construct a new wireless facility site on a new pole designed as a 70’ tall pine tree located at 2124 West Redondo Beach Boulevard.

Within the application materials, T-Mobile indicated that this wireless facility will be constructed to replace a previous wireless facility that burned down in 2020. This proposed installation will be subject to the normal wireless facilities code sections within the Torrance municipal code (“TMC”). This project will be subject to a 150-day shot clock and does not fall within the scope of Section 6409(a), and the project is not on an existing base station or antenna support.

With the proper mitigation measures for RF emissions safety, T-Mobile’s proposed facility will be in planned compliance with the FCC RF emissions guidelines. TLF recommends that the City review and condition any permit issuance for this project to be subject to the conditions proposed in this memorandum regarding RF emissions safety.

This memorandum reviews the application and related materials for technical and regulatory issues specific to wireless infrastructure. Although many technical issues implicate legal issues, the analysis and recommendations contained in this memorandum do not constitute legal advice.

2. Project Description

The Applicant submitted project plans dated December 8, 2021 (“Plans”). Those Plans show T-Mobile is proposing to construct a 65’ above ground level (“AGL”) new tower concealed as a 70’ AGL pine tree (“Monopine”) to attach a three-sector wireless facility. The Monopine will be comprised of nine panel antennas situated with a centerline of 65’ AGL. See Figure 1 for a written summary describing T-Mobile’s proposal.

Attachment 3

PROJECT DESCRIPTION

CROWN CASTLE IS SUBMITTING AN APPLICATION FOR PLANNING APPROVAL RELATING TO THE FOLLOWING:

- (P) INSTALLATION OF (6) PANEL ANTENNAS;
- (P) INSTALLATION OF (6) REMOTE RADIO UNITS;
- (P) INSTALLATION OF T-MOBILE EQUIPMENT;
- (P) UTILITY RUNS FROM (P) UNDERGROUND MAINLINE ROUTE TO NEW TOWER
- (P) INSTALLATION OF 65' MONOPINE TOWER WITH 65' TOP OF STEEL, 70' TOP OF BRANCHES

Figure 1: Project Description (Source: Plans, Title page, T-1).

The Applicant submitted a simulation of the Monopine in Figure 2.

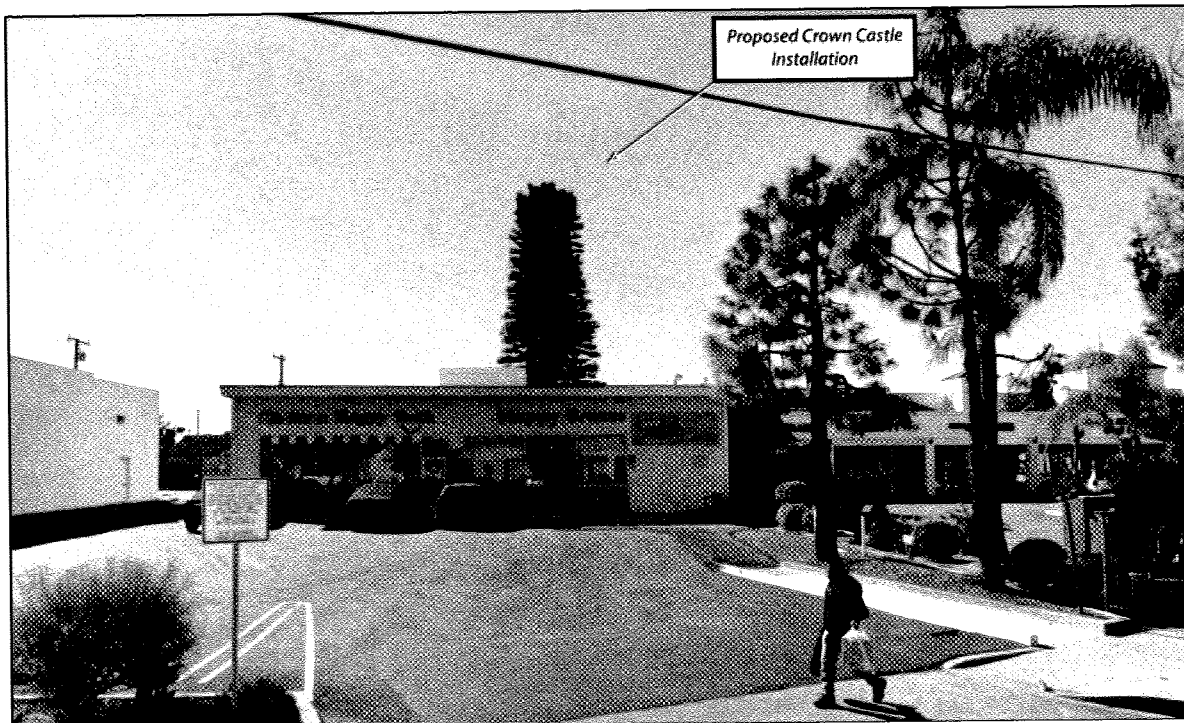


Figure 2: Photo simulation of T-Mobile's project (Source: Applicant submitted Photo Simulations; annotation in original).

The T-Mobile wireless facility will have three antennas in the Alpha Sector oriented toward 90° True North ("TN"), three antennas in Sector Beta oriented toward 210°TN and three antennas in Sector Gamma oriented toward 330°TN. T-Mobile also proposing to install six remote radio units ("RRUs"), and two surge protectors ("Raycaps") at the antenna level. The proposed antenna configuration can be viewed in Figure 3.



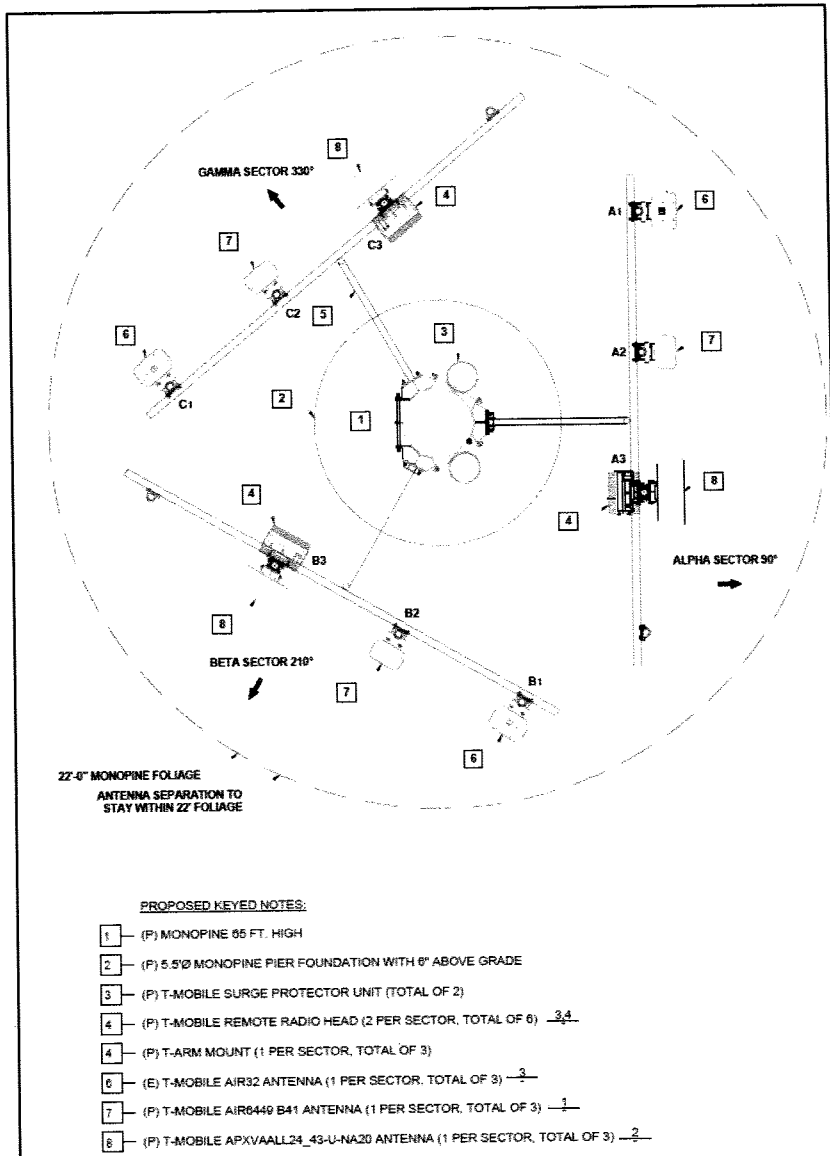


Figure 3: Proposed antenna configuration (Source: Plans, page A-3, panel 5).

TLF notes that three antennas within the proposed configuration are existing from the previous tower (see Additional Comments). T-Mobile will be installing six additional antennas through this proposal for a final antenna count of nine.



T-Mobile's proposal is shown in elevation view in Figure 4.

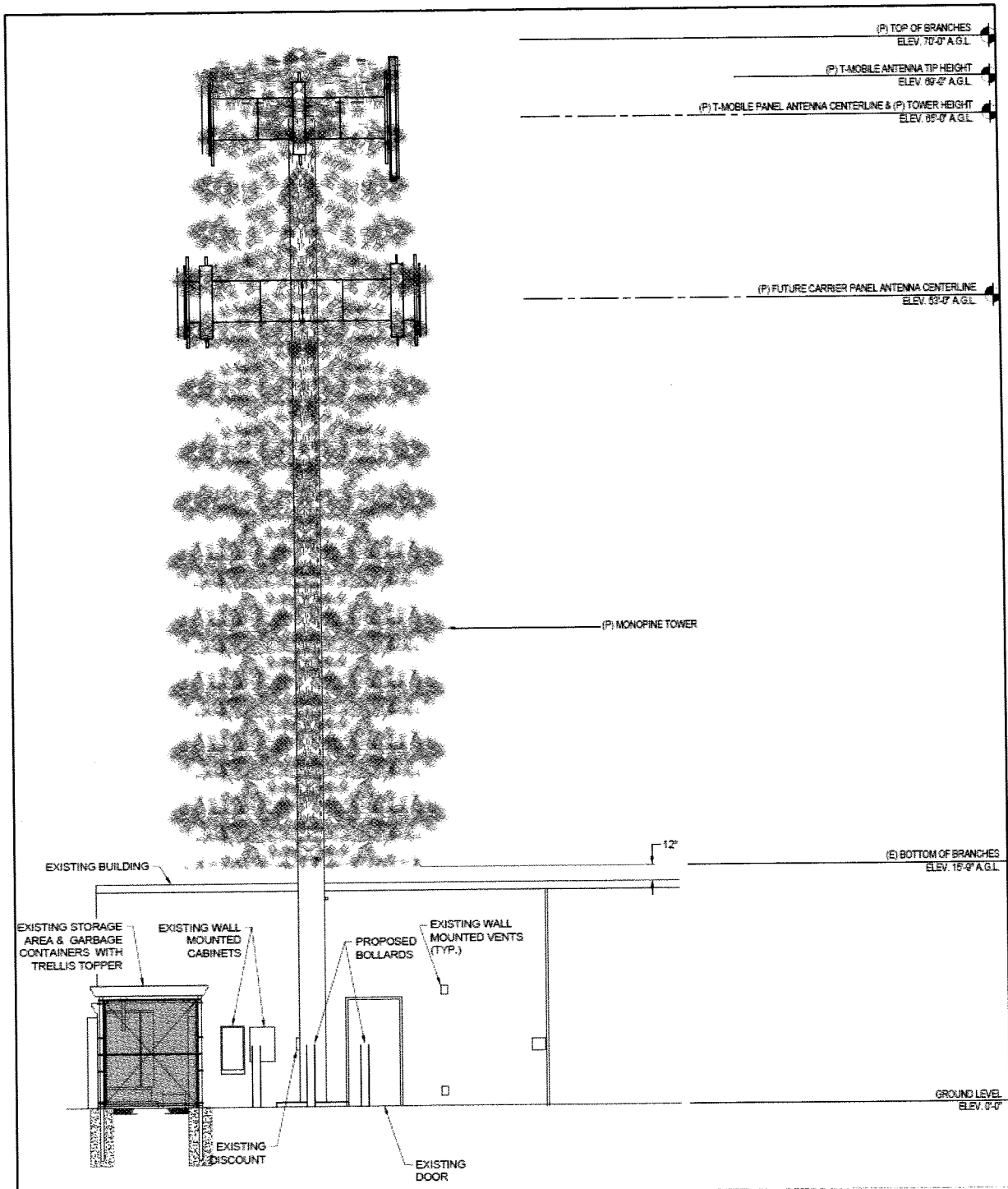


Figure 4 Elevation view of T-Mobile proposal (Source: Plans, page A-4, panel 1). Note that the Plans show portions of the antennas extending outwards past the ends of the faux branches.



The Plans show that T-Mobile has existing wall cabinets and equipment. An overview of T-Mobile's proposed equipment layout is depicted in Figure 5.

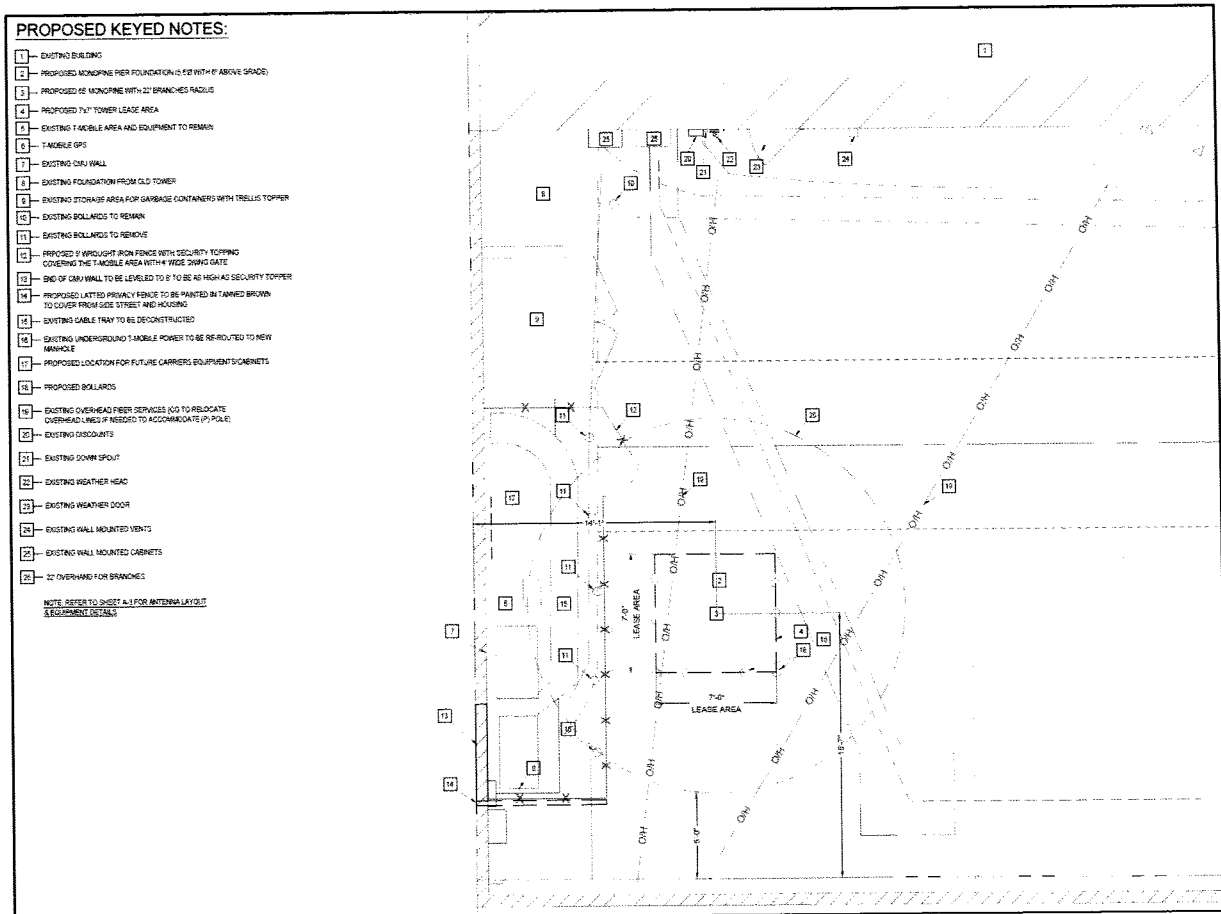


Figure 5: Proposed antenna configuration (Source: Plans, page A-3, panel 5).

T-Mobile intends to build a chain link privacy fence with interlink slats to conceal some of its equipment as shown in the existing and proposed photos in Figure 6.

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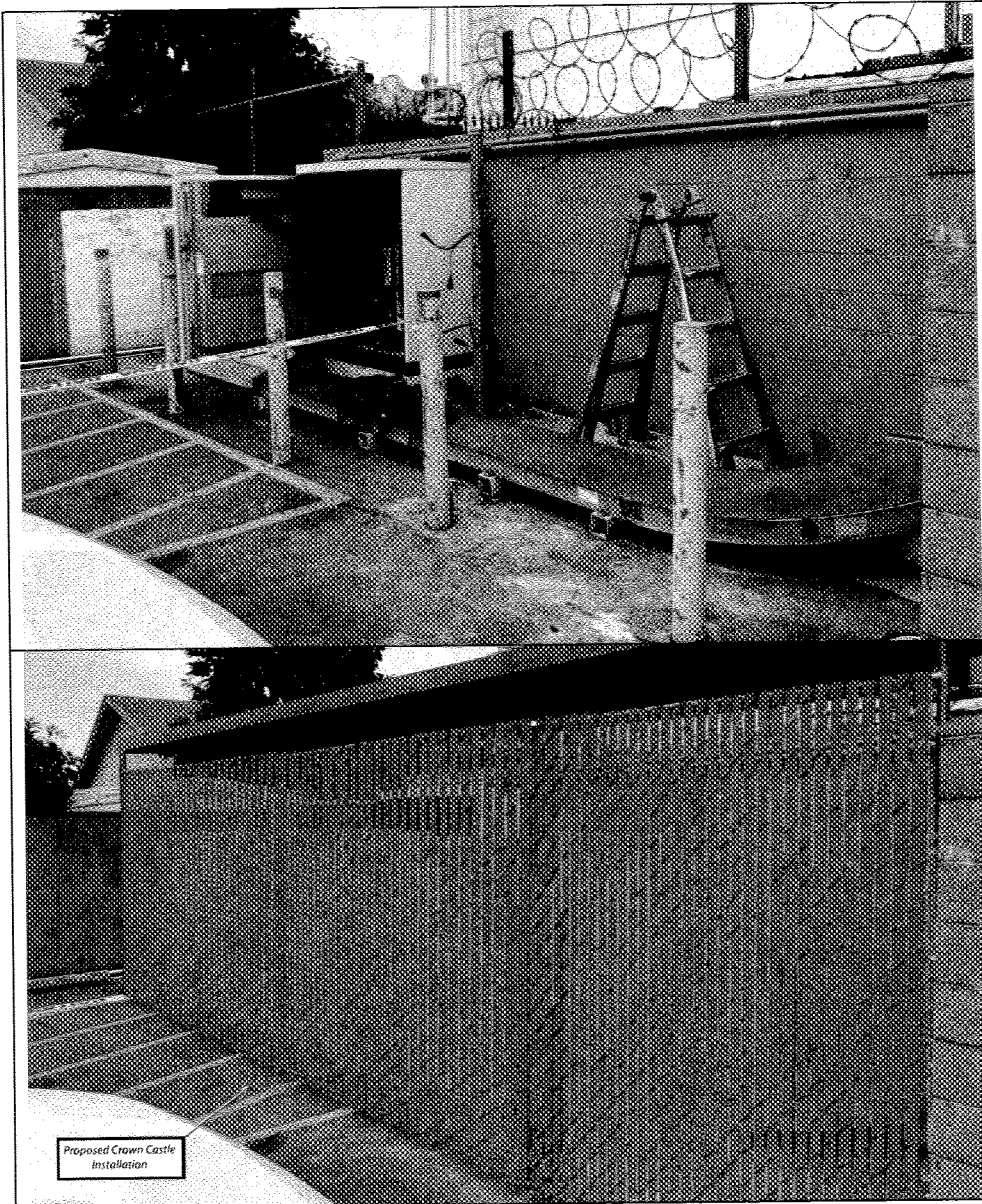


Figure 6: [Top] Existing photo [Bottom] Photos simulation of T-Mobile equipment area (Source: Applicant submitted Photo Simulations; annotation in original).

3. Additional Comments

- TLF notes that the proposed Plans show existing equipment on the Monopine because this is a replacement structure for a previously existing tower that burned down in a fire in 2020.
- TLF notes that Plans depict a lower tier of antennas, as well as an expansion equipment area, both reserved for some unknown future carrier's antennas and



equipment. TLF recommends that the City direct the Applicant to remove all future elements be removed from the Plans until they are ready to fully disclose and apply for a known and disclosed antenna and equipment configuration.

4. Design Recommendations

TLF recommends the following design conditions as conditions of approval for the project:

1. Monopine branches should extend at least two feet beyond all the antennas and tree-mounted transmission equipment, and three feet above the top of the pole (the Monopine's trunk).
2. Permittee shall design, update, and always maintain all branches in a way which results in the natural projection of a pine tree with natural canopy.
3. All panel antennas, cables, transmission equipment including without limitation to RRUs and DC/fiber cabinets and antenna supports affixed to the Monopine shall be painted a camouflage pattern of brown and green as approved by the City.
4. All panel antennas shall always be covered with mock pine needle antenna socks consistent with the needles on the Monopine branches.
5. All branches shall be maintained at all times. All broken or discolored branches must be repaired or replaced without further notice from the City.
6. All antennas, RRUs and associated equipment shall be within the canopy of branches on the Monopine.
7. All cables shall be inside the trunk of the Monopine tree except at the cable exits at the top and bottom of the Monopine trunk.

5. Planned RF Compliance Evaluation

Under the Telecommunications Act of 1996, State and local governments cannot regulate wireless sites based on the environmental effects from RF emissions to the extent that such emissions comply with applicable FCC regulations.¹ The FCC occupies the field with respect to RF emissions regulation with comprehensive rules for maximum permissible exposure (collectively, the "FCC Rules").² State and local governments cannot establish their own RF standards—whether more strict, more lenient or even the same. However, State and local

¹ See 47 U.S.C. § 332(c)(7)(B)(iv).

² See 47 C.F.R. § 1.1307 *et seq.*; see also FCC Office of Engineering and Technology Bulletin 65.



governments may require an applicant to demonstrate “planned compliance” with the FCC Rules.³

Wireless antennas generally operate at relatively low power, and do not require an in-depth environmental analysis when virtually inaccessible to the general public.⁴ The FCC Rules “categorically exclude” wireless antennas for “cellular radiotelephone services” when mounted (1) on a structure constructed solely to support wireless antennas and (2) more than ten meters above ground.⁵

Here, the FCC Rules categorically exclude the T-Mobile antennas because the antennas are mounted on a Monopine—a structure solely or primarily built to support wireless antennas—and all of the transmitting antennas are at least 10 meters AGL. The lowest point of the T-Mobile antennas being at 61 feet AGL.

Accordingly, the FCC Rules categorically exclude this site from the need for routine compliance demonstrations. A categorical exclusion does not exempt a transmitter from *actual* compliance. The FCC Rules still require T-Mobile to affirmatively prevent unknowing access to areas where the emissions exceed the maximum permissible limits.

In this case, T-Mobile can demonstrate planned compliance with the FCC rules through the following recommended conditions:

1. Permittee shall keep its base station equipment gates and cabinets closed and locked at all times except when active maintenance is performed on the equipment.
2. Permittee shall ensure that all federally-required radio frequency signage be installed and maintained at all times in good condition. All such radio frequency signage be constructed of hard materials and be UV stabilized. All radio frequency signage must comply with the sign colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

³ See In re Procedures for Reviewing Requests for Relief from State and Local Regulations Pursuant to Section 332(c)(7)(B)(iv) of the Communications Act of 1934, *Report and Order*, 15 FCC Rcd. 22821, 22828–22829 (Nov. 13, 2000) (declining to adopt rules that limit demonstrations of compliance).

⁴ See generally Human Exposure to Radio Frequency Fields: Guidelines for Cellular and PCS Sites, *Consumer Guide*, FCC (Oct. 22, 2014), available at <https://www.fcc.gov/guides/human-exposure-rf-fields-guidelines-cellular-and-pcs-sites> (discussing in general terms how wireless sites transmit and how the FCC regulates the emissions).

⁵ See 47 C.F.R. § 1.1307(b)(1).



3. In the event that the FCC changes any of radio frequency signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changed, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards.

/JLK





SUBMITTAL REQUIREMENTS FOR WIRELESS TELECOMMUNICATION FACILITIES

APPLICATION FORM

- One original Development Application and Supplemental Technical Information Report.

ELECTRONIC COPIES

- One CD or USB Drive with soft copies of the Development Application, Supplemental Technical Information Report, Project Plans, Justification, Maps, Visual Simulations, and all supporting documentation.

APPOINTMENTS

- New applications and resubmittals can only be submitted by appointment only. Appointments are scheduled for morning hours on Mondays and Tuesdays.

PROPERTY OWNERSHIP

- Evidence of ownership of the real property on which the proposed telecom facility will be located, and evidence of authorization from the real property owner to place the facility on the property.

FEES

- In addition to the filing fee, a deposit of \$2,500 is required for consultant review costs. Additional funds may be required depending on the scope of work or reviews needed.

SEVEN (7) SETS OF THE FOLLOWING:

PROJECT PLANS

- Plot Plan, Floor Plans and Elevations need to be stapled, collated and folded to approximately 9"X12" in size.

JUSTIFICATION

- A brief narrative, accompanied by written documentation where appropriate, which explains the purpose of the facility and validates the applicant's efforts to comply with the design, location, and co-location standards of Article 39 of Chapter 2 of Division 9. Please refer to section 4.00 of the SUPPLEMENTAL TECHNICAL INFORMATION REPORT.

MAPS

- A map or maps showing the geographic area to be served by the facility. Please refer to section 6.00 of the SUPPLEMENT TECHNICAL INFORMATION REPORT.

VISUAL SIMULATIONS

- Visual simulations showing "before" and "after" views of the proposed facility. Consideration shall be given to views from both public areas and private residence. Please refer to section 7.00 of the SUPPLEMENTAL TECHNICAL INFORMATION REPORT.



SUPPLEMENTAL TECHNICAL INFORMATION REPORT FOR WIRELESS TELECOMMUNICATION FACILITIES

1.00: Project Address 2124 W Redondo Beach Blvd, Torrance, CA

Assessor Parcel Number 4066-001-016

2.00: Disclose the Name and Address of all Project Owners, and attach a letter of agency appointing the Applicant as representative of the Project Owners in connection with this application. Designate the letter of agency as "Attachment 2.00".

3.00: FCC Licensee/FAA Compliance Information

3.01: Identify each person or legal entity that will be using the wireless site and contact information (Attach additional sheets if necessary)

Name: Crown Castle

Address: 2055 S. Stearman Drive

City, State, Zip: Chandler, AZ 85286

Phone: 724-416-2983 Fax: _____

Email: tara.urcho@crowncastle.com

3.02: Attach a complete copy of each FCC license/FCC Construction Permit/FCC call sign for each person/legal entity that will be subject to the FCC license for the Project site. Designate the license(s)/Construction Permit(s) as "Attachment 3.02". If none of the proposed radio facilities require an FCC license so indicate on Attachment 3.02.

3.03: What is the intended use of the facility (check all that apply):

Broadcast Radio

Broadcast TV

Cellular telephone

Enhanced Specialized Mobile Radio

Microwave

PCS telephone

Paging

Specialized Mobile Radio

Other: _____

3.04: Project latitude and longitude: N 33 53'8.36" W 118 18'58.62"



SUPPLEMENTAL TECHNICAL INFORMATION REPORT FOR WIRELESS TELECOMMUNICATION FACILITIES

- 3.05: Specify DATUM use above: ___ WGS84 ___ NAD23 NAD83
- 3.06: Project Maximum height (ft): 70
- 3.07: Bottom of lowest antenna (ft): 60
- 3.08: Rad-center of the antennas (ft): 65
- 3.09: For each licensee, and for each radio service, complete and attach the two page "Appendix A" form from "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance" available from the following website: <http://www.FCC.gov/oet/rfsafety>. Designate the completed two page form as "Attachment 3.09". Additional RF safety disclosure information may be required by the government to determine compliance with FCC OET 65 requirements if the site is not "categorically excluded" under OET 65.
- 3.10 Are any areas adjacent to the antennas subject to RF emissions that are in excess of the "General Public/uncontrolled" standard in FCC OET 65? For this purpose, assume that all persons other than the Carrier's technical staff are considered to be members of the General Public.
 Yes No
(If the answer to 3.10 is NO proceed to 3.12)
- 3.11 Provide a detailed RF analysis for each emitter and each band showing the distance, in feet, in all directions to the boundary of the General Public/uncontrolled boundary. Designate this attachment, "Attachment 3.11".
- 3.12 Considering your response to 3.10, above, and any other identifiable RF emitters that OET 65 requires be evaluated in connection with this project, are all portions of this project cumulatively "categorically excluded" under FCC OET 65 requirements?
 Yes No
(If the answer to 3.12 is YES proceed to 3.14.)
- 3.13 Describe in an attachment each and every RF emitter of the project that is not "categorically excluded" under the FCC OET 65 requirements. Designate this attachment, "Attachment 3.13".
- 3.14: Does this project require the Applicant to file an FAA Form 7460 or other documentation under Federal Aviation Regulation Part 77.13 et seq, or under the FCC rules?
 Yes No
(If the answer to 3.14 is NO proceed to 4.00.)



SUPPLEMENTAL TECHNICAL INFORMATION REPORT FOR WIRELESS TELECOMMUNICATION FACILITIES

- 3.15 Attach complete copies of all required FAA/FCC forms including all attachments and exhibits thereto, including without limitation FAA Form 7460. Designate this attachment, "Attachment 3.15".

4.00: Project Purpose

- 4.01: Justification. Provide a brief narrative, accompanied by written documentation where appropriate, which explains the purpose of the facility and validates the applicant's efforts to comply with the design, location, and co-location standards of Chapter 2, Division 9, Article 39 of the City's Municipal Code.

This is a proposal to replace an existing Crown Castle tower that burned down in a fire in 2020. It will be replaced by a 65' mono-pine tower with antennas and equipment screened from view.

- 4.02: Indicate whether the dominant purpose of the Project is to add additional network capacity, to increase existing signal level, or to provide new radio frequency coverage (check only one).
- Add network capacity without adding substantial new RF coverage area (Proceed to 5.00)
- Increase the existing RF signal level in an existing coverage area (Proceed to 5.00)
- Provide new radio frequency coverage in a substantial area not already served by existing radio frequency coverage (Proceed to 5.00)
- Other

- 4.03 Attach a statement fully and expansively describing the "Other" dominant purpose of this project. Designate this attachment, "Attachment 4.03".

5.00: Build-Out Requirements

- 5.01: Do any of radio services identified in 3.04 above require the licensee to provide specific radio frequency/population coverage pursuant to the underlying FCC license?

Yes No
(If the answer to 5.01 is NO proceed to 6.00.)

- 5.02: Have all of the FCC build-out requirements as required by all licenses covering all radio services proposed at this Project been met?

Yes No
(If the answer to 5.02 is YES proceed to 6.00.)



SUPPLEMENTAL TECHNICAL INFORMATION REPORT FOR WIRELESS TELECOMMUNICATION FACILITIES

5.03: State by licensee all remaining build-out requirements which have yet to be met, and the known or estimated date when the remaining build-out requirements will be met. Designate this attachment "Attachment 5.03".

6.00: Radio Frequency Coverage Maps

6.01: Where a licensee intends to provide radio frequency geographic coverage to a defined area from the Project (including applicants in the cellular, PCS, broadcast, ESMR/SMR categories, and others as requested by the City of Torrance), the coverage maps and information requested in Section 6 are required attachments. All others proceed to 7.00.

For the coverage maps required here, the following mandatory requirements apply. Failure to adhere to these requirements may delay your application processing.

1. The size of each submitted map must be no smaller than 11" by 8.5".
2. If the FCC rules for any proposed radio service defines a minimum radio frequency signal level that level must be shown on the map in a color easily distinguishable from the base paper or transparency layer, and adequately identified by RF level and map color or gradient in the map legend. If no minimum signal level is defined by the FCC rules you must indicate that in the legend of each RF coverage map. You may show other RF signal level(s) on the map so long as they are adequately identified by objective RF level and map color or gradient in the map legend.
3. Where the City of Torrance determines that one or more submitted maps are inadequate, it reserved the right to request that one or more supplemental maps with greater or different detail be submitted.

6.02: Existing RF coverage within the City of Torrance on the same network, if any (if none, so state). This map should not depict any RF coverage to be provided by the Project. Designate this attachment "Attachment 6.02".

6.03: RF coverage to be provided by the Project. This map should not depict any RF coverage provided any other existing or proposed wireless sites. Designate this attachment "Attachment 6.03".

6.04: RF coverage to be provided by the Project and by other wireless sites on the same network should the Project site be activated. Designate this attachment "Attachment 6.04".

6.05: Provide a written certification that the facility will continuously comply with FCC OET Bulletin 65 radio frequency emissions standards, and that use of the facility will not interfere with other communication, radio, or television transmission or reception.



SUPPLEMENTAL TECHNICAL INFORMATION REPORT FOR WIRELESS TELECOMMUNICATION FACILITIES

7.00: Project Photographs and Photo Simulations

7.01: Where an Applicant proposes to construct or modify a wireless site, and the wireless site is visible from other residential properties, the Applicant shall submit pre-project photographs, and photo simulations showing the project after completion of construction, all consistent with the following standards:

1. Minimum size of each photo simulation must be 11 inches by 8.5 inches (portrait or landscape orientation);
2. All elements of the project as proposed by the Applicant must be shown in one or more close-in photo simulations.
3. The overall project as proposed by the Applicant must be shown in five or more area photos and photo simulations. Photos and photo simulation views must, at a minimum, be taken from widely scattered positions separated by an angle of no greater than 72 degrees from any other photo location.

The number of site photos, and photo simulations, and the actual or simulated camera location of these photos and photo simulations is subject to City of Torrance determination. The Applicant should submit photos and photo simulations consistent with these instructions, and be prepared to provide additional photos and photo simulations should they be requested by the City of Torrance.

8.00: Candidate Sites

8.01: For applicants in the cellular, PCS, broadcast, ESMR/SMR categories, and others as requested by the City of Torrance, the information requested in Section 8 is required. All others proceed to 9.00.

8.02: Has the Applicant or Owner or anyone working on behalf of the Applicant or Owner secured or attempted to secure any leases or lease-options or similar formal or informal agreements in connection with this project for any sites other than the candidate site identified at 1.00?

Yes No

(If the answer to 8.02 is NO, proceed to 8.04.)

8.03: Provide the physical address of each such other location, and provide an expansive technical explanation as to why each such other site was disfavored over the Project Site. Designate this attachment "Attachment 8.03".

8.04: Considering this proposed site, is it the one and only one location within or without the City of Torrance that can possibly meet the objectives of the project?

Yes No

(If the answer to 8.04 is NO, proceed to 8.05.)



SUPPLEMENTAL TECHNICAL INFORMATION REPORT FOR WIRELESS TELECOMMUNICATION FACILITIES

8.05: Provide a technically expansive and detailed explanation supported as required by comprehensive radio frequency data fully describing why the proposed site is the one and only one location within or without the City of Torrance that can possibly meet the radio frequency objectives of the project. Explain, in exact and expansive technical detail, all of the objectives of this project. Designate this attachment "Attachment 8.05".

9.00: Identification of Key Persons

9.01: Identify by name, title, company affiliation, work address, telephone number and extension, and email address the key person or persons most knowledgeable regarding:

- (1) the site selection for the proposed project, including alternatives;
 - (2) the radio frequency engineering of the proposed project;
 - (3) rejection of other candidate sites evaluated, if any;
 - (4) approval of the selection of the proposed site identified in this project.
- Designate this attachment "Attachment 9.01"

9.02 If more than one person is/was involved in any of the four functions identified in this section, attach a separate sheet providing the same information for each additional person, and identifying which function or functions are/were performed by each additional person. Designate this attachment "Attachment 9.02".

Initial here _____ to indicate that the information above is complete and there is no Attachment 9.02, or initial here _____ to indicate that Attachment 9.02 is attached hereto.

10.00: Technical Information Report Certification

10.01: The undersigned certifies on behalf of itself and the Applicant that the answers provided here are true and complete to the best of the undersigned's knowledge.

	Site Acquisition Specialist
Signature	Title
Justin Barry	justin.barry.ctr@jacobs.com
Print Name	Provide Email Address
Jacobs Engineering	619-488-0316
Print Company Name	Provide Telephone Number
9/1/21	
Date Signed	



LA33697A LTE PREDICTION PLOT

25

The Right Results
The Right Way™

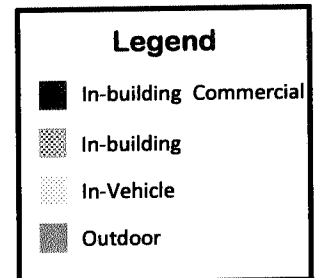
Predicted LTE Coverage Of Existing On-Air Sites With LA33697A

T-Mobile

26



25



Predicted LTE Coverage Of Existing On-Air Sites Without LA33697A



27



Legend

- In-building Commercial
- In-building
- In-Vehicle
- Outdoor

Predicted LTE Coverage Of LA33697A Only

28

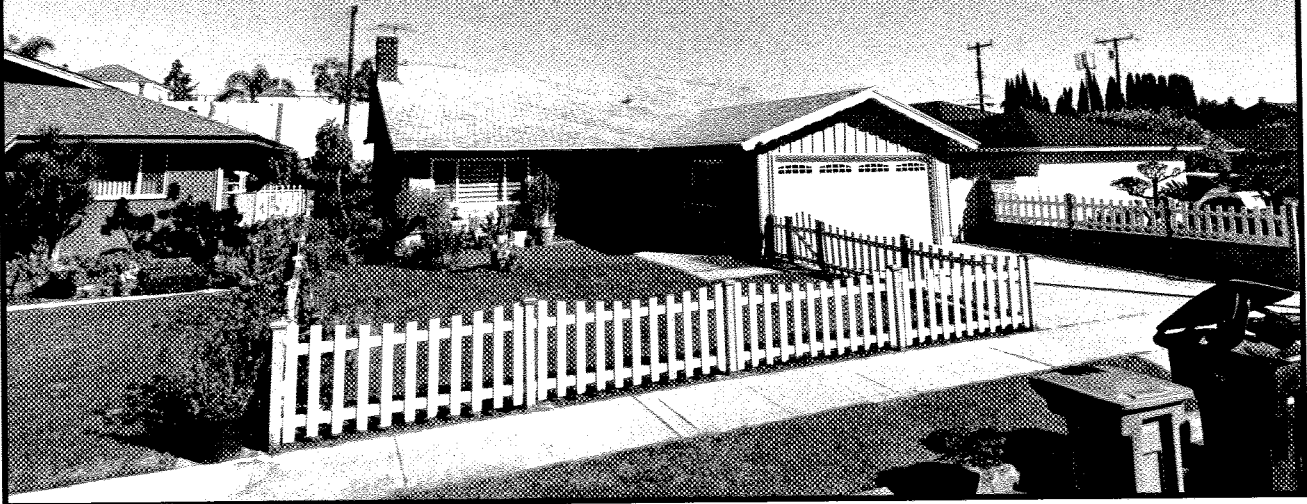


27

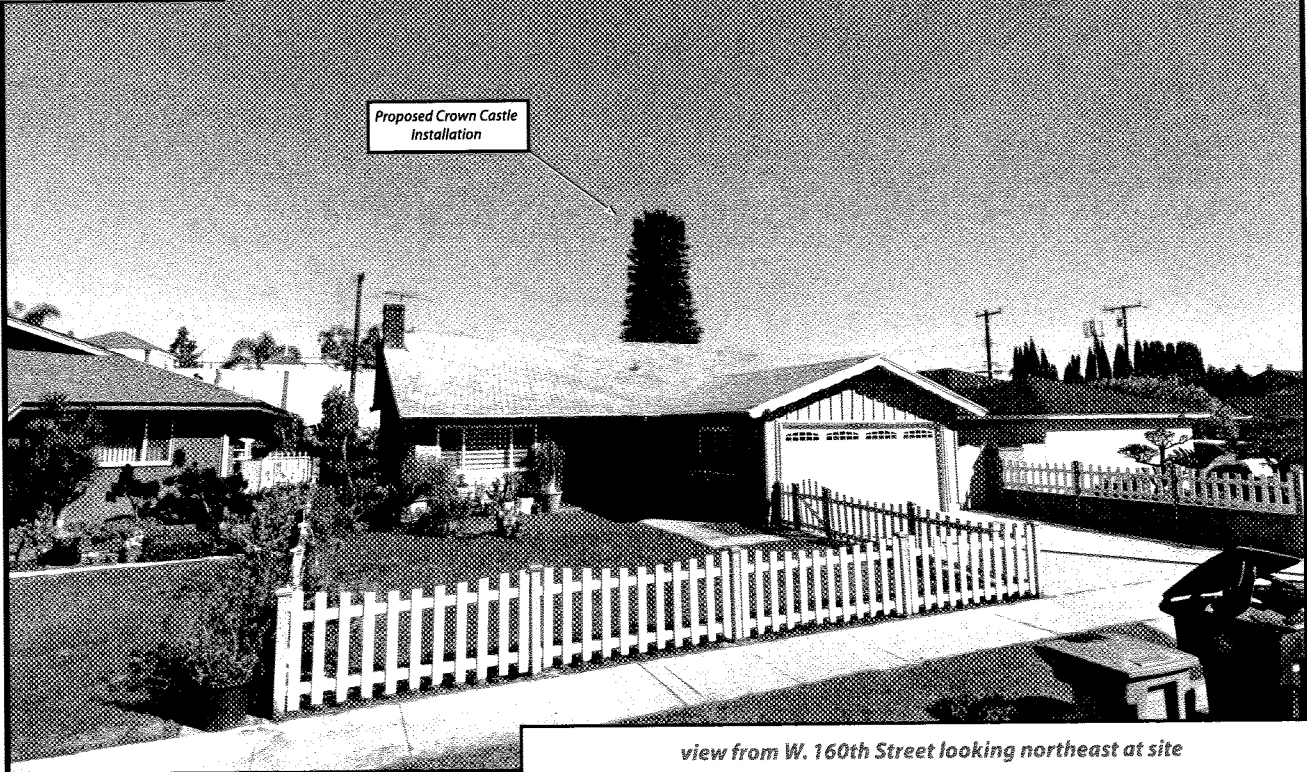
Legend

- In-building Commercial
- ▨ In-building
- ▩ In-Vehicle
- Outdoor

Existing



Proposed



view from W. 160th Street looking northeast at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

CROWN CASTLE
28

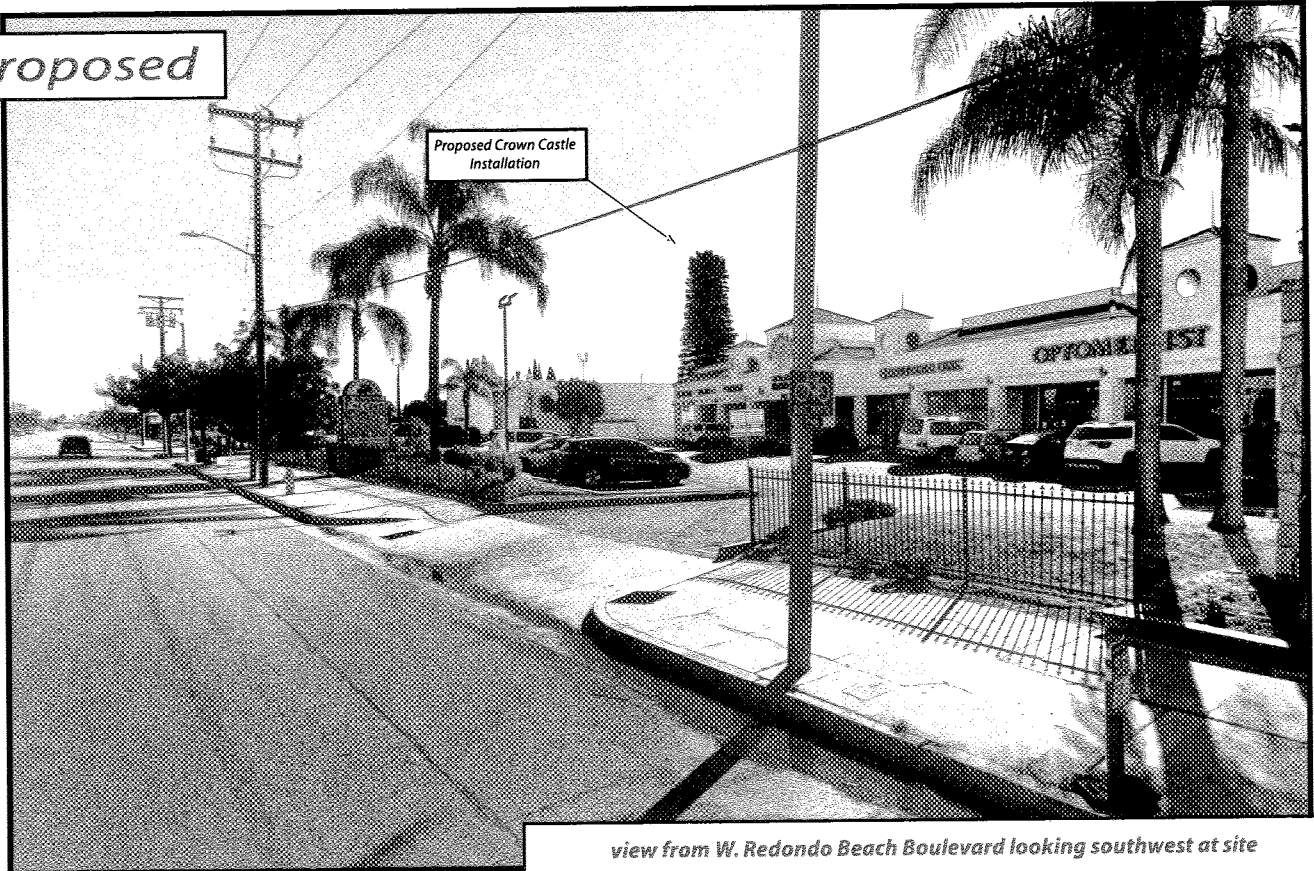
822172 TMT 2100 Plaza
2124 W. Redondo Beach Boulevard, Torrance, CA
Photosims Produced on 9-8-2021

Attachment 6

Existing



Proposed



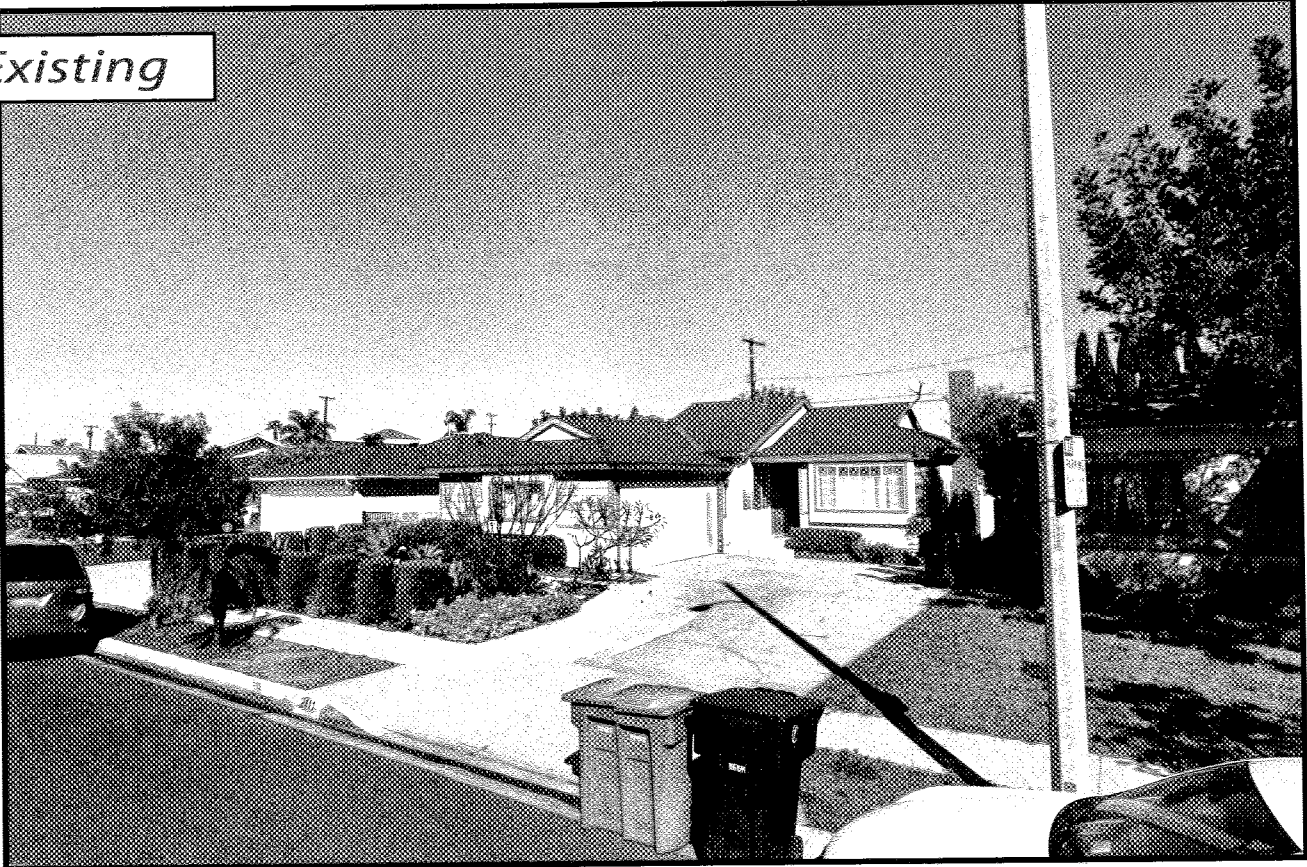
view from W. Redondo Beach Boulevard looking southwest at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

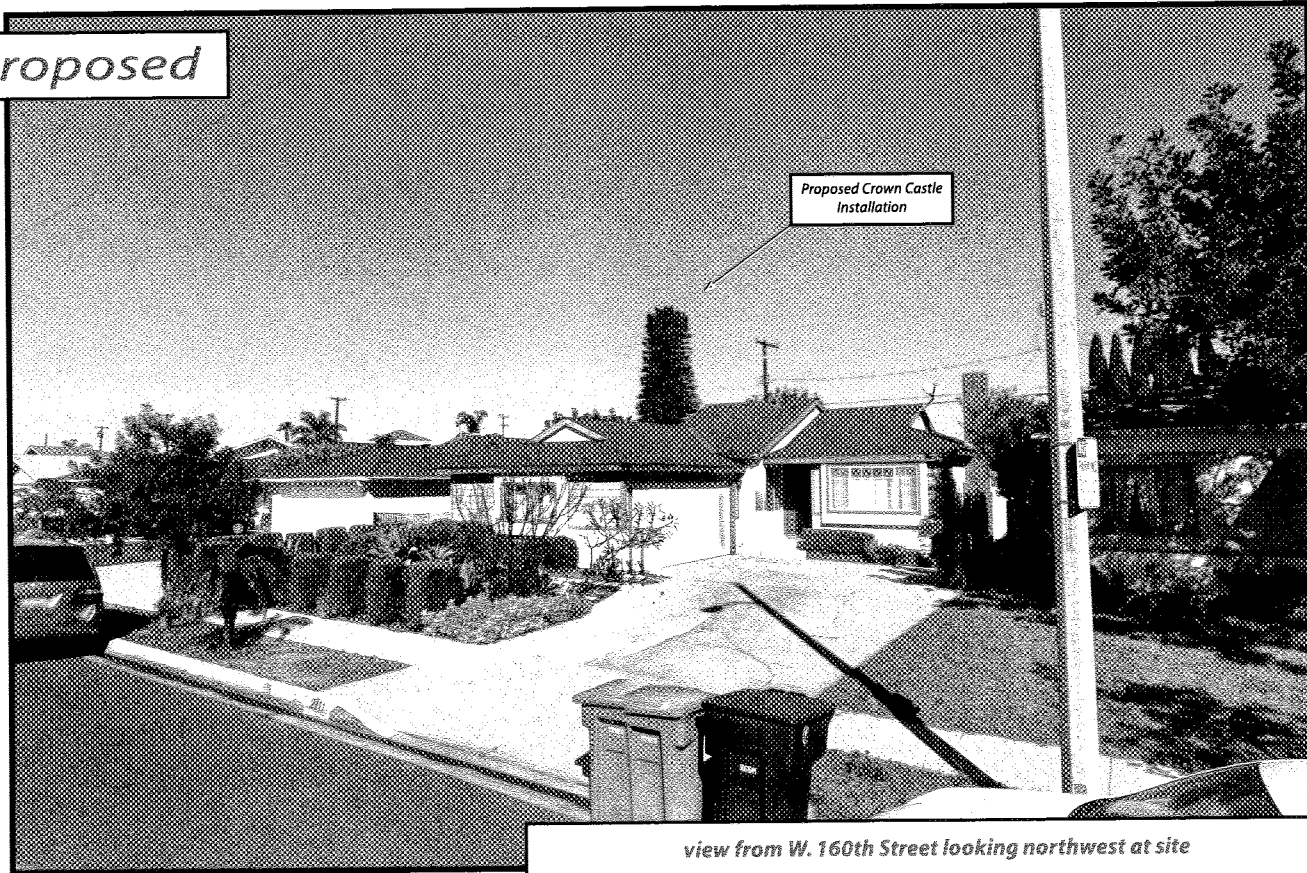
CROWN CASTLE
29

822172 TMT 2100 Plaza
2124 W. Redondo Beach Boulevard, Torrance, CA
Photosims Produced on 9-8-2021

Existing



Proposed



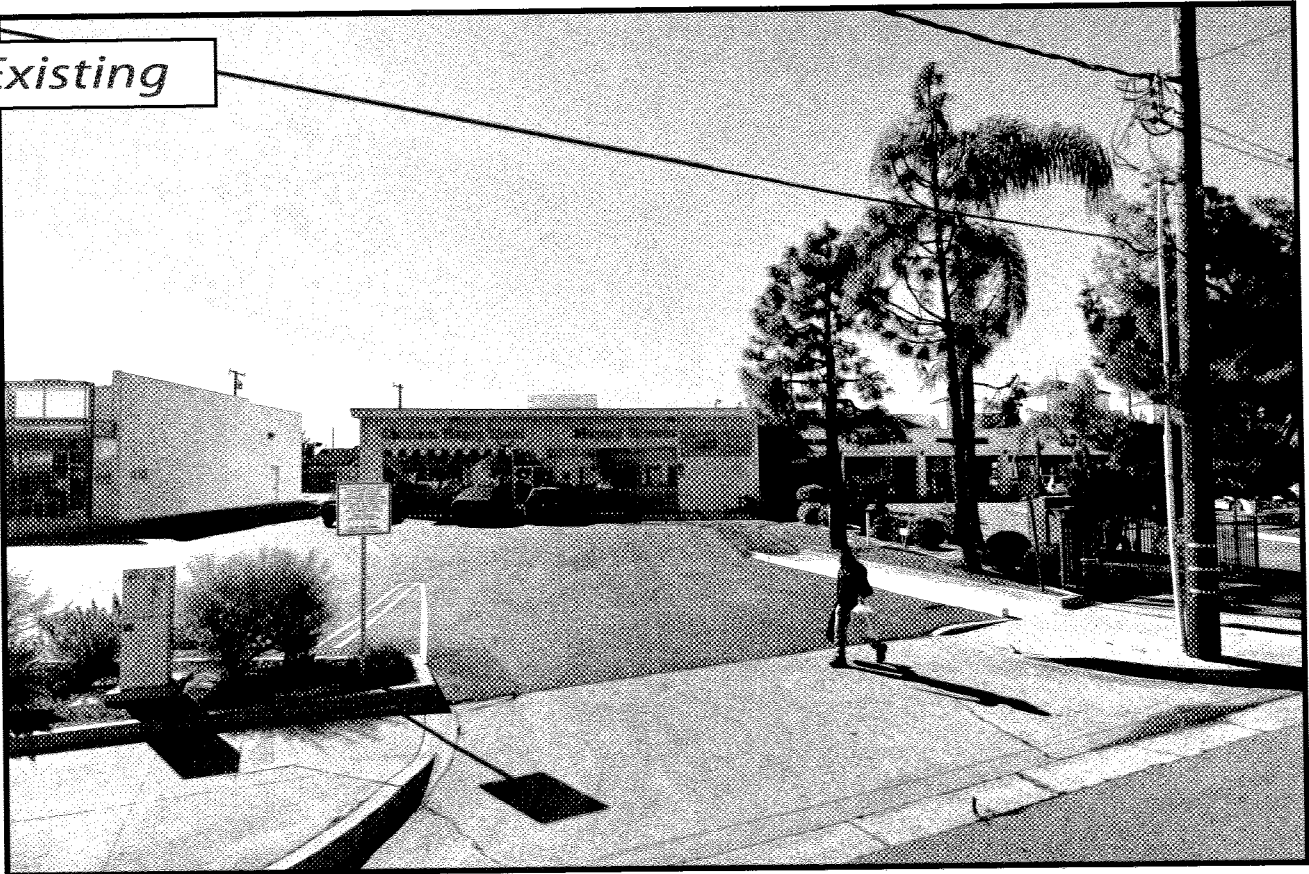
view from W. 160th Street looking northwest at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

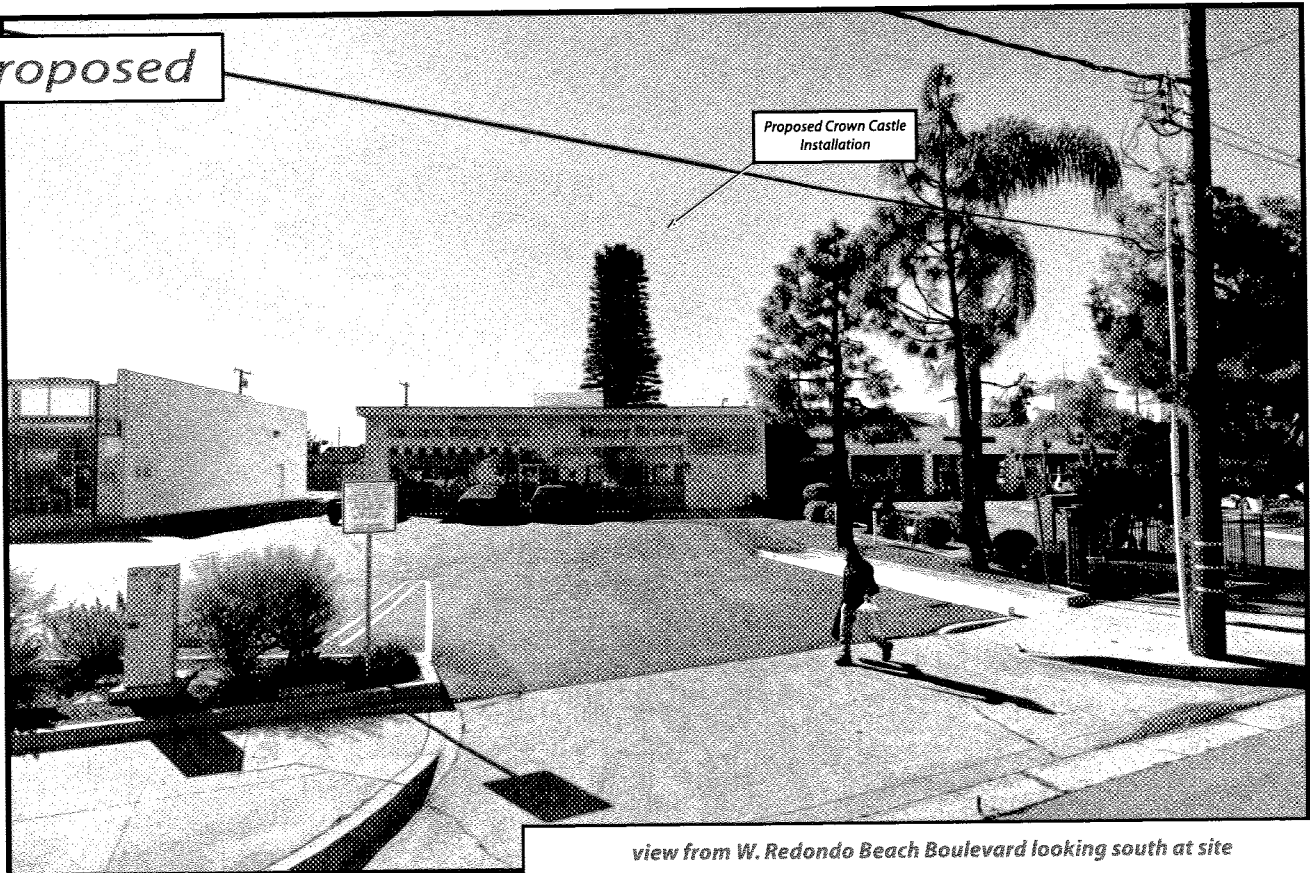
CROWN CASTLE
30

822172 TMT 2100 Plaza
2124 W. Redondo Beach Boulevard, Torrance, CA
Photosims Produced on 9-8-2021

Existing



Proposed



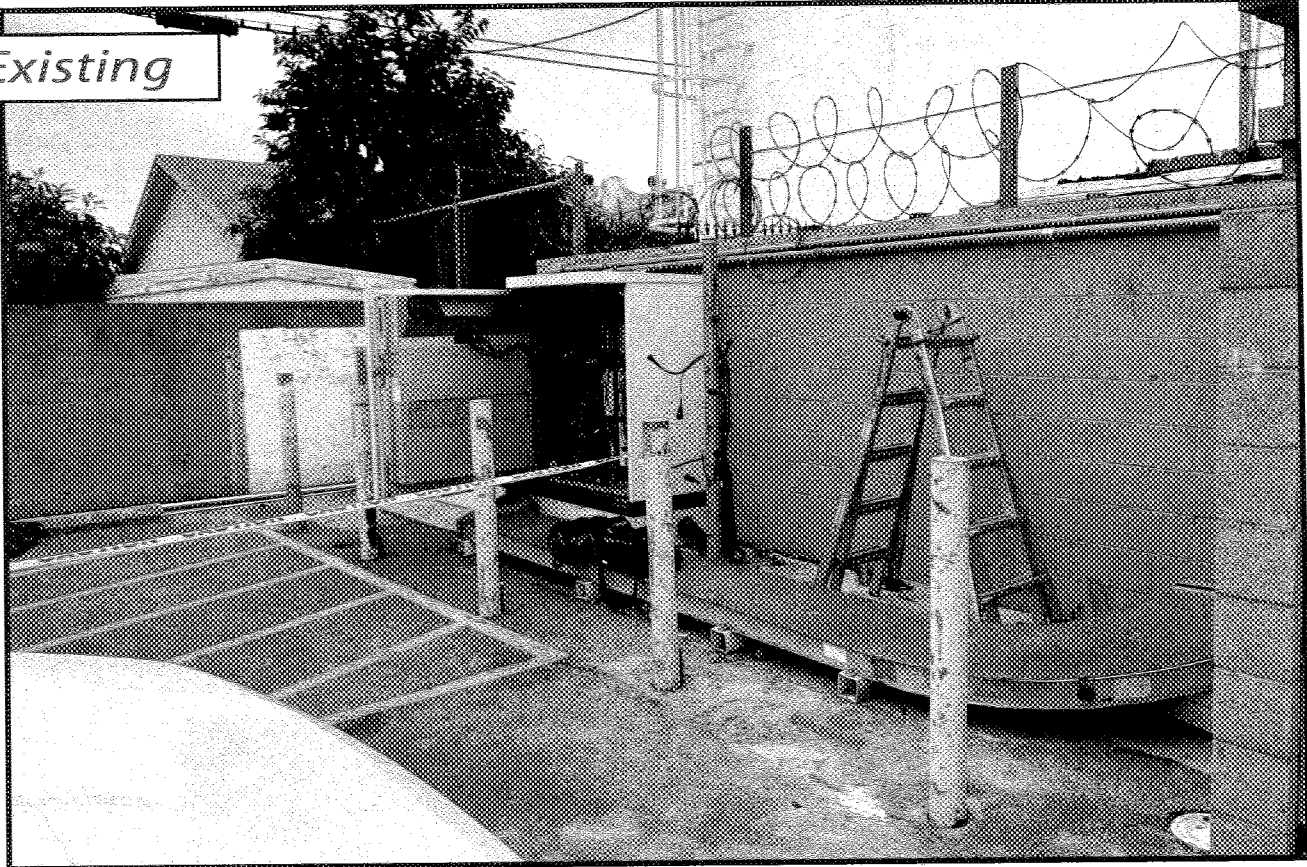
view from W. Redondo Beach Boulevard looking south at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

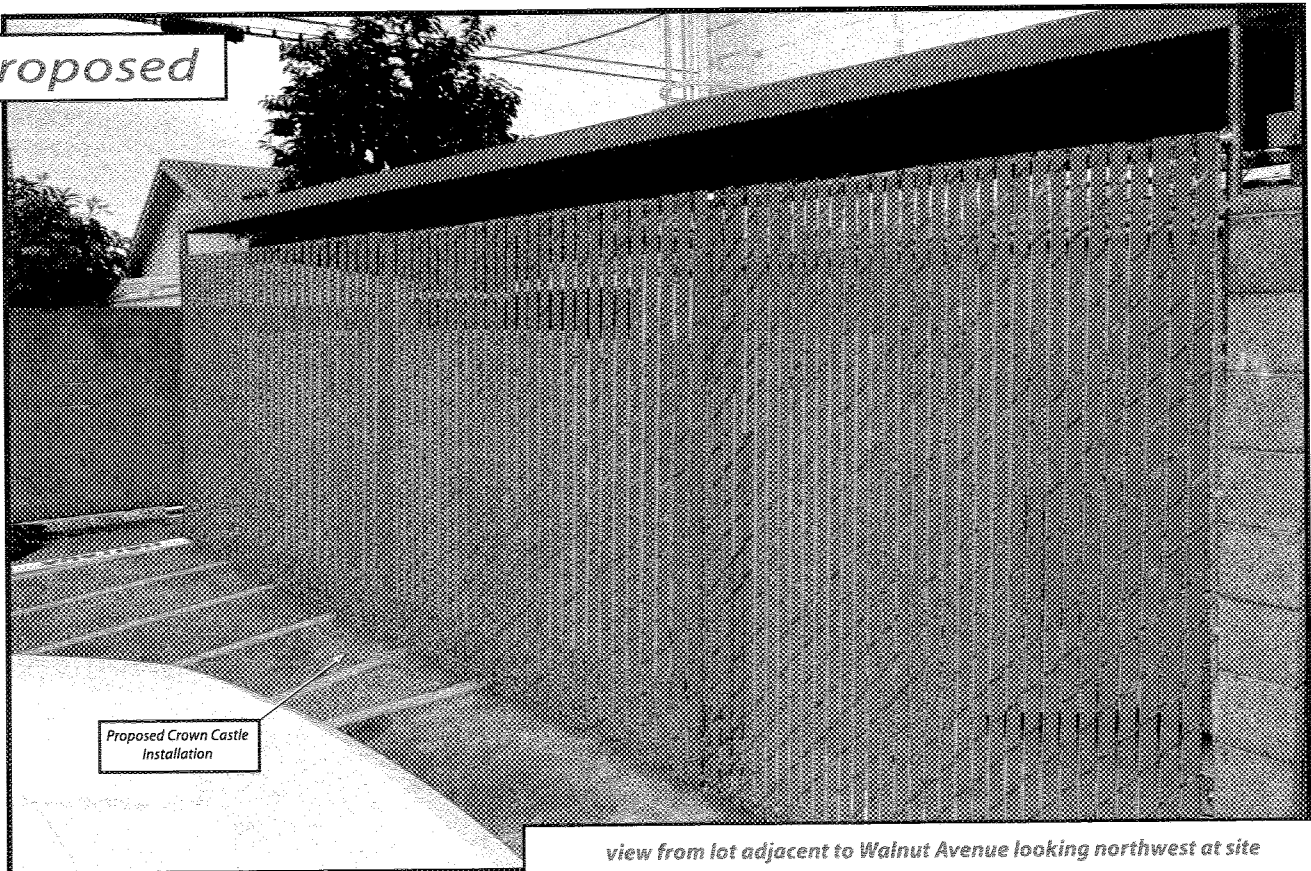
CROWN
CASTLE
31

822172 TMT 2100 Plaza
2124 W. Redondo Beach Boulevard, Torrance, CA
Photosims Produced on 9-8-2021

Existing



Proposed



Proposed Crown Castle
Installation

view from lot adjacent to Walnut Avenue looking northwest at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

CROWN
CASTLE
32

822172 TMT 2100 Plaza
2124 W. Redondo Beach Boulevard, Torrance, CA
Photosims Produced on 9-8-2021

SUPPLEMENTAL #1 TO AGENDA ITEM 6A

TO: Members of the Telecommunications Committee
FROM: Planning Division
SUBJECT: WTC22-00008
LOCATION: 2124 Redondo Beach Boulevard

Staff has attached additional correspondence submitted after the preparation of the report. Staff continues to recommend approval of the request as conditioned.

Prepared by,



Soc Angelo Yumul
Planning Associate

Respectfully submitted,



Oscar Martinez
Planning & Environmental Manager

Attachments:
1) Correspondence

FW: Public Comment

CDD Info <cddinfo@TorranceCA.gov>

Tue 8/9/2022 7:51 AM

To: Martinez, Oscar <OMartinez@TorranceCA.gov>

From: David Stanis <[REDACTED]>

Sent: Tuesday, August 9, 2022 2:04 AM

To: CDD Info <cddinfo@TorranceCA.gov>

Subject: Public Comment

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

RE: WTC22-00008: Petition of CCTMO, LLC dba CROWN CASTLE (CHERYL JOW)

I'm writing to express my disapproval of the above petition and to request that the Telecommunications Committee decline to approve or postpone approval of the petition, based on the following.

- Adequate notice of the Petition was not given to residents in the Notification Area
 - Notice was postmarked 7/28/22 for a meeting held on 8/9/22
 - I first realized when the hearing would be held the evening before the hearing
- Notice is vague and does not address numerous details/concerns including, but not limited to the following:
 - "New telecommunications facility designed as a false tree and the installation of associated equipment" is broad, ambiguous, and lacks basic details
 - Will this "facility" receive and transmit cell phone signals using radiofrequency (RF) waves? If so, what kind (e.g., 4G, 5G)?
 - Will this "facility" produce electromagnetic fields or audible noise?
 - Has the Committee examined whether or not these signals are safe for nearby residents? The NIH suggests they are not (see below excerpt from a National Library of Medicine article titled "Health Effects of Radiofrequency Electromagnetic Fields (RF EMF)")
 - How tall will the "tree" be and where on 2124 Redondo Beach Boulevard will it be located? Are there architectural renderings of how (ugly) this will look from nearby residential streets?
 - Has the Committee considered the "tree" could adversely affect nearby property values?
 - There is already a cell tower on the same block, six doors to the East, located behind 2102 Redondo Beach Boulevard. This tower is visible from every driveway on the 159th Street cul-de-sac. Will the above petition result in two towers on the same block?
 - Can the petitioner achieve the same results by placing their "tree" in another location further from residences?
 - Who (which carrier) will operate (receive and transmit via) the "tree"?
 - How long would the permit be valid?
 - What is the benefit—if any—to the City of Torrance and/or nearby residents of granting the above permit?

The possible adverse health effects of exposure to RF EMF are a source of great concern not only among mobile phone users and people living in the vicinity of the base stations, but also among governmental and non-governmental organisations responsible for public health ... The general opinion seems to be considerably

concerned about not only handheld devices, but also the base stations ... Evaluation of the long-term relationship of exposure to EMF emitted by base stations with subjective symptoms requires better methodological observational studies ... The problem of health effects of RF EMF has not been definitively resolved, but due to the results of previous research on possible health effect of RF EMF, it seems necessary to use precautionary principles and ALARA (As Low as Reasonably Achievable) principles, when the new sources of electromagnetic emissions will be planned and installed.

Source: Health effects of Radiofrequency Electromagnetic Fields (RF EMF)

**Health effects of Radiofrequency
Electromagnetic Fields (RF EMF)**

Thank you for your consideration, for ensuring transparency throughout the permit review/approval process, and for putting the interests of Torrance residents first.

Sincerely,

Concerned Torrance Homeowners

FW: Public Comment

CDD Info <cddinfo@TorranceCA.gov>

Tue 8/9/2022 7:51 AM

To: Martinez, Oscar <OMartinez@TorranceCA.gov>

From: Alvin Takamori <[REDACTED]>

Sent: Tuesday, August 9, 2022 3:55 AM

To: CDD Info <cddinfo@TorranceCA.gov>

Subject: Public Comment

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

WTC22-00008: Petition of CCTMO, LLC dba Crown Castle (Cheryl Jow) for approval of a Telecom Permit

Dear Telecom Committee,

Before you make a decision on this project, I would like to bring the following information to your attention:

On May 31, 2011, the World Health Organization / International Agency for Research on Cancer (IARC) classified radiofrequency electromagnetic fields as possibly carcinogenic to humans (Group 2B).

In 2010, a study by the International Journal of Forestry Research found Radio Frequency (RF) radiation to have "strong adverse effects" on the growth of aspen trees.

In 2015, German researchers found that trees in the vicinity of cellphone towers suffered more damage than other trees, with more damage on the sides of the trees facing the towers.

In 2018, a National Toxicology Program study found that exposure to high levels of RF Radiation demonstrated clear evidence of tumors in the hearts of male rats, and some evidence of tumors in the brains and adrenal glands of male rats. Rats exposed prenatally had decreased birth rates. A Ramazzini Institute study produced similar results.

In 2019, a group of International Electromagnetic Fields (EMF) scientists signed an appeal for stronger regulations of EMF and the issuing of health warnings. "Numerous recent scientific publications have shown that EMF affects living organisms at levels well below most international and national guidelines. Effects include increased cancer risk, cellular stress, increase in harmful free radicals, genetic damages, structural and functional changes of the reproductive system, learning and memory deficits, neurological disorders, and negative impacts on general well-being in humans. Damage goes well beyond the human race, as there is growing evidence of harmful effects to both plant and animal life."

In December of 2019, the FCC reaffirmed RF radiation exposure standards set in 1996. But those standards were based on outdated studies focused mostly on the thermal effects of RF radiation.

In August of 2021, the U.S. Court of Appeals for the District of Columbia Circuit judges ruled in favor of environmental health groups that the FCC violated the Administrative Procedure Act and failed to respond to comments on environmental harm caused by RF radiation. It stated that the FCC decision in 2019 to retain its 1996 safety limits for human exposure to wireless radiation was "arbitrary and capricious."

An investigation by European journalists cited 14 scientists who defended the International Commission on Non-Ionizing Radiation Protection exposure guidelines, to having biased reviews, with at least 8 receiving research funding from the telecommunications industry.

5G technology is introducing a new form of RF radiation called millimeter waves. In 1998, five scientists employed by U.S. Army and Air Force research institutes published a seminal review of the research on

MMWs. They reported:

“Increased sensitivity and even hypersensitivity of individual specimens to MMW may be real. Depending on the exposure characteristics, especially wavelength, a low-intensity MMW radiation was perceived by 30 to 80% of healthy examinees (Lebedeva, 1993, 1995). Some clinical studies reported MMW hypersensitivity, which was or was not limited to a certain wavelength (Golovacheva, 1995).”

“It is important to note that, even with the variety of bioeffects reported, no studies have provided evidence that a low-intensity MMW radiation represents a health hazard for human beings. Actually, none of the reviewed studies with low-intensity MMW even pursued the evaluation of health risks, although in view of numerous bioeffects and growing usage of MMW technologies this research objective seems very reasonable. Such MMW effects as alterations of cell growth rate and UV light sensitivity, biochemical and antibiotic resistivity changes in pathogenic bacteria, as well as many others are of potential significance for safety standards, but even local and short-term exposures were reported to produce marked effects. It should also be realized that biological effects of a prolonged or chronic MMW exposure of the whole body or a large body area have never been investigated. Safety limits for these types of exposures are based solely on predictions of energy deposition and MMW heating, but in view of recent studies this approach is not necessarily adequate.” (Pakhomov et al., 1998)

Microbes are also affected by MMW radiation. In 2016 a review of the research on the effects of MMWs on bacteria was published (Soghomonyan et al., 2016). The authors summarized their findings as follows:

“...bacteria and other cells might communicate with each other by electromagnetic field of sub-extremely high frequency range. These MMW affected Escherichia coli and many other bacteria, mainly depressing their growth and changing properties and activity. These effects were non-thermal and depended on different factors. The significant cellular targets for MMW effects could be water, cell plasma membrane, and genome....The consequences of MMW interaction with bacteria are the changes in their sensitivity to different biologically active chemicals, including antibiotics....These effects are of significance for understanding changed metabolic pathways and distinguish role of bacteria in environment; they might be leading to antibiotic resistance in bacteria.”

The point I hope I've made, is that the evidence that non-ionizing electromagnetic radiation is 100% harmless is not true. Even if we don't understand the mechanism by which RF radiation damages biological organisms, doesn't mean that harm is not occurring. We really don't know the long term effects of this technology. I do not want to be the guinea pig in this process! Therefore, I oppose the building of this cell tower in my neighborhood.

Sincerely,

Alvin Takamori

██████████ 160th St.

Torrance

████████████████████

████████████████████

FW: PUBLIC COMMENT

CDD Info <cddinfo@TorranceCA.gov>

Tue 8/9/2022 10:02 AM

To: Martinez, Oscar <OMartinez@TorranceCA.gov>

From: marie k. morohoshi <[REDACTED]>
Sent: Tuesday, August 9, 2022 8:58 AM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: PUBLIC COMMENT

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Item number: WTC22-00008

Item title: CCTMO, LLC dba CROWN CASTLE (CHERYL JOW)

I am writing to oppose the construction of the above-named item in my neighborhood which is made up mostly elderly Asian immigrants as well as a daycare center. Both populations are vulnerable to the effects of the construction of such a facility and many of us who can not write or speak English oppose this new construction in our neighborhood. We highly advise you to build this where such populations do not live nearby.

For all the reasons stated in the peer reviewed research listed on this site, we strongly urge to MOVE the new construction where vulnerable populations do not live.

Thank you for your time and consideration!

Marie Morohoshi
[REDACTED] 60th Street
Torrance, CA 90504

AGENDA ITEM NO. 6A

TO: Members of the Telecommunications Committee

FROM: Planning Division

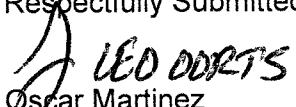
SUBJECT: WTC22-00008

LOCATION: 2124 Redondo Beach Boulevard

This is a request for approval of a Telecom Permit to allow the installation of a new telecommunications facility designed as a false tree and the installation of associated equipment on property located in the C-2 Zone at 2124 Redondo Beach Boulevard.

Please find attached the staff report and supplemental staff report that were prepared for the prior Telecommunications Committee meeting of August 9, 2022 (Attachment Nos. 1, 2).

Respectfully Submitted,

FOR: 
Oscar Martinez
Planning and Environmental Manager

Attachment:

1. Staff Report Agenda Item No. 6A (August 9, 2022)
2. Staff Report Agenda Item No. 6A Supplemental No. 1 (August 9, 2022)

DATE: August 5, 2022
TO: Telecommunications Committee
FROM: Planning Division
SUBJECT: **WIRELESS TELECOM FACILITY (WTC22-00008)**

Request for approval of a Telecom Permit to allow the installation of a new telecommunications facility designed as a false tree and the installation of associated equipment on property located in the C-2 Zone at 2124 Redondo Beach Boulevard.

Applicant: CCTMO, LLC dba Crown Castle (Cheryl Jow)
Case No: WTC22-00008
Location: 2124 Redondo Beach Blvd
Zoning: C-2 (General Commercial District)

The applicant is proposing a new telecommunications facility providing three sectors mounted on a 70' high false tree (mono-pine), in conjunction with related equipment. The proposal will install the sectors with the antennas centered at 65' high, facing northwest, southwest, and east. The antennas will be screened by elements of the false tree including faux pine tree branches. The applicant is proposing to utilize existing equipment cabinets and equipment area originally approved under SAT09-00006 by the Telecom Committee in 2009. When approved, the facility was designed as a 51' high monopole and related equipment area located at its current location at the southwest corner of the property. The structure was burned in 2020 and the monopole structure was removed. A temporary Cell on Wheels (COW) is located on the adjacent commercial parcel to the west, also under the current ownership. Although an application for the COW is on file with the Community Development Department, it has not been approved due to incomplete information. In response, staff recommends that the applicant obtain necessary approvals for the COW prior to the issuance of Building Permits for the mono-pine, should the project be approved.

The wireless facility will feature a mono-pine design as a concealment method. As proposed, the branches will be installed at a height of 15' 9" from ground level and continue to the top of the pole at 70'. Staff finds that the concealment method is adequate and has included recommended conditions of approval regarding the maintenance and containment of the overall design of the mono-pine.

The location of the new mono-pine structure is proposed at the southwest corner of the property within an existing loading space, 15' 7" from the south property line and 14' 1" from the westerly property line. No parking is displaced at the proposed location. The previous monopole structure was located directly behind the building and abutting the westerly property line approximately 39' from the rear property line.

Properties to the west are developed with commercial uses sharing the same C-2 Zone and properties to the south are developed with single-family residences within the R-1 Zone. Staff has included a recommended condition of approval that the applicant shall

ATTACHMENT 1

continue to work with staff to identify an ideal placement to the north by increasing the rear setback and away from the residences.

While on a site visit, staff observed wrought iron extensions with barbed wire that exceed the maximum height of 8'. Staff has included a recommended condition of approval that the wrought iron extensions be removed. Staff further recommends that the existing overhead electrical service to the building be undergrounded to not go through the mono-pine's faux branches.

In order to recommend approval of this application, the proposed telecommunication facility must conform to the height, location, technology and design standards. The maximum height allowed for a pole is regulated by the height specified in the zoning district. The facility is proposed in the General Commercial District (C-2 Zone) which does not specify a maximum building height. The applicant has provided documentation that the proposed site is intended to increase existing RF signal along in commercial and residential areas north and residential areas to the south of Redondo Beach Boulevard, between Spinning Avenue and Gramercy Place.

Although the proposed mono-pine telecommunication facility is defined as a new false tree which falls into a Location Priority that requires a special review by the Telecommunications Committee, the project is replacing a previously approved facility that was damaged and removed at a new location on the property. Therefore, the applicant has concluded that the subject site is the least intrusive, most compatible and will provide the needed coverage. The false tree, as conditioned, will give the applicant the height needed to meet their coverage objectives while simultaneously providing the least visually intrusive structure. In addition, the plans note future colocation opportunities as required by code. Lastly, the application was reviewed by the City's telecom consultant, Telecom Law Firm PC, for technical and regulatory issues and no issues were reported (Attachment #3).

Approval of this Telecom Permit is supported by the following findings:

- a) That this approval is necessary to allow the facility to function as intended and identified alternatives to the proposal are not feasible because the applicant did not find other available leasing opportunities, and this site allows the applicant to meet their intended coverage objective by replacing a previously approved facility within the same property, as conditioned.
- b) The approved facility will not result in conditions which are materially detrimental to nearby property owners, residents and businesses, nor to public health or safety because the facility and equipment operate with very small amounts of noise, there are no fumes, smoke, or odors emitted, and the facility is unmanned requiring minimal maintenance trips therefore it will not impact current vehicular circulation on the public right of way or the private parcel, as conditioned.

In the judgment of Staff, the proposed telecommunication facility, as conditioned, conforms to the technology, height, location and design standards of Sections 92.39.040 and 92.39.050 of the Torrance Municipal Code and Staff recommends **APPROVAL** of the applicant's request, subject to the following conditions:

1. That the use of the subject property for a mono-pine telecom facility shall be subject to all conditions imposed in WTC22-00008 and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.39.070 et seq. of the Torrance Municipal Code on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Telecommunications Committee relied in granting approval;
2. That if this Telecom Permit 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; (Planning)
3. That this Telecom Permit shall be subject to comply with all applicable codes in Article 39 of Chapter 2 of Division 9 and all other applicable codes in the Torrance Municipal Code; (Planning)
4. That the Cell on Wheels (COW) obtain all necessary approvals and permits prior to issuance of building permits for the mono-pine; (Planning)
5. That the applicant shall install mono-pine branches that extend at least two feet beyond all the antennas and tree-mounted transmission equipment and three feet above the top of the pole; (Planning)
6. That the applicant shall design, update, and always maintain all branches at all times in a way which results in the natural projection of a pine tree with a natural canopy; (Planning)
7. That all panel antennas, cables, transmission equipment including without limitation to RRUs and DC/fiber cabinets, and antenna supports affixed to the mono-pine shall be painted a camouflage pattern of brown and green to the satisfaction of the Community Development Director; (Planning)
8. That all panel antennas shall always be covered with mock pine needle antenna socks consistent with the needles on the mono-pine branches; (Planning)
9. That all branches shall be maintained at all times and that broken branches must be repaired or replaced upon receiving notice from the Community Development Department; (Planning)
10. That all antennas, RRUs and associated equipment shall be placed within the canopy of branches on the mono-pine; (Planning)
11. That all cables shall be inside the trunk of the mono-pine tree except at the top and bottom of the mono-pine trunk; (Planning)

12. Permittee shall keep its base station equipment gates and cabinets closed and locked at all times except when active maintenance is performed on the equipment; (Planning)
13. That the permittee shall ensure that all federally-required radio frequency signage be installed and maintained at all times in good condition. All such radio frequency signage be constructed of hard materials and be UV stabilized. All radio frequency signage must comply with the sign colors, sign sizes, sign symbols, and sign panel layouts in conformance with the most current versions of ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards. All such radio frequency signage, or additional signage immediately adjacent to the radio frequency signage, shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC; (Planning)
14. In the event that the FCC changes any of radio frequency signage requirements that are applicable to the project site approved herein or ANSI Z535.1, ANSI Z535.2, and ANSI C95.2 standards that are applicable to the project site approved herein are changed, Permittee, within 30 days of each such change, at its own cost and expense, shall replace the signage at the project site to comply with the then current standards; (Planning)
15. That the 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; (Planning)
16. That the applicant shall obtain all necessary permits and approvals including but not limited to FAA approval, building permits, etc.; (Planning)
17. That the applicant shall provide for co-location opportunities for future carriers on the mono-pine; (Planning)
18. That all lines to the pole (power, phone, electrical, etc) shall be underground and that no cable "dog house" be allowed; (Planning)
19. That the applicant shall continue to work with Staff to identify an ideal placement of the proposed wireless telecommunications facility to the north, subject to the satisfaction of the Community Development Director; (Planning)
20. That the existing wrought iron extensions along the westerly perimeter wall be removed; (Planning)
21. That the existing electrical service to the building shall be undergrounded; (Planning) and

22. That the existing footing for the damaged monopole be removed and the area be restored to original conditions, subject to the satisfaction of the Community Development Director; (Planning)

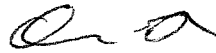
The Committee is advised that Code Requirements applicable to this project are attached for your review.

Prepared by,



Soc Angelo Yumul
Planning Associate

Recommended by,



Oscar Martinez
Planning & Environmental Manager

Attachments:

1. Code Requirements
2. Notification Map
3. Telecom Law Firm Memorandum
4. Supplemental Technical Information Report and Documentation
5. Coverage Maps
6. Photo Simulations
7. Site Plan and Elevations (Limited Distribution)

This request for a Telecom Permit (WTC22-00008) is APPROVED DENIED per Ordinance No. 3561, Section 92.39.060, Wireless Telecommunication Facilities, of the Torrance Municipal Code, Division 9.

DATE

Felipe Segovia
Telecommunications Committee Chair

Decisions made by the Telecommunications Committee are appealable to the Planning Commission by filing an appeal along with the required appeal fee with the City Clerk within 15 calendar days following the above date of approval/denial.

CODE REQUIREMENTS

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 Telecom Committee nor the Community Development Director may not waive or alter the code requirements. They are provided for information purposes only.

Planning:

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.

Building and Safety:

5. Obtain all necessary permits
6. Comply with 2019 CBC, CRC, CMC, CEC, CPC, CGBC, and CFC.

Environmental:

7. Verify that the equipment cabinets will comply with the Torrance Noise Ordinance. If an emergency generator is required, it must also comply with the Torrance Noise Ordinance.

SUPPLEMENTAL #1 TO AGENDA ITEM 6A

TO: Members of the Telecommunications Committee
FROM: Planning Division
SUBJECT: WTC22-00008
LOCATION: 2124 Redondo Beach Boulevard

Staff has attached additional correspondence submitted after the preparation of the report. Staff continues to recommend approval of the request as conditioned.

Prepared by,



Soc Angelo Yumul
Planning Associate

Respectfully submitted,



Oscar Martinez
Planning & Environmental Manager

Attachments:
1) Correspondence

ATTACHMENT 2

C.D. RECOMMENDATIONS – 08/09/22
AGENDA ITEM NO. 6A
CASE NO. WTC22-00008

FW: Public Comment

CDD Info <cddinfo@TorranceCA.gov>

Tue 8/9/2022 7:51 AM

To: Martinez, Oscar <OMartinez@TorranceCA.gov>

From: David Stanis <[REDACTED]>

Sent: Tuesday, August 9, 2022 2:04 AM

To: CDD Info <cddinfo@TorranceCA.gov>

Subject: Public Comment

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

RE: WTC22-00008: Petition of CCTMO, LLC dba CROWN CASTLE (CHERYL JOW)

I'm writing to express my disapproval of the above petition and to request that the Telecommunications Committee decline to approve or postpone approval of the petition, based on the following.

- Adequate notice of the Petition was not given to residents in the Notification Area
 - Notice was postmarked 7/28/22 for a meeting held on 8/9/22
 - I first realized when the hearing would be held the evening before the hearing
- Notice is vague and does not address numerous details/concerns including, but not limited to the following:
 - "New telecommunications facility designed as a false tree and the installation of associated equipment" is broad, ambiguous, and lacks basic details
 - Will this "facility" receive and transmit cell phone signals using radiofrequency (RF) waves? If so, what kind (e.g., 4G, 5G)?
 - Will this "facility" produce electromagnetic fields or audible noise?
 - Has the Committee examined whether or not these signals are safe for nearby residents? The NIH suggests they are not (see below excerpt from a National Library of Medicine article titled "Health Effects of Radiofrequency Electromagnetic Fields (RF EMF)")
 - How tall will the "tree" be and where on 2124 Redondo Beach Boulevard will it be located? Are there architectural renderings of how (ugly) this will look from nearby residential streets?
 - Has the Committee considered the "tree" could adversely affect nearby property values?
 - There is already a cell tower on the same block, six doors to the East, located behind 2102 Redondo Beach Boulevard. This tower is visible from every driveway on the 159th Street cul-de-sac. Will the above petition result in two towers on the same block?
 - Can the petitioner achieve the same results by placing their "tree" in another location further from residences?
 - Who (which carrier) will operate (receive and transmit via) the "tree"?
 - How long would the permit be valid?
 - What is the benefit—if any—to the City of Torrance and/or nearby residents of granting the above permit?

The possible adverse health effects of exposure to RF EMF are a source of great concern not only among mobile phone users and people living in the vicinity of the base stations, but also among governmental and non-governmental organisations responsible for public health ... The general opinion seems to be considerably

concerned about not only hand held devices, but also the base stations ... Evaluation of the long-term relationship of exposure to EMF emitted by base stations with subjective symptoms requires better methodological observational studies ... The problem of health effects of RF EMF has not been definitively resolved, but due to the results of previous research on possible health effect of RF EMF, it seems necessary to use precautionary principles and ALARA (As Low as Reasonably Achievable) principles, when the new sources of electromagnetic emissions will be planned and installed.

Source: Health effects of Radiofrequency Electromagnetic Fields (RF EMF)

**Health effects of Radiofrequency
Electromagnetic Fields (RF EMF)**

Thank you for your consideration, for ensuring transparency throughout the permit review/approval process, and for putting the interests of Torrance residents first.

Sincerely,

Concerned Torrance Homeowners

FW: Public Comment

CDD Info <cddinfo@TorranceCA.gov>

Tue 8/9/2022 7:51 AM

To: Martinez, Oscar <OMartinez@TorranceCA.gov>

From: Alvin Takamori <[REDACTED]>

Sent: Tuesday, August 9, 2022 3:55 AM

To: CDD Info <cddinfo@TorranceCA.gov>

Subject: Public Comment

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

WTC22-00008: Petition of CCTMO, LLC dba Crown Castle (Cheryl Jow) for approval of a Telecom Permit

Dear Telecom Committee,

Before you make a decision on this project, I would like to bring the following information to your attention:

On May 31, 2011, the World Health Organization / International Agency for Research on Cancer (IARC) classified radiofrequency electromagnetic fields as possibly carcinogenic to humans (Group 2B).

In 2010, a study by the International Journal of Forestry Research found Radio Frequency (RF) radiation to have “strong adverse effects” on the growth of aspen trees.

In 2015, German researchers found that trees in the vicinity of cellphone towers suffered more damage than other trees, with more damage on the sides of the trees facing the towers.

In 2018, a National Toxicology Program study found that exposure to high levels of RF Radiation demonstrated clear evidence of tumors in the hearts of male rats, and some evidence of tumors in the brains and adrenal glands of male rats. Rats exposed prenatally had decreased birth rates. A Ramazzini Institute study produced similar results.

In 2019, a group of International Electromagnetic Fields (EMF) scientists signed an appeal for stronger regulations of EMF and the issuing of health warnings. “Numerous recent scientific publications have shown that EMF affects living organisms at levels well below most international and national guidelines. Effects include increased cancer risk, cellular stress, increase in harmful free radicals, genetic damages, structural and functional changes of the reproductive system, learning and memory deficits, neurological disorders, and negative impacts on general well-being in humans. Damage goes well beyond the human race, as there is growing evidence of harmful effects to both plant and animal life.”

In December of 2019, the FCC reaffirmed RF radiation exposure standards set in 1996. But those standards were based on outdated studies focused mostly on the thermal effects of RF radiation.

In August of 2021, the U.S. Court of Appeals for the District of Columbia Circuit judges ruled in favor of environmental health groups that the FCC violated the Administrative Procedure Act and failed to respond to comments on environmental harm caused by RF radiation. It stated that the FCC decision in 2019 to retain its 1996 safety limits for human exposure to wireless radiation was “arbitrary and capricious.”

An investigation by European journalists cited 14 scientists who defended the International Commission on Non-Ionizing Radiation Protection exposure guidelines, to having biased reviews, with at least 8 receiving research funding from the telecommunications industry.

5G technology is introducing a new form of RF radiation called millimeter waves. In 1998, five scientists employed by U.S. Army and Air Force research institutes published a seminal review of the research on

MMWs. They reported:

“Increased sensitivity and even hypersensitivity of individual specimens to MMW may be real. Depending on the exposure characteristics, especially wavelength, a low-intensity MMW radiation was perceived by 30 to 80% of healthy examinees (Lebedeva, 1993, 1995). Some clinical studies reported MMW hypersensitivity, which was or was not limited to a certain wavelength (Golovacheva, 1995).”

“It is important to note that, even with the variety of bioeffects reported, no studies have provided evidence that a low-intensity MMW radiation represents a health hazard for human beings. Actually, none of the reviewed studies with low-intensity MMW even pursued the evaluation of health risks, although in view of numerous bioeffects and growing usage of MMW technologies this research objective seems very reasonable. Such MMW effects as alterations of cell growth rate and UV light sensitivity, biochemical and antibiotic resistivity changes in pathogenic bacteria, as well as many others are of potential significance for safety standards, but even local and short-term exposures were reported to produce marked effects. It should also be realized that biological effects of a prolonged or chronic MMW exposure of the whole body or a large body area have never been investigated. Safety limits for these types of exposures are based solely on predictions of energy deposition and MMW heating, but in view of recent studies this approach is not necessarily adequate.” (Pakhomov et al., 1998)

Microbes are also affected by MMW radiation. In 2016 a review of the research on the effects of MMWs on bacteria was published (Soghomonyan et al., 2016). The authors summarized their findings as follows:

“...bacteria and other cells might communicate with each other by electromagnetic field of sub-extremely high frequency range. These MMW affected Escherichia coli and many other bacteria, mainly depressing their growth and changing properties and activity. These effects were non-thermal and depended on different factors. The significant cellular targets for MMW effects could be water, cell plasma membrane, and genome....The consequences of MMW interaction with bacteria are the changes in their sensitivity to different biologically active chemicals, including antibiotics....These effects are of significance for understanding changed metabolic pathways and distinguish role of bacteria in environment; they might be leading to antibiotic resistance in bacteria.”

The point I hope I've made, is that the evidence that non-ionizing electromagnetic radiation is 100% harmless is not true. Even if we don't understand the mechanism by which RF radiation damages biological organisms, doesn't mean that harm is not occurring. We really don't know the long term effects of this technology. I do not want to be the guinea pig in this process! Therefore, I oppose the building of this cell tower in my neighborhood.

Sincerely,
Alvin Takamori
[REDACTED] W. 160th St.
Torrance
[REDACTED]

FW: PUBLIC COMMENT

CDD Info <cddinfo@TorranceCA.gov>

Tue 8/9/2022 10:02 AM

To: Martinez, Oscar <OMartinez@TorranceCA.gov>

From: marie k. morohoshi <[REDACTED]>

Sent: Tuesday, August 9, 2022 8:58 AM

To: CDD Info <cddinfo@TorranceCA.gov>

Subject: PUBLIC COMMENT

WARNING: External e-mail

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Item number: WTC22-00008

Item title: CCTMO, LLC dba CROWN CASTLE (CHERYL JOW)

I am writing to oppose the construction of the above-named item in my neighborhood which is made up mostly elderly Asian immigrants as well as a daycare center. Both populations are vulnerable to the effects of the construction of such a facility and many of us who can not write or speak English oppose this new construction in our neighborhood. We highly advise you to build this where such populations do not live nearby.

For all the reasons stated in the peer reviewed research listed on this site, we strongly urge to MOVE the new construction where vulnerable populations do not live.

Thank you for your time and consideration!

Marie Morohoshi
2119 W.160th Street
Torrance, CA 90504

SUPPLEMENTAL #1 TO AGENDA ITEM 6A

TO: Members of the Telecommunications Committee

FROM: Planning Division

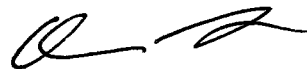
SUBJECT: WTC22-00008

LOCATION: 2124 Redondo Beach Boulevard

It has come to the attention of staff of a processing error in the mailed notices. Staff recommends a continuance to Tuesday, October 11, 2022 to properly notice the project.

Staff has also attached additional correspondence submitted after the preparation of the report.

Respectfully submitted,



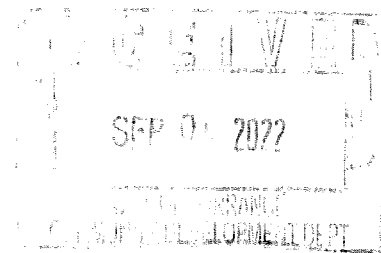
Oscar Martinez
Planning & Environmental Manager

Attachments:

- 1) Correspondence

September 5, 2022

Ms. Michelle G. Ramirez
Community Development Director
3031 Torrance Boulevard
Torrance, CA 90503



Dear Ms. Michelle Ramirez,

My name is Grace Mayeda and I represent the North Torrance neighborhood where a permit for construction of a new cell tower is being submitted to the City of Torrance by Crown Castle.

Specifically, I am referring to the notice of public meeting that was sent to residents of the neighborhood:

WTC22-00008: Petition on of CCTMO, LLC dba CROWN CASTLE (CHERYL JOW) for approval of a Telecom Permit to allow installation of a new telecommunications facility designed as a false tree and the installation of associated equipment on the property located in the C-2 Zone at 2124 Redondo Beach Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction.

We have gathered more than 100 signatures from nearby residents, who are strongly opposed to the installation of this telecommunications cell tower at the above-mentioned property. There are many issues our neighborhood has regarding the facility.

- The site identified for installation of the cell tower is too close to homes. The tower is only 15 feet behind the residents back yard fence.
- Installation of the cell tower in a densely populated area represents a very serious health hazard. Air can become toxic within a 300-meter (984 feet) radius and emit electromagnetic radiation, which can cause cancer and many other serious health problems.
- Cell antenna facilities require maintenance that may need to be performed at any time, day or night. The noise and activity caused by the repair crew, crane, and generator will be disruptive, especially to residents adjacent to the cell tower.
- Two years ago, a tall cell tower nearby caught on fire, which polluted the air and frightened the neighbors.
- If a severe earthquake should happen, the tower may topple onto the nearby homes, potentially igniting a fire, damaging structures, and possibly causing serious injury.
- Location of the cell tower will drive down the value of homes in the area.



For all the above negative effects caused by the cell tower in this residential area, we ask the City of Torrance officials to deny installation of the telecommunications facility at the above mentioned property.

We appreciate your attention to these important and serious matters.

Sincerely,



Grace Mayeda
Neighborhood Representative

 160th Street, Torrance, CA 90504, 

Included: 11 pages of Petition Signatures, Letter from Makoto Tad Morohoshi
CC: Mr. Jon Kaji, City of Torrance Councilmember, District #1

Submission of Petition

September 6, 2022

From: Makoto Tad Morohoshi
[REDACTED] 160th Street
Torrance, California 90504-1632

To: Ms. Michelle G. Ramirez
Community Development Director
3031 Torrance Boulevard
Torrance, California 90503

Dear Michelle Ramirez,

My name is Makoto Tad Morohoshi, a concerned resident of the City of Torrance. We, the undersigned, are petitioning the leaders and all parties involved in the construction and in the approval process to reconsider and carefully evaluate, and review the status of the new Telecommunication Facility or new cell tower proposal.

A small cell tower is already located at 2102 Redondo Beach Boulevard C-2 Zone, behind the homes of the cul-de-sac on 159th Street. Due to the close proximity of the tower to residents, not only I, but my mom also suffers illnesses and other residents suffer from the high bandwidth radio frequency radiation. I suffer from Tinnitus and my mom is afflicted with a low white blood cell count. The small cell tower is constantly emitting harmful radiation.

We the people, were unaware and I do not recall ever receiving a notice from our local governance of the small cell tower that is currently located at 2102 Redondo Beach Boulevard. Recently, only a few residents were notified about the upcoming new cell tower; this can be construed as a deceptive practice by Crown Castle. Calling this new project: "Categorically Exempt from CEQA per Guidelines Section 15303" is twisting the law of California to justify the new construction! I refer to CEQA Guidelines Section 15303 (c) and (d):

Section 15303

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous

substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

However, the cell tower does not utilize much space but the electrical voltage use is high and the transmitting power of the tower is emitting radiation over a broad range, causing continuous high frequency bombardment 24 hours, 7 days a week, to the residents without knowing the invisible harmful effects. Section 15303 (c) says: "If" the marked area is mostly residential and commercial, making the area; "Environmentally Sensitive" due to the densely populated residents in the said area and high traffic volume of customers and employees in the proposed commercial area, makes it by default: "Environmentally Sensitive." The cell tower is emitting an INVISIBLE ENVIRONMENTAL HAZARD in a diameter of several thousands of square feet!

The residents, customers and employees are unbeknownst of the effects. A newer and more powerful tower at 2124 Redondo Beach Boulevard and the smaller tower together will exponentially worsen the health of the residents. It will lower the property value of the homes significantly. Stated in the notice: "installation of a new telecommunication facility designed as a false tree..." Residents are being deceived! "Telecommunication Facility" sounds more like a building, instead of a Cell Tower! Crown Castle's use of euphemisms to lessen the serious nature of a cell tower is subterfuge. A false tree is another example of deception used by Crown Castle to cover up the cell tower from onlookers. Crown Castle's careful and deliberate choice of words point to their deceptive practice.

Furthermore, a previous giant cell tower burned down behind our house on said location at 2124 Redondo Beach Boulevard. I have video footage of the previous cell tower that caught on fire in July 2020.

I do not recall: receiving a notice from the City of Torrance of the disguised smoke stack cell tower that burned down in 2020. There were several occasions where repair crews were constantly fixing the smoke stack cell tower and endangering the lives of the technicians who were working on

tower with a crane due to the tremendous height of the smoke stack cell tower. What if the cell tower fell on the building? What if the cell tower crashed upon the residences with the fire? What if the building adjacent to the tower caught on fire? There is a high risk factor. Using high voltages which emit high radio frequencies are a hazard and such devices are prone to electrical fires: like lithium ion batteries! We must do the right thing, with all these signatures of the residents: "WE ALL OPPOSE THE CONSTRUCTION OF THE CELL TOWER."

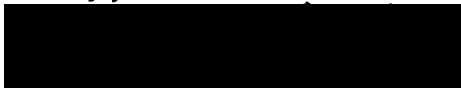
Conclusively, I propose using a relay station with a low radiation signature to be used as a viable alternative, rather than having two high radio frequency radiation cell towers. If the City of Torrance approves of the construction of the new cell tower, then the residents have the right to commence with legal action per the Notice of Application against Crown Castle and Cheryl Jow.

Please reconsider. The building of a new cell tower will ruin the health of our community and especially the children. Please let us know of your decision.

Ms. Grace Mayeda was generous enough to dedicate her time to reach out to me and alerting me of the gravity of the Notice of Application of Crown Castle. Both Ms. Bertha Barbosa and Ms. Grace Mayeda went door to door, to gather signatures to make this petition possible.

I want to thank you Ms. Michelle Ramirez for your time in reading our petition. I have lived in the city of Torrance for 48 years and counting. Every city has problems, but if we work together, we can move forward and make this city better for everyone. I want the City of Torrance to be an exemplary city, that is safe for all of its residents, customers and business owners. Torrance can be the model city of the future and for the surrounding areas in Los Angeles County and the United States of America.

Sincerely yours,



Makoto Tad Morohoshi

CC: Jon Kaji, Torrance City Council Member

(310) 327-2555 CLOUD9TAD@ICLOUD.COM

Petition to oppose the construction of Telecommunication Facility (New cell tower).

Location: 2124 Redondo Beach Blvd., Torrance, CA 90504 (C-2 Zone)

Petition summary and background	CCTMO, LLC dba Crown Castle (Cheryl Jow) is seeking approval of a Telecom Permit from the City of Torrance to allow the construction of a new telecommunication facility.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to protect our community from electromagnetic radiation and to oppose the construction of the said telecommunication facility from doing irreparable harm to families and the children in our immediate community. The proximity of the tower is too close to the residential area and it will be further degraded. Allowing the cell tower in our community, for monetary gain while destroying the livelihood of our community is a very serious offense. This is not an isolated case. Further investigation is required to undo all the cell towers in the city of Torrance. The need for relay stations with a low radiation signature is a viable alternative.

ALL TORRANCE, CA 90504

Printed Name	Signature	Address	Comment	Date
Nancy Matsumoto	[Redacted]	[Redacted] Illinois Court	[Redacted]	8/30/22
Thomas Matsumoto	[Redacted]	[Redacted] Illinois Court	[Redacted]	8/30/22
Ted Matsumoto	[Redacted]	[Redacted] Illinois Court	[Redacted]	[Redacted]
CHAO-PING SHIE	[Redacted]	[Redacted] W 160 ST.	[Redacted]	8/30/22
SANDRA RAGON	[Redacted]	[Redacted] Illinois Ct.	[Redacted]	8/30/22
Robert Ragon	[Redacted]	[Redacted] ILLINOIS CT	[Redacted]	8-30-22
Tom RAGON	[Redacted]	[Redacted] ILLINOIS CT	[Redacted]	8-30-22
MARCIA MAYATA	[Redacted]	[Redacted] W 160TH ST	[Redacted]	9-4-2022

Petition to oppose the construction of Telecommunication Facility (New cell tower).

Location: 2124 Redondo Beach Blvd., Torrance, CA 90504 (C-2 Zone)

Petition summary and background	CCTMO, LLC dba Crown Castle (Cheryl Jow) is seeking approval of a Telecom Permit from the City of Torrance to allow the construction of a new telecommunication facility.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to protect our community from electromagnetic radiation and to oppose the construction of the said telecommunication facility from doing irreparable harm to families and the children in our immediate community. The proximity of the tower is too close to the residential area and it will be further degraded. Allowing the cell tower in our community, for monetary gain while destroying the livelihood of our community is a very serious offense. This is not an isolated case. Further investigation is required to undo all the cell towers in the city of Torrance. The need for relay stations with a low radiation signature is a viable alternative.

ALL TORRANCE, CA 90504

Printed Name	Signature	Address	Comment	Phone #	Date
GRACE MAYEDA	[Redacted]	Torrance, CA 90504			8/23/22
Arlene Yamamoto	[Redacted]	W. 160th ST.			8/23/2022
THOMAS YAMAUCHI	[Redacted]	160 ST			8/23/2022
Stanley Lin	[Redacted]	160 st			8/23/2022
Songlin Han	[Redacted]	160 st			8/23/22
Angie S Lee	[Redacted]	Redondo Beach			8/23/22
Anne Choi	[Redacted]	160th ST.			8/23/22
JONATHAN CHOI	[Redacted]	160th ST.			8/23/22

OPPOSE CELL TOWER

ALL TERRANCE, CA 90504

Printed Name	Signature	Address	Comment	Date
TIM EDMONDSON	[Redacted]	[Redacted]		8/26/22
Leonor Edmondson	[Redacted]	[Redacted]		8/26/22
Fred RENCIA COOL	[Redacted]	[Redacted]		8/26/22
CHARRLES COOL	[Redacted]	[Redacted]		8/26/22
Joel Cool	[Redacted]	[Redacted]		8/26/22
Nagisa Wheeler	[Redacted]	[Redacted]		8/26/22
DAVID STANIS	[Redacted]	[Redacted]		8/26/22
Violet KANESH	[Redacted]	[Redacted]		8/26/22
Jessy Stulper	[Redacted]	[Redacted]		8-26-22
Deborah J. Fugua	[Redacted]	[Redacted]		8-26-22
Ronald W. Fugua	[Redacted]	[Redacted]		8-26-22
Deborah J. Fugua	[Redacted]	[Redacted]		8-26-22
Nanette Mayeda	[Redacted]	[Redacted]		8-26-22
Ryan Kimbha	[Redacted]	[Redacted]		8-27-22
William Lin	[Redacted]	[Redacted]		8-27-22
Brian Jander	[Redacted]	[Redacted]		8-27-22

OPPOSE DELL POWER

ALL TORRANCE, CA 90504

Printed Name	Signature	Address	Comment	Date
Pauline Choi	[Redacted]	160th St Torrance CA 90504	[Redacted]	8/23/22
Mynor Solares	[Redacted]	W. 160th St Torrance 90504	[Redacted]	8/23/22
STANLEY TORRANCE	[Redacted]	23 W. 159th St Torrance	[Redacted]	8/23/22
Steven Cho	[Redacted]	160th St	[Redacted]	8/23/22
Nadla Solares	[Redacted]	W 159th Street Torrance, CA 90504	[Redacted]	8/23/22
Mohamed Elhina	[Redacted]	W 160th St Torrance 90504	[Redacted]	8/23/22
Sahar Ellison	[Redacted]	W. 160th St	[Redacted]	8-23-22
MARIE R ROYA	[Redacted]	9 W. 160th Avenue	[Redacted]	8-23-22
ALVIN TOY	[Redacted]	3 W. 160th St	[Redacted]	8-23-22
Kni Kim	[Redacted]	W. 160th St.	[Redacted]	8/23/22
Yoon Sool Cho	[Redacted]	W. 160th St.	[Redacted]	8/23/22
Erin Osaka	[Redacted]	N. 160th St.	[Redacted]	8/25/22
Julie Zhu	[Redacted]	W. 160th St	[Redacted]	8/26/22
Wilton Soohos	[Redacted]	W. 160th St	[Redacted]	8/26/22
Wesley Soohos	[Redacted]	W 160th St	[Redacted]	8/26/22

oppose construction of Cell Tower.

Petition to

Location: 2124 Redondo Beach Blvd. TORRANCE, CA 90504

Petition summary and background	Crown Castle is petitioning the City of Torrance to make a new false tree cellular tower.
Action petitioned for	The residents oppose the construction of cell tower due to being an environmental hazard. (TELECOMMUNICATION FACILITY)

ALL TORRANCE, CA 90504

Printed Name	Signature	Address	Comment	PHONE #	Date
Danielle Schaeffer	[Redacted]	W 160th St Torrance	[Redacted]	[Redacted]	8/24/22
GEORGE SCHAEFFER	[Redacted]	W. 160TH ST, TORRANCE, CA 90504	[Redacted]	[Redacted]	08-24-22
Hugo Gonzales	[Redacted]	W. 160th St. Torrance CA. 90504	[Redacted]	[Redacted]	08/24/22
Jessica Schaeffer	[Redacted]	W. 160th St Torrance 90504	[Redacted]	[Redacted]	08/25/22
Thomas Osato	[Redacted]	W. 160th St Torrance 90504	[Redacted]	[Redacted]	8/30/22
Kris Godachy	[Redacted]	W. 160th St, Torrance	[Redacted]	[Redacted]	8/30/22
Jessica Godachy	[Redacted]	W 160th St, Torrance 90504	[Redacted]	[Redacted]	8/30/2022
Jon Oliveira	[Redacted]	W 159th St Torrance 90504	[Redacted]	[Redacted]	8/30/22
Angelica Oliveira	[Redacted]	W. 159th St. Torrance	[Redacted]	[Redacted]	8/30/22
Carolyn Garcia	[Redacted]	2124 Redondo Beach Blvd. Torrance	[Redacted]	[Redacted]	8/30/22
Nestar Annieta	[Redacted]	2124 Redondo Beach Blvd Torrance	[Redacted]	[Redacted]	8/30/22
Melind Wondergem	[Redacted]	20 Illinois Ct Torrance	[Redacted]	[Redacted]	8/30/22

OPPOSE CELL TOWER
ALL TORRANCE, CA 90504

Printed Name	Signature	Address	Comment	Date
HYUN JOO LEE	[REDACTED]	[REDACTED] W 161 ST TORRANCE	[REDACTED]	8/31/22
JAMES LURIE	[REDACTED]	[REDACTED] W. 161 ST ST. TORRANCE	[REDACTED]	8/31/22
NANCY LURIE	[REDACTED]	[REDACTED] W. 161 ST ST. TORRANCE	[REDACTED]	8/31/22
PENNY ROBINSON	[REDACTED]	[REDACTED] W. 161 ST TORRANCE	[REDACTED]	8/31/22
LUKE BARRIO	[REDACTED]	[REDACTED] W, 161 ST TORRANCE	[REDACTED]	8/31/22

Petition to oppose the construction of Telecommunication Facility (New cell tower).

Location: 2124 Redondo Beach Blvd., Torrance, CA 90504 (C-2 Zone)

Petition summary and background	CCTMO, LLC dba Crown Castle (Cheryl Jow) is seeking approval of a Telecom Permit from the City of Torrance to allow the construction of a new telecommunication facility.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to protect our community from electromagnetic radiation and to oppose the construction of the said telecommunication facility from doing irreparable harm to families and the children in our immediate community. The proximity of the tower is too close to the residential area and it will be further degraded. Allowing the cell tower in our community, for monetary gain while destroying the livelihood of our community is a very serious offense. This is not an isolated case. Further investigation is required to undo all the cell towers in the city of Torrance. The need for relay stations with a low radiation signature is a viable alternative.

Printed Name	Signature	Address	Comment	Date
MASAKAZU TAKIGAWA	[Redacted]	[Redacted]		8/23/22
UTAKO TAKIGAWA	[Redacted]	[Redacted]		8/23/22
SHIRLEY HARR	[Redacted]	[Redacted]		8/23/22
DAVID TAKIGAWA	[Redacted]	[Redacted]	90504	8/24/2022
AMOR TAKIGAWA	[Redacted]	[Redacted]	504	8/24/2022
Kelsey Ogami	[Redacted]	[Redacted]		09/14/22
Sean Joyce	[Redacted]	[Redacted]		09/14/22

Petition to oppose the construction of Telecommunication Facility (New cell tower).

Location: 2124 Redondo Beach Blvd., Torrance, CA 90504 (C-2 Zone)

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ALL TORRANCE, CA 90504

Printed Name	Signature	Address	Comment	Date
KEVIN LAN	[Redacted]	W. 160TH ST		8/22/22
Desi Matsuda	[Redacted]	U. 160 th ST		8-22-22
Albert Sandbria	[Redacted]	W. 160 th ST		8/22/22
Alvin Takamori	[Redacted]	W. 160TH ST.		8/22/22
MIKE JONES	[Redacted]	W 161 st		8/22/22
Xoli Carr	[Redacted]	W. 161 ST		8/22/22
Michael Young	[Redacted]	W. 161st ST		8/22/22
Junco Sato	[Redacted]	W 161ST ST		8/22/2022

oppose construction of Cell Tower.

Petition to

Location: 2124 Redondo Beach Blvd. TORRANCE, CA 90504

Petition summary and background	Crown Castle is petitioning the City of Torrance to make a new false tree cellular tower.
Action petitioned for	The residents oppose the construction of cell tower due to being an environmental hazard. (TELECOMMUNICATION FACILITY)

ALL TORRANCE, CA 90504

Printed Name	Signature	Address	Comment	PHONE #	Date
R NISHIOKA	[Redacted]	W. 161 st ST.			8/22/2022
M ^{rs} Elsa Gonzalez	[Redacted]	W. 161 ST.			8/22/22
Roberto Gonzalez	[Redacted]	W 161 St			8/22/22
Amberis Gonzalez	[Redacted]	W. 161st street			8/22/22
Bertha Barbosa	[Redacted]	W 160th St			8/22/22
Alesia Wickersham	[Redacted]	1160 th Torrance			8/24/22
Monty Buehler	[Redacted]	6W-Redondo Beach Blvd,			8-30-22
Terabel Rahbar	[Redacted]	. Redondo Beach			8/30/22
NABIL RAHBAR	[Redacted]	Redondo Beach			8/30/22
Kenna Olson	[Redacted]	Illinois St.			8/30/22
Shawn Bus	[Redacted]	ILLINOIS ST			8/30/22
Evangelina Vega	[Redacted]	W 160th St			8/27/22

OPTUSE CELL LOWER
ALL TORRANCE, CA 90504


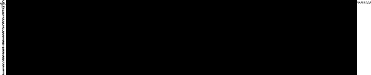

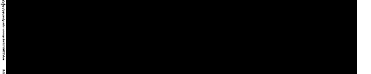
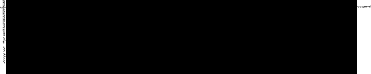
Printed Name	Signature	Address	Comment	Date
George GLAVIS, Jr	[Redacted]	Illinois Ct.	[Redacted]	8-30-22
George E. Glavis	[Redacted]	Illinois Ct.	[Redacted]	8-30-22
Orapin Wende	[Redacted]	W. 161st St.	[Redacted]	8-30-22 310.351.2556
Steve Clement	[Redacted]	6 W. 161 st St	[Redacted]	8-31-22
JEFF Seal	[Redacted]	W 160 th	[Redacted]	023/AUG
Laura Cruz	[Redacted]	W 160th	[Redacted]	Sep-01-22
OSCAR BONZALIZ	[Redacted]	Illinois CT	[Redacted]	Sep-1-22
ANITA JUNGHA	[Redacted]	Illinois CT	[Redacted]	SEPT-1-22
Jose Navroja	[Redacted]	Illinois CT	[Redacted]	Sept: 1-22
Kevin Stein	[Redacted]	W 162nd St	[Redacted]	9/01/22
DINARA Stein	[Redacted]	162nd St	[Redacted]	9/01/22
SAMMIE ALVARADO	[Redacted]	W. 160TH ST.	[Redacted]	9/4/22

Petition to oppose the construction of Telecommunication Facility (New cell tower).

Location: 2124 Redondo Beach Blvd., Torrance, CA 90504 (C-2 Zone)

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ALL TORRANCE, CA 90504

Printed Name	Signature	Address	Comment	Date
YOSHI MOROHOSHI		1. 160th St., TORRANCE, CA. 90504	Low White Blood cells	8-30-2022
MAKOTO MOROHOSHI		1. 160th St. Torrance, CA 90504		8/30/2022
SEAN SAZA		179th & Torrance 90504		8/30/2022
SOLUY GARALDE		VAN NESS AVE TORRANCE		8/30/22

Martinez, Oscar

From: CDD Info
Sent: Tuesday, September 13, 2022 7:37 AM
To: Martinez, Oscar
Subject: FW: Public Comment

From: Leslie Lewis <[REDACTED]>
Sent: Monday, September 12, 2022 5:48 PM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: Public Comment

WARNING: External e-mail
Please verify sender before opening attachments or clicking on links.

Hello,
I would like to offer public comment and to have it included in the record.
This comment is regarding **item number: WTC22-000088** and item **title: CCTMO, LLC dba CROWN CASTLE** (Cheryl Jow)
I am a concerned community member and **I strongly oppose the construction of another cell tower in our neighborhood**. Many studies (including those [detailed here](#)) have raised serious concerns about health threats related to electromagnetic fields - EMF - exposure. I do not want my family or my neighbors exposed to yet more EMF emissions because of construction of a new cell tower. Thank you for your attention.
Respectfully submitted,
Leslie R Lewis, PhD, MPH

Martinez, Oscar

From: CDD Info
Sent: Tuesday, September 13, 2022 7:38 AM
To: Martinez, Oscar
Subject: FW: Item #WTC22-000088

From: Stephanie Lewis <[REDACTED]>
Sent: Monday, September 12, 2022 8:55 PM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: Item #WTC22-000088

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Please verify sender before opening attachments or clicking on links.

Hello,

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Respectfully submitted,

Stephanie Lewis
Teacher/student success Coach
Virtual Preparatory Academy @ Lucerne

Martinez, Oscar

From: CDD Info
Sent: Tuesday, September 13, 2022 7:38 AM
To: Martinez, Oscar
Subject: FW: Public Comment

From: Dylan Lewis <[REDACTED]>
Sent: Monday, September 12, 2022 9:08 PM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: Public Comment

WARNING: External e-mail
Please verify sender before opening attachments or clicking on links.

Hello,

I would like to offer public comment and to have it included in the record.

This comment is regarding **item number: WTC22-000088** and item **title: CCTMO, LLC dba CROWN CASTLE** (Cheryl Jow)

I am a concerned community member and **I strongly oppose the construction of another cell tower in our neighborhood.** Many studies (including those detailed here) have raised serious concerns about health threats related to electromagnetic fields - EMF - exposure. I do not want my family or my neighbors exposed to yet more EMF emissions because of construction of a new cell tower. Thank you for your attention in this matter

--
Dylan Lewis

COPY MAILED OUT TO APPLICANT/PROPERTY OWNER 9-6-22 BP

DATE: August 23, 2022
TO: Michelle G. Ramirez, Community Development Director
FROM: Planning Division
SUBJECT: Planning Administrative Action

Applicant: Synergy, a Division of Advantage Engineers (Cheryl C. Jow)
Case No: ADM22-00009
Location: 2102 Redondo Beach Boulevard
Zoning: C2: General Commercial District

The applicant requests an Administrative Approval of a Temporary Non-Residential Trailer Permit to allow the temporary placement of a mobile wireless facility to support the T-Mobile wireless telecommunication network during repairs to the existing wireless telecommunication facility.

The subject property is located on the south side of Redondo Beach Boulevard, between Van Ness Avenue and Illinois Court and was developed with two multi tenant commercial buildings originally constructed in 1971.

In 2009, SAT09-00006 was approved to allow the installation of a 65-foot tall telecommunication facility with six antennas within a slim-line pole with associated equipment located at 2124 Redondo Beach Boulevard, which shares ownership with the subject property. In July 2020, this facility sustained fire damage and the subject proposal is being installed in order to support the T-Mobile telecommunication network while repairs are being made. In October 2020, ADM20-01011 was approved to allow the installation of the proposed mobile wireless telecommunication facility for a period of 6 months. In April 2021, ADM20-01011 expired. The proposed mobile wireless telecommunication facility has remained onsite unpermitted since the expiration of ADM20-01011. In April 2022, an application was filed for the installation of a new wireless facility designed as a false tree to replace the damaged facility. The application is currently scheduled to be heard by the Telecom Committee on September 13, 2022.

The mobile wireless telecommunication facility features a 574 square foot lease area surrounded by a 6-foot tall chain link fence. Within the chain link fence are four 8-foot long by 2-foot wide by 3.5-foot tall k-rail barriers. The mobile wireless telecommunication facility also features a 60-foot tall telescopic antenna tower containing six 1-foot wide by 4.5-foot tall panel antennas located on four cross arms at the top of the tower. As proposed, the facility is located in the rear, southwest corner of the property adjacent to a trash enclosure and will displace four parking stalls. Staff notes that the proposed location is adjacent to single-family homes and is including as a condition of approval that the applicant shall place the facility behind the building and away from the residences where it currently exists.

The subject property provides 62 parking spaces on site, 33 in the front and 29 behind south of the building. Staff notes the temporary displacement of four parking spaces resulting from the mobile telecommunications facility will not result in a parking deficiency at the property as there have been no parking complaints or issues in the past.

Staff recommends a condition of approval that limits this Temporary Non-Residential Trailer Permit to six months from the time permits related to installation are issued. Should more time be necessary, the applicants have the option to apply for a six-month extension. Staff is also adding a

condition of approval that the mobile wireless telecommunication facility be removed prior to final of building permits associated with the new facility.

Although the installation is temporary, staff is including the conditions of approval and code requirements that are applied to permanent installations and have been included as conditions such as maintaining proper signage, providing an RF report to verify compliance with FCC guidelines, the abatement of any graffiti, etc.

In the judgment of staff, the temporary placement a mobile wireless telecommunication facility will not be materially detrimental to the surrounding uses. The subject request allows the continual operation of the T-Mobile wireless telecommunication network during repairs to the damaged facility. Furthermore, the subject request will not inhibit pedestrian access to the property and or impact parking as the on-site parking is sufficient.


1. That all necessary Building & Safety and Fire Prevention permits shall be obtained prior to the installation of the mobile wireless telecommunication facility; (Building & Safety, Fire Prevention)
2. That the mobile wireless telecommunication facility shall comply with State handicap requirements; (Building & Safety)
3. That the temporary mobile wireless telecommunication facility shall be located adjacent to the building subject to the satisfaction of the Community Development Director; (Planning)
4. That the mobile wireless telecommunication facility shall be removed and the site shall be restored to its previous condition, prior to Final of the Building Permits related to the repair of the existing damaged facility; (Planning)
5. That the applicant shall install, and at all times maintain in good condition, an "RF Notice " sign and network operations center sign. The signs required in this condition must be placed in a location where they are clearly visible to a person as they approach the facility by foot; (Planning)
6. That the applicant shall ensure that all RF signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC; (Planning)
7. That within 60 calendar days after the applicant commences full, unattended operations of the mobile wireless telecommunication facility approved or deemed-approved, the applicant shall provide the Community Development Department with documentation reasonably acceptable to the Community Development Department that the mobile wireless telecommunication facility has been installed and/or constructed in strict compliance with the approved construction drawings. Such documentation shall include without limitation as-built drawings, GIS date, RF compliance and radiation report, and site photographs; (Planning)
8. That the applicant shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences and landscape features, in a neat, clean and safe condition in accordance with the approved construction drawings and all conditions in this permit. The applicant shall keep the site area free from all litter and debris at all times. The applicant, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the applicant receives notice or otherwise becomes aware that such graffiti or other vandalism occurred; (Planning)

9. That the applicant expressly acknowledges and agrees that the City's officers, officials, staff, agents, contractors or other designees may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the applicant. Notwithstanding the prior sentence, the City's officers, officials, staff, agents, contractors or other designees may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The applicant, if present, may observe the City's officers, officials, staff or other designees while any such inspection or emergency access occurs; (Planning)
10. That within 10 days from the final approval, the applicant shall furnish the City with accurate and up-to-date contact information for a person responsible for the wireless facility, which includes without limitation such person's full name, title, direct telephone number, facsimile number, mailing address and email address. The applicant shall keep such contact information up-to-date at all times and promptly provide the City with updated contact information if either the responsible person or such person's contact information changes; (Planning)
11. That the applicant shall maintain compliance at all times with federal, state and local statutes, regulations, orders or other rules that carry the force of law ("laws") applicable to the applicant, the subject property, the wireless facility or any use or activities in connection with the use authorized in this permit, which includes without limitation any laws applicable to human exposure to RF emissions. The applicant expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the applicant's obligations to maintain compliance with all laws. No failure or omission by the City to timely notice, prompt or enforce compliance with any applicable provision in the Torrance Municipal Code, this Policy any permit, any permit condition or any applicable law or regulation, shall be deemed to relieve, waive or lessen the applicant's obligation to comply in all respects with all applicable provisions in the Torrance Municipal Code, this Policy, any permit, any permit condition or any applicable law or regulation; (Planning)
12. That the applicant shall use all reasonable efforts to avoid any and all unreasonable, undue or unnecessary adverse impacts on nearby properties that may arise from the applicant's or its authorized personnel's construction, installation, operation, modification, maintenance, repair, removal and/or other activities on or about the site. The applicant shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines except during normal construction work hours authorized by the Torrance Municipal Code. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to property or persons, or any work during an emergency declared by the City or other state or federal government agency or official with authority to declare a state of emergency within the City. The approval authority may issue a stop work order for any activities that violates this condition in whole or in part; (Planning)
13. That the applicant, and if applicable the property owner upon which the mobile telecommunication facility is installed shall defend, indemnify and hold harmless the City, City Council and the City's boards, commissions, agents, officers, officials, employees and volunteers (collectively, the "indemnitees") from any and all (i) damages, liabilities, injuries, losses, costs and expenses and from any and all claims, demands, law suits, writs and other actions or proceedings ("claims") brought against the indemnitees to challenge, attack, seek to modify, set aside, void or annul the City's approval of this permit, and (ii) other claims of any

kind or form, whether for personal injury, death or property damage, that arise from or in connection with the applicant's or its agents', directors', officers', employees', contractors', subcontractors', licensees' or customers' acts or omissions in connection with this permit or the mobile wireless facility. In the event the City becomes aware of any claims, the City will use best efforts to promptly notify the applicant and the private property owner (if applicable) and shall reasonably cooperate in the defense. The applicant expressly acknowledges and agrees that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and the property owner and/or applicant (as applicable) shall promptly reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. The applicant expressly acknowledges and agrees that the applicant's indemnification obligations under this condition are a material consideration that motivates the City to approve this permit, and that such indemnification obligations will survive the expiration, revocation or other termination of this permit; (Planning)

14. That all generators and equipment shall adhere to the Torrance Noise Ordinance and applicants shall provide documentation that all equipment will comply; (Environmental)
15. That this approval shall be allowed for a period not to exceed six months from the issuance of permits related to the installation of the mobile wireless telecommunication facility. The applicant shall request and obtain approval for up to a six-month extension from the Community Development Department should the temporary wireless facility need to be on the property for a longer period of time. (Planning)

Prepared by,


Riley Symons
Planning Assistant

Respectfully submitted,

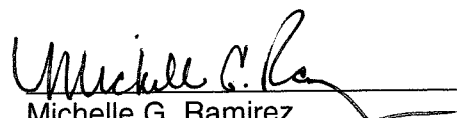

FOR: Oscar Martinez
Planning & Environmental Manager

Attachments:

1. Development Application (Limited Distribution)
2. Site Plan and Floor Plans (Limited Distribution)

This request for a Non-Residential Trailer Permit ADM22-00009 has been APPROVED
 DENIED per Section 87.2.3 of the Torrance Municipal Code.

9/2/2022
Date


Michelle G. Ramirez
Community Development Director

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

Martinez, Oscar

From: CDD Info
Sent: Tuesday, September 13, 2022 9:15 AM
To: Martinez, Oscar
Subject: FW: Cell tower

From: Haily Lewis-Eastman [REDACTED]
Sent: Tuesday, September 13, 2022 7:42 AM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: Re: Cell tower

WARNING: External e-mail
Please verify sender before opening attachments or clicking on links.

Hello,

I would like to offer public comment and include it in the record.

This comment is regarding **item number: WTC22-000088** and item **title: CCTMO, LLC dba CROWN CASTLE** (Cheryl Jow)

I am a concerned community member and **strongly oppose the construction of another cell tower in our neighborhood**. Many studies (including those detailed here) have raised serious concerns about health threats related to electromagnetic fields - EMF - exposure. I do not want my family or neighbors exposed to yet more EMF emissions because of the construction of a new cell tower. Thank you for your attention.

Respectfully submitted,

Haily Lewis-Eastman

Martinez, Oscar

From: CDD Info
Sent: Tuesday, September 13, 2022 10:09 AM
To: Martinez, Oscar
Subject: FW: PUBLIC COMMENT

Follow Up Flag: Follow up
Flag Status: Flagged

From: marie k. morohoshi <[REDACTED]>
Sent: Tuesday, September 13, 2022 9:57 AM
To: CDD Info <cddinfo@TorranceCA.gov>
Subject: Re: PUBLIC COMMENT

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Mil gracias for the update, Oscar!

I also noticed that the mailed notice was missing the zoom and phone call options... can we include those access options back into the public hearing process? Curious why those options were not available this time around?

Some of us are physically disabled and unable to travel outside our homes and deserve like any other able bodied person to be part of the live public hearing process. Furthermore, some of us are immigrants and we do not speak English or necessarily know how to use a computer. Our lives and opinions are just as important as any other taxpayer living in Torrance. Why are the notices in "English only?" If you want the people's opinions, they need to be in the language of those to whom these notices are addressed to.

Please give the people whose lives will be most impacted, access to voice our opinions about the quality of our daily lives. This would seem to be a basic human right as a taxpayer regardless of physical or English language ability. Given the benefits of current technology, I urge you to speak with those who make decisions around access issues to grant the people of Torrance the right to express our concerns about the health and well being of our community.

Thank you for listening... We hope you all consider how future public hearings are held and that they are intended for the highest good and benefit of all.

All my best,
Marie Morohoshi

On Tue, Sep 13, 2022 at 9:16 AM CDD Info <cddinfo@torranceca.gov> wrote:

Thank you for your comments. It has come to the attention of staff of a processing error in the mailed notices. Staff will recommend a continuance to Tuesday, October 11, 2022 to properly re-notice the project.

OSCAR MARTINEZ

Planning & Environmental Manager – Community Development Department

City of Torrance | 3031 Torrance Blvd | Torrance CA 90503 | 310.618.5870 voice | 310.618.5829 fax |
OMartinez@TorranceCA.gov | www.TorranceCA.gov | www.TorranceCA.Gov/SocialMedia |
www.TorranceCA.Gov/COVID19

Community Development Department

City of Torrance

3031 Torrance Blvd.

Torrance, CA 90503

310-618-5990

CDDInfo@TorranceCA.gov

www.TorranceCA.gov



From: marie k. morohoshi <[REDACTED]>
Sent: Tuesday, September 13, 2022 9:03 AM

To: CDD Info <cddinfo@TorranceCA.gov>
Subject: Fwd: PUBLIC COMMENT

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Item number: WTC22-00008

Item title: CCTMO, LLC dba CROWN CASTLE (CHERYL JOW)

I am writing to oppose the construction of the above-named item in my neighborhood which is made up mostly elderly Asian immigrants as well as a daycare center. Both populations are vulnerable to the effects of the construction of such a facility and many of us who can not write or speak English oppose this new construction in our neighborhood. We highly advise you to build this where such populations do not live nearby.

For all the reasons stated in the peer reviewed research listed on this site, we strongly urge to MOVE the new construction where vulnerable populations do not live.

Thank you for your time and consideration!

Marie Morohoshi

██████████ V.160th Street

Torrance, CA 90504

Martinez, Oscar

From: Makoto Morohoshi <[REDACTED]>
Sent: Wednesday, September 21, 2022 3:41 PM
To: Martinez, Oscar
Subject: Fwd: See my new Ring video!

WARNING: External e-mail

Please verify sender before opening attachments or clicking on links.

Hello Mr. Martinez

Thank you for calling me back on my phone. I received your message. Since the time cannot be changed, I will also be unable to set up a video projector in the community hall. Therefore, I am sending you video footage of the cell tower that caught on fire in July 2020. There is an inherent danger of high voltage cell towers. Please make note and please forward this video footage to other personnel of the Community Development Department.

Sincerely,
Makoto Tad Morohoshi

Begin forwarded message:

From: Makoto Tad Morohoshi <[REDACTED]>
Subject: See my new Ring video!
Date: July 7, 2020 at 11:45:51 AM PDT
To: [REDACTED]

Check out this video I captured on my Ring device.

<https://ring.com/share/e4021463-2108-45ea-bae0-edb532c47063>

From: Makoto Morohoshi
Sent from my iPad

Martinez, Oscar

From: Makoto Morohoshi <[REDACTED]>
Sent: Wednesday, September 21, 2022 4:05 PM
To: Martinez, Oscar
Subject: Fwd: See my new Ring video!

WARNING: External e-mail
Please verify sender before opening attachments or clicking on links.

Hello Mr. Martinez,

This is another footage of the cell tower fire.

Sincerely,
M.T. Morohoshi

Begin forwarded message:

From: Makoto Tad Morohoshi <[REDACTED]>
Subject: See my new Ring video!
Date: July 7, 2020 at 11:46:47 AM PDT
To: [REDACTED]

Check out this video I captured on my Ring device.

<https://ring.com/share/e8f13011-8cc5-47ab-8ed2-2bde426fd7ad>

Makoto Morohoshi
Sent from my iPad

Martinez, Oscar

From: Ramirez, Michelle
Sent: Tuesday, October 4, 2022 4:11 PM
To: Martinez, Oscar
Subject: FW: WTC22-00008: Petition of CCTMO.LLC dba Crown Castle (Cheryl Jow) for Telecom Permit
Attachments: CellTowers-SafetyIssues.docx

Hi Oscar ~

Please ensure that Mr. Takamori receives a copy of the agenda. Thanks.

MICHELLE G. RAMIREZ

Community Development Director – Community Development Department
City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.5990 | 310.618.5829 fax | MRamirez@TorranceCA.Gov | www.TorranceCA.Gov | www.TorranceCA.Gov/SocialMedia | www.TorranceCA.Gov/COVID19

From: Ramirez, Michelle
Sent: Tuesday, October 4, 2022 4:08 PM
To: Chen, George <GChen@TorranceCA.gov>
Cc: Chaparyan, Aram <AChaparyan@TorranceCA.gov>; Santana, Danny <DSantana@TorranceCA.gov>; Bilezerian, Craig <CBilezerian@TorranceCA.gov>; Oscar Martinez (OMartinez@TorranceCA.gov) <OMartinez@TorranceCA.gov>
Subject: RE: WTC22-00008: Petition of CCTMO.LLC dba Crown Castle (Cheryl Jow) for Telecom Permit

Good Afternoon Your Honorable Mayor ~

Thank you for the below email. This item will be presented at the next Telecommunication Committee meeting, which will be held on October 11th. Staff will send a copy of the agenda to Mr. Takamori once it has been published and is ready for distribution. Should you have any questions, please feel free to contact me.

MICHELLE G. RAMIREZ

Community Development Director – Community Development Department
City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.5990 | 310.618.5829 fax | MRamirez@TorranceCA.Gov | www.TorranceCA.Gov | www.TorranceCA.Gov/SocialMedia | www.TorranceCA.Gov/COVID19

From: Chen, George <GChen@TorranceCA.gov>
Sent: Tuesday, October 4, 2022 3:55 PM
To: Chaparyan, Aram <AChaparyan@TorranceCA.gov>; Santana, Danny <DSantana@TorranceCA.gov>; Ramirez, Michelle <MRamirez@TorranceCA.gov>; Bilezerian, Craig <CBilezerian@TorranceCA.gov>
Subject: FW: WTC22-00008: Petition of CCTMO.LLC dba Crown Castle (Cheryl Jow) for Telecom Permit

FYI, please see the email of concern and opposition from Mr. Takamori. Please keep me posted of any follow up to Mr. Takamori.

Thank you.

George Chen
Mayor – Office of the City Council

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From: Alvin Takamori [REDACTED] >
Sent: Tuesday, October 4, 2022 12:38 PM
To: Chen, George <GChen@TorranceCA.gov>
Subject: WTC22-00008: Petition of CCTMO.LLC dba Crown Castle (Cheryl Jow) for Telecom Permit

WARNING: External e-mail
Please verify sender before opening attachments or clicking on links.

Dear Mayor Chen,

I am writing to express my opposition to the Telecom Permit (WTC22-00008: Petition of CCTMO,LLC dba Crown Castle) to allow installation of a new telecommunications facility designed as a false tree and associated equipment at 2124 Redondo Beach Boulevard. I have attached a list of studies that question the safety of Electro Magnetic Fields from cell towers. Even if you dismiss all of it, there is a lack of studies that show the effect of EMF radiation, even at low doses, when a person is exposed 24 hours a day, 365 days a year, year after year. In essence, placing a cell tower close to a residential area becomes an experiment. Residents like myself become the guinea pigs.

However, I know the telecommunications industry, in the Telecommunications Act of 1996, cleverly denied local governments the ability to consider health concerns when evaluating cell tower construction. You'll notice all the evidence I cited came out after that Act. However, they cannot deny public concern about the safety of cell towers. The National Association of Realtors determined that property values within 1500 feet of a cell tower decline from 2.65% to 7.6%.

The Gardena Valley Japanese Cultural Institute (GVJCI) is within 1500 feet of the proposed telecommunications facility. If people are concerned enough not to live this close to a cell tower, it's possible that the presence of a larger cell tower could have a negative impact on attendance at the GVJCI.

These are my concerns and I hope to enlist your support in opposition to this permit.

Thank you,

Alvin Takamori

[REDACTED]

[REDACTED] W. 160th St.

Torrance, CA 90504

[REDACTED]

Evidence against Cell Tower Safety

In 2004 a German study in the City of Naila determined that residents who lived within 400 meters of a cell tower had 3 times the normal rate of new cancers.

On May 31, 2011, the World Health Organization / International Agency for Research on Cancer (IARC) classified radiofrequency electromagnetic fields as possibly carcinogenic to humans (Group 2B).

In 2010, a study by the International Journal of Forestry Research found Radio Frequency (RF) radiation to have “strong adverse effects” on the growth of aspen trees.

In 2015, German researchers found that trees in the vicinity of cellphone towers suffered more damage than other trees, with more damage on the sides of the trees facing the towers.

In 2018, a National Toxicology Program study found that exposure to high levels of RF Radiation demonstrated clear evidence of tumors in the hearts of male rats, and some evidence of tumors in the brains and adrenal glands of male rats. Rats exposed prenatally had decreased birth rates. A Ramazzini Institute study produced similar results.

In 2019, a group of International Electromagnetic Fields (EMF) scientists signed an appeal for stronger regulations of EMF and the issuing of health warnings. “Numerous recent scientific publications have shown that EMF affects living organisms at levels well below most international and national guidelines. Effects include increased cancer risk, cellular stress, increase in harmful free radicals, genetic damages, structural and functional changes of the reproductive system, learning and memory deficits, neurological disorders, and negative impacts on general well-being in humans. Damage goes well beyond the human race, as there is growing evidence of harmful effects to both plant and animal life.”

In December of 2019, the FCC reaffirmed RF radiation exposure standards set in 1996. But those standards were based on outdated studies focused mostly on the thermal effects of RF radiation.

In August of 2021, the U.S. Court of Appeals for the District of Columbia Circuit judges ruled in favor of environmental health groups that the FCC violated the Administrative Procedure Act and failed to respond to comments on environmental harm caused by RF radiation. It stated that the FCC decision in 2019 to retain its 1996 safety limits for human exposure to wireless radiation was “arbitrary and capricious.”

An investigation by European journalists cited 14 scientists who defended the International Commission on Non-Ionizing Radiation Protection exposure guidelines, to having biased reviews, with at least 8 receiving research funding from the telecommunications industry.

5G technology is introducing a new form of RF radiation called millimeter waves. In 1998, five scientists employed by U.S. Army and Air Force research institutes published a seminal review of the research on MMWs. They reported:

“Increased sensitivity and even hypersensitivity of individual specimens to MMW may be real. Depending on the exposure characteristics, especially wavelength, a low-intensity MMW radiation was perceived by 30 to 80% of healthy examinees (Lebedeva, 1993, 1995). Some clinical studies reported MMW hypersensitivity, which was or was not limited to a certain wavelength (Golovacheva, 1995).”

“It is important to note that, even with the variety of bioeffects reported, no studies have provided evidence that a low-intensity MMW radiation represents a health hazard for human beings. Actually, none of the reviewed studies with low-intensity MMW even pursued the evaluation of health risks, although in view of numerous bioeffects and growing usage of MMW technologies this research objective seems very reasonable. Such MMW effects as alterations of cell growth rate and UV light sensitivity, biochemical and antibiotic resistivity changes in pathogenic bacteria, as well as many others are of potential significance for safety standards, but even local and short-term exposures were reported to produce marked effects. It should also be realized that biological effects of a prolonged or chronic MMW exposure of the whole body or a large body area have never been investigated. Safety limits for these types of exposures are based solely on predictions of energy deposition and MMW heating, but in view of recent studies this approach is not necessarily adequate.” (Pakhomov et al., 1998)

Microbes are also affected by MMW radiation. In 2016 a review of the research on the effects of MMWs on bacteria was published (Soghomonyan et al., 2016). The authors summarized their findings as follows:

“...bacteria and other cells might communicate with each other by electromagnetic field of sub-extremely high frequency range. These MMW affected *Escherichia coli* and many other bacteria, mainly depressing their growth and changing properties and activity. These effects were non-thermal and depended on different factors. The significant cellular targets for MMW effects could be water, cell plasma membrane, and genome....The consequences of MMW interaction with bacteria are the changes in their sensitivity to different biologically active chemicals, including antibiotics....These effects are of significance for understanding changed metabolic pathways and distinguish role of bacteria in environment; they might be leading to antibiotic resistance in bacteria.”

