

Alternative Candidate Analysis

Verizon Wireless
Ozone
2629 Manhattan Avenue
Hermosa Beach, CA 90254

RECEIVED

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9/29/19

Summary of Site Evaluations
Conducted by: Delta Groups Engineering

I. Summary

In June of 2014, it became necessary for Verizon Wireless to pursue a new wireless facility in the Hermosa Beach Market Place area of Hermosa Beach. Due to heavy demand for wireless voice and data, along with increased usage, the community and Verizon Wireless subscribers require a greater coverage area and capacity to accommodate their needs. The significant gap in coverage/capacity created in the residential area of Hermosa Beach near the surrounding the intersection of Manhattan Avenue and 28th Street. The proposed Ozone site will also provide more reliable coverage to the beach area by relieving the existing beach sites during the summer months. Based on an extensive, comprehensive and thorough review of available sites, Verizon Wireless has concluded that the "Ozone" rooftop installation constitutes the least intrusive alternative to help fill the identified significant gap in coverage/capacity based on the guidelines set forth in the Hermosa Beach Municipal Code. As a result, Verizon Wireless proposes the installation of a wireless facility at 2629 Manhattan Avenue. It is the only feasible site which meets the code requirements of Hermosa Beach Municipal Code while also meeting the coverage and capacity needs of the citizens and emergency service providers of Hermosa Beach.

II. Coverage/Capacity Gap

Verizon Wireless Performance Engineers have determined that there is a significant gap in coverage and capacity in the Hermosa Beach Market Place area of Hermosa Beach. The gap is the residential area near Manhattan Avenue and 28th Street and during the summer months, coverage of the beach. This gap reflects insufficient capacity within the existing network to meet service demands in the vicinity of the site. The objective for the site is to offload existing sites "Manhattan Beach", "Hermosa Pier" and "Hermosa Beach" The site will also improve coverage in the surrounding area as well as along the beach. For this particular area, the "Ozone" site will significantly improve the gap in service coverage by providing sufficient capacity for all calls and data routing through the cell sites in the area and ensuring reliability of cellular signal in the area.

III. Methodology

Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the "least intrusive means" based upon Verizon Wireless' experience with designing similar facilities and working within local regulations. In addition to seeking the "least intrusive"

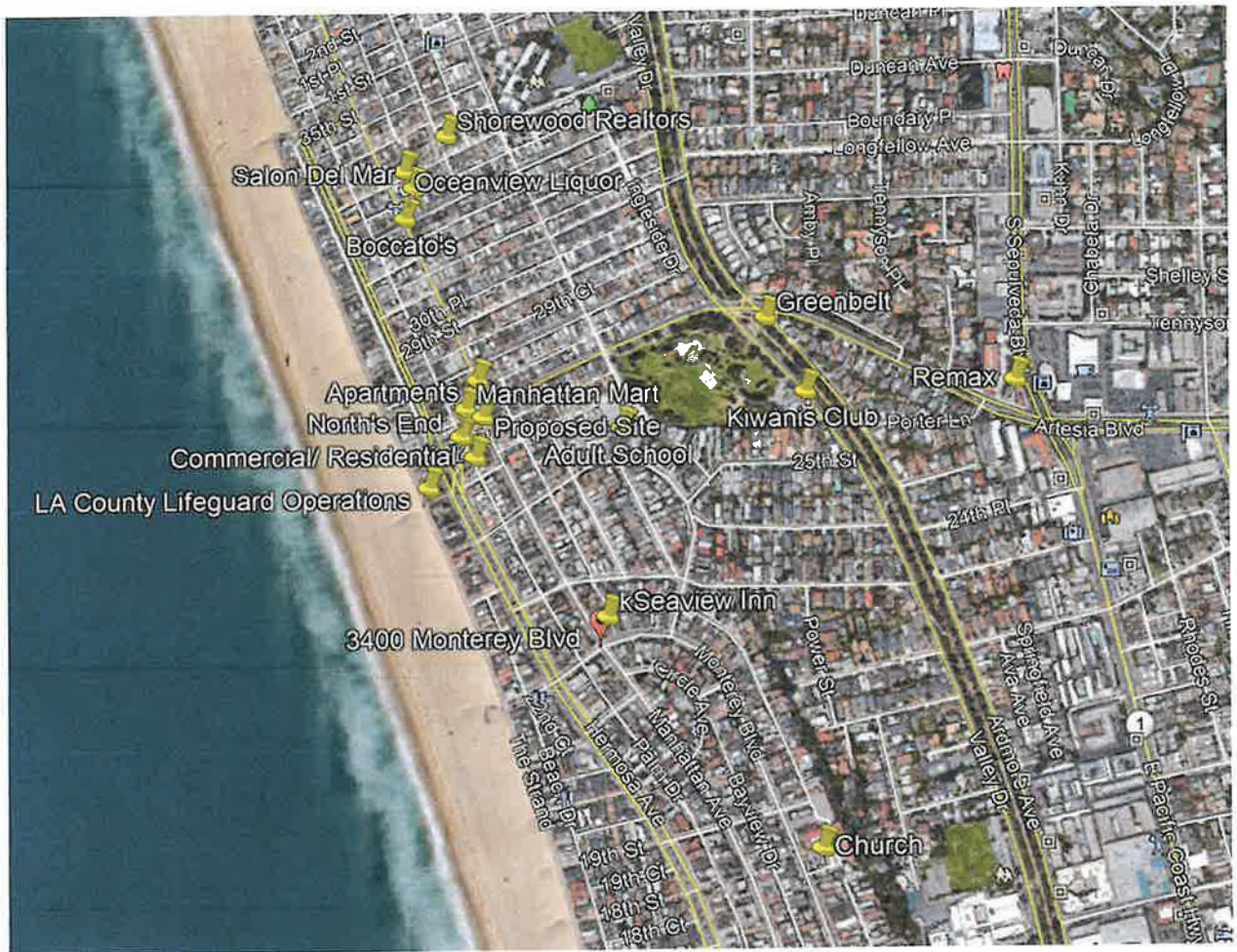
alternative sites any site proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts. There were no collocation opportunities for this site that met RF needs. In order to insure the most compatibility this site has been designed to be located on a rooftop.

IV. Analysis

For the last 5 years, Verizon Wireless has sought to identify a suitable location for its wireless facility to serve the Hermosa Beach Market Place area of Hermosa Beach. The search ring area is in a section of Hermosa Beach that is fully developed with a majority of residential buildings. The search Ring is indicated by the red ring. As collocation of facilities is generally required where available under the city of Hermosa Beach Municipal Code Verizon Wireless sought collocation sites which could provide radio frequency propagation to the Coverage/Capacity Gap; no such collocation sites were found. The following is a map of existing sites within the vicinity:



The following is a map of alternative site locations:



Site Name/Property Owner	Address	Phone Number	Attempt #1	Attempt #2	LL OK	RF OK	Notes
Shorewood Realtors Lawrence M. Wolf Co. Trust	305 33rd Street Manhattan Beach	Roger Herman 310 546-7561	12/15/16		Yes	No	Zone: CNE-D5 North End Commercial District Max. Height for Zone: 30' Not enough height
LA County Fire Dept. Lifeguard Operations	2600 The Strand Manhattan Beach	Chris Montana County of LA RE Dept 213 974-4200	12/15/16			No	Zone: PS Public and Semi Public Max. Height for Zone: 30' Need at least 40' to meet RF needs.
Seaview Inn at the Beach	3400 Monterey Blvd. Manhattan Beach					No	Outside of search ring. Older building may need retrofitting
St Cross Parish Rector, Wardens and Vestry Members	1818 Monterey Blvd. Hermosa Beach		12/15/16		No		Rector advised the church board would not agree to having a site on the facility.
Commercial Office with Residential	2604 Hermosa Ave. Hermosa Beach	Steven Firestone	1/17/17		Yes	Yes	C1- Commercial/Residential Site was submitted but rejected by City legal
Kiwanas Club	2515 Valley Dr, Hermosa Beach	City of Hermosa Beach	1/17/17		Yes	No	City would not allow additional height needed for RF
Remax Office	2601 Pacific Coast Hwy. Hermosa Beach		1/17/17		No	Yes	C3 General Commercial Potential Colocation Not enough space for equipment at grade.

Apartment Building	137 27 th Street Hermosa Beach	The Dave and Elly Young Trust; Mary Ellen Young					R3 Multiple Family Residential No wireless in residential
Hermosa Beach Adult School	417 25 th Street Hermosa Beach	Hermosa Beach School District.					Within 200' of Residential must comply with Residential Zoning
Manhattan Mart	2641 Manhattan Ave, Hermosa Beach	Rajesh Singh; Arun Singh	4/15/19		Yes		C1 Commercial
North's End	2626 Hermosa Ave. Hermosa Beach	Val and Sheri Schnabl Trust	4/15/19		No		C2 Commercial Too far from search ring.
Bocatto's	3127 Manhattan Avenue Hermosa Beach	John and Angela Boccato	4/15/19			No	C1 Commercial Too far from search ring.
Oceanview Liquor	3232 Manhattan Avenue Hermosa Beach	Paula Daniels Duffaut	4/15/19			No	C1 Commercial Too far from search ring.
Salon Del Mar	3216 Manhattan Avenue Hermosa	Richard L, Carty Trust	4/15/19			No	C1 Commercial Too far from search ring.
Greenbelt	Coordinates: 33.874360-118.400401	City of Hermosa Beach				\ N	OS Open Space Too far from search ring.

Proposed Installation



This facility was chosen for the following 3 reasons:

- It will significantly improve a gap in service coverage to the surrounding area. Please refer to the attached propagation maps which show the existing lack of coverage without "Ozone" and an increase in coverage with "Ozone"
- It will relieve insufficient capacity within the existing network to meet service demands in the vicinity of the site by offloading the existing "Manhattan Beach", "Hermosa Pier" and "Hermosa Beach" facilities,
- The facility will have minimal visual and noise impacts because the siting and design help it blend in with the surrounding area. The site was chosen because the site can be located on the rooftop causing minimal disturbance to the surrounding area. The proposed site is the least intrusive and most compatible solution to reduce the gap in capacity. For these reasons it is preferred under the Hermosa Beach Municipal Code.

Conclusion

Verizon Wireless determined that our designed site for "Ozone" is the least intrusive alternative to help fill the identified significant coverage/capacity gap and to address the wireless needs of the community. The proposed facility is the only viable location where a new facility will significantly meet service demands in the vicinity of the site, offload the existing facilities that currently serve the site, improve a gap in service coverage to the surrounding area, and have minimal visual and noise impacts, which is preferred under the Hermosa Beach Municipal Code.

It is with this information that I respectfully submit this Conditional Use Application for an unmanned wireless facility for Verizon Wireless SMSA LP to be located at 2629 Manhattan Avenue.

VIEW 1



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM MANHATTAN AVENUE

VIEW 2



EXISTING



PROPOSED LOOKING SOUTHEAST FROM 27TH STREET

VIEW 3



EXISTING



PROPOSED ANTENNA SCREEN

PROPOSED EQUIPMENT CABINETS

PROPOSED PARKING BOLLARDS

PROPOSED LOOKING NORTHEAST FROM GREENWICH VILLAGE



PROPOSED LOOKING NORTHWEST FROM MANHATTAN AVENUE