

May 13, 2002

**Honorable Chairman and Members of the
Hermosa Beach Planning Commission**

Regular Meeting of May 21, 2002

SUBJECT: CONDITIONAL USE PERMIT 02-5

LOCATION: 200 PIER AVENUE

APPLICANT: NEXTEL COMMUNICATIONS
310 COMMERCE AVENUE
IRVINE, CA 92602

REQUESTS: TO ALLOW THE LOCATION OF WIRELESS TELECOMMUNICATIONS ANTENNAS ON AN EXISTING OFFICE BUILDING

Recommendation

Approve the request subject to the conditions as contained in the attached resolution.

Background

ZONING: C-3

GENERAL PLAN: General Commercial

The subject lot is located on the southeast corner at the intersection of Pier Avenue and Manhattan Avenue. The lot is currently developed with a three-story commercial office building.

Analysis

The applicant is requesting a Conditional Use Permit in order to allow the construction of additional telecommunications equipment on an existing office building. The applicant proposes to install 4 antennas on the existing building as part of a new wireless telecommunications facility. The antennas will be mounted on the north and south facades and will exceed the height of the building by 2 feet each. The applicant indicates that the antennas are required to service the western portion of the city.

Pursuant to Section 17.46.240, any antenna or such device shall be allowed to exceed the height limit only to the extent that the surface area of the device on its widest side shall not exceed 12 square feet of surface area over the height limit. Also all such devices placed on a building shall be combined for measurement. The combined surface area of the proposed antennas above the height limit will be 5.67 feet. There is an existing telecommunications facility already in place on the building which already contributes approximately 8 square feet towards the surface area maximum allowed above the height limit at the subject property. The addition of the new antennas will exceed the maximum allowable surface area measurement by 1.67 feet. Staff believes that the proposed antennas can be lowered by 7 inches to comply with Zone Code requirements and has added this as a condition of approval.

Section 17.46.240 also requires that the City consider the extent to which the proposed facility is screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures. The applicant indicates that the antennas cannot be installed below the building's parapet without reducing the service area. Therefore staff is recommending that the antennas be painted to

match the building exterior rather than increasing the height of the parapet for screening purposes, and because the building is already at the height limit. Conforming to the Site Selection Guidelines, the proposed use is consistent with the zone and planned use of the property and co-located on an existing commercial building with other existing wireless telecommunications facilities.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director,
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Applicant Correspondence
4. Photos