

May 13, 2002

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

Regular

May 21, 2002

SUBJECT: CONDITIONAL USE PERMIT 02-6

LOCATION: 2601 PACIFIC COAST HWY.

APPLICANT: CINGULAR WIRELESS
2521 MICHELLE AVENUE, 2ND FLOOR
TUSTIN, CA 92780

REQUESTS: TO ALLOW ADDITIONAL ROOFTOP TELECOMMUNICATIONS
EQUIPMENT ON AN EXISTING BUILDING NONCONFORMING TO
HEIGHT REQUIREMENTS

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 northwest corner at the intersection of Artesia Boulevard and Pacific Coast Highway. The lot is currently developed with a three-story commercial office building, which is nonconforming to height requirements.

On July 17, 2001, the Planning Commission approved a request for a Conditional Use Permit to allow the addition of a roof antenna and satellite dish to the existing building.

Analysis

The applicant is requesting a Conditional Use Permit in order to allow the construction of additional telecommunications equipment on top of an existing office building. The applicant proposes to construct two (2) additional BTS cabinets to increase the capacity of the existing equipment. No new antennas are proposed.

Pursuant to Section 17.46.240, for a device placed on the rooftop of an existing building nonconforming to the height limit, the surface area measurement shall only include measurement of the surface area of the device that exceeds the height of the existing roof or parapet wall, whichever is greater. The proposed BTS cabinets will be below the height of the existing parapet wall of the building.

As required in Section 17.46.240, 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

Attachments

1. Resolution 2. Location Map

Sol Blumenfeld, Director,

