January 16, 2003

# Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of January 21, 2003

SUBJECT: CONDITIONAL USE PERMIT 02-7

APPLICANT: AT&T WIRELESS

12900 PARK PLAZA DRIVE, 5<sup>TH</sup> FLOOR

CERRITOS, CA 90703

REQUESTS: TO ALLOW THE LOCATION OF A WIRELESS TELECOMMUNICATIONS

FACILITY ON PUBLIC PROPERTY AT 710 PIER AVENUE - THE

COMMUNITY THEATER BUILDING

## Recommendation

To deny Conditional Use Permit 02-7.

## **Background**

ZONING: O-S

GENERAL PLAN: Open Space

At the July 23, 2002 meeting the City Council recognized the Community Center as a locally significant landmark (as distinguished from a historically significant landmark pursuant to Chapter 17.53). At the September 24, 2002 meeting the City Council authorized the applicant to proceed with obtaining permits to install a wireless telecommunications facility on the parapet of the Community Theater building located at 710 Pier Avenue, and authorized the City Manager to proceed with negotiations for a lease agreement. The City Council has reviewed a preliminary design for the installation of the wireless telecommunications facility in connection with the proposed lease agreement.

The Planning Commission heard and denied the request for a Conditional Use Permit to allow the placement of a wireless telecommunications facility on the Community Center Building at the October 15, 2002 meeting. A denial resolution was to be brought back for final consideration at the November 19, 2002 meeting. Subsequent to the decision of the October 15, 2002 meeting, the applicant requested that the project be continued in order to provide additional evidence and antenna screening options to the Planning Commission and Hermosa Arts Foundation. The Commission decided to continue the project, and the proposal was renoticed to ensure adequate public review of the project.

#### **Analysis**

There has been no material change from the previously denied submittal for placement of telecommunications equipment on the City's Community Theater building. The Hermosa Arts Foundation reviewed and was not satisfied with the applicant's proposed design change at their January 13, 2003 meeting. The change consisted of painting a horizontal band along the building parapet to match the existing burgundy currently used on the vertical architectural elements of the building. The proposed placement of the antennas was not changed.

The Planning Commission previously found that the Community Center building is designated a local landmark and as such should not have the building façade impacted by the installation of wireless telecommunications equipment because the exterior architectural features on the façades would be compromised. Also, there are no adequate means to screen the proposed antennas without impacting the design of the building and disrupting the character defining features on the building exterior.

In addition, the use of the proposed site for a wireless telecommunications facility causes more severe environmental impacts than a feasible alternative site pursuant to Section 17.40.170 A(8) because the Community Center building is a locally significant landmark that would be detrimentally impacted as compared to other alternative sites in the area.

CONCUR:	Scott Lunceford Planning Assistant
Sol Blumenfeld, Director, Community Development Department	
Attachments  1. Resolution	

CUP710cont (02-7)

#### P.C. RESOLUTION NO. 03-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DENYING A CONDITIONAL USE PERMIT TO ALLOW THE LOCATION OF A WIRELESS COMMUNICATION FACILITY ON THE COMMUNITY CENTER BUILDING AT 710 PIER AVENUE, LEGALLY DESCRIBED AS LOTS 1 THROUGH 20, BLOCK 79, 2<sup>ND</sup> ADDITION TO HERMOSA BEACH AND THE VACATED ALLEY BETWEEN LOTS, AND LOT 1, BLOCK 78, 2<sup>ND</sup> ADDITION TO HERMOSA BEACH AND HALF VACATED STREET ADJACENT NORTHWEST

The Planning Commission of the City of Hermosa Beach does hereby resolve and order as follows:

<u>Section 1</u>. An application was filed by AT&T Wireless seeking approval of a Conditional Use Permit for installation of wireless communication antennas and equipment pursuant to the requirements of Section 17.46.240 of Zoning Ordinance;

<u>Section 2.</u> The Planning Commission conducted a duly noticed public hearing to consider the application for the Conditional Use Permit on October 15, 2002, continued to November 19, 2002, and January 21, 2003, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission;

<u>Section 3</u> Based on the evidence received at the public hearing, the Planning Commission makes the following factual findings:

- 1. The applicant is proposing to install six (6) antennas on the north, south and west facades of the Community Center building. The applicant indicates that the antennas are required to service the central portion of the city and to provide coverage along Pacific Coast Highway.
- 2. The subject lot is zoned O-S, Open Space.
- 3. The Community Center is a municipal building constructed over 60 years ago, and used for community services and recreational activities.
- 4. The applicant has selected the Community Center to locate a wireless telecommunications facility because the building is the tallest in the area and affords optimal opportunity for equipment placement.
- 5. The Community Center building is nonconforming to height requirements. However, all the proposed antennas shall be installed below the building's parapet, therefore the proposed antennas will comply with height requirements pursuant to Section 17.46.240 C(1).
- 6. The applicant has made efforts to provide different screening options for the proposed antennas.

1	7.	The Community Center is a prominent location on the City's major commercial corridor.	
2	8.	The Community Center is a recognized local landmark pursuant to Resolution 02-6216.	
3	Section 4. Based on the foregoing the Planning Commission finds:		
5	1.	The Community Center building is designated a local landmark and as such should not have the building façade impacted by the installation of wireless telecommunications equipment	
6		because the exterior architectural features on the façades would be compromised.	
7	2.	There are no feasible means to screen the proposed antennas without impacting the design of the building without disrupting the character defining features on the building exterior.	
9	3.	The proposed location of the facilities on the rooftop will violate Section 17.46.240 of the Zone Code by having a surface area exceeding the maximum allowable surface area for rooftop antennas and other equipment allowed above the building height.	
11	4.	The use of the proposed site does not result in less severe environmental impacts than a feasible alternative site pursuant to Section 17.40.170 A(8) because the Community Center	
13		building is a locally significant landmark that would be detrimentally impacted as comp to other alternative sites in the area.	
14 15	Section 5. Based on the foregoing, the Planning Commission hereby denies the subject Conditional Use Permit:		
16 17	V	OTE: AYES: NOES: ABSTAIN:	
18		ABSENT:	
19	T 1 1	CERTIFICATION	
20	taken by th	ertify the foregoing Resolution P.C. No. 03- is a true and complete record of the action e Planning Commission of the City of Hermosa Beach, California at their regular January 21, 2003.	
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22	Ron Pizer,	Chairman Sal Dhymanfald Sagratawy	
23	Non Fizer,	Chairman Sol Blumenfeld, Secretary	
24	Date		
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