

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, 2ND ADDITION TO HERMOSA BEACH AND THE VACATED ALLEY BETWEEN LOTS, AND LOT 1, BLOCK 78, 2ND 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:

Section 1. 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;

Section 2. 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;

Section 3 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.

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7. The Community Center is a prominent location on the City's major commercial corridor.

8. The Community Center is a recognized local landmark pursuant to Resolution 02-6216.

Section 4. Based on the foregoing the Planning Commission finds:

- 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 because the exterior architectural features on the façades would be compromised.
- 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.
- 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.
- 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 building is a locally significant landmark that would be detrimentally impacted as compared to other alternative sites in the area.

Section 5. Based on the foregoing, the Planning Commission hereby denies the subject Conditional Use Permit:

VOTE: AYES:
 NOES:
 ABSTAIN:
 ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. No. 03- is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California at their regular meeting of January 21, 2003.

Ron Pizer, Chairman

Sol Blumenfeld, Secretary

Date