April 3, 2003

# Honorable Chairman and Members of the Hermosa Beach Planning Commission

Regular Meeting of April 15, 2003

SUBJECT: CONDITIONAL USE PERMIT 03-3

APPLICANT: AT&T WIRELESS

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

CERRITOS, CA 90703

REQUESTS: TO ALLOW A WIRELESS TELECOMMUNICATIONS FACILITY TO

COLOCATE WITH EXISTING BUSINESSES AT 1100 PACIFIC COAST

**HIGHWAY** 

### Recommendation

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

# **Background**

ZONING: C-3

GENERAL PLAN: General Commercial

The subject property is located on the northeast corner of the intersection of Aviation Boulevard and Pacific Coast Highway. The property is currently developed with the Pacific Plaza Shopping Center that includes a Ralphs supermarket, inline shops, offices, El Pollo Inca restaurant, and Starbucks Coffee store. The applicant chose the subject property as an alternative location after the Planning Commission denied the proposal of locating a wireless telecommunications facility on the Community Center Building (CUP 02-7).

Section 17.46.240 of the Zone Code provides that wireless telecommunications facilities are subject to approval of a Conditional Use Permit. Section 17.40.170 of the Zone Code sets forth the guidelines for Commission review.

#### **Analysis**

The applicant is requesting a Conditional Use Permit in order to allow the installation of telecommunications equipment at the Pacific Plaza Shopping Center. The applicant proposes to install three antennas within a modified light pole adjacent to the north parking lot and install equipment cabinets at the base of the landscaped embankment between the Ralphs supermarket and the shopping center's north parking lot as part of a new wireless telecommunications facility. The applicant indicates that the antennas are required to service the central portion of the city and to provide coverage along Pacific Coast Highway (please see attached applicant correspondence). The proposed use is consistent with the permitted uses allowed in the C-3 zone and the General Plan.

The modified light pole will replace an existing light pole, and will not exceed the 35-foot height limit of the C-3 zone. The existing light pole has a 9-inch diameter and is approximately 35 in height. The proposed modified light post will have a 22-inch diameter in order to conceal the proposed antennas inside, but will maintain the same light fixture and height. The attached staff photo showing the difference between the

existing light pole and concrete base demonstrates how the proposed modified light pole will compare with the existing light pole (please see attached staff photos).

The proposed wireless telecommunications facility also complies with all setback requirements for the C-3 zone. Pursuant to Section 17.40.170 B, if the facility is located within 200 feet of a residential use, then the facility shall comply with the setback requirements for such zone. The minimum required setback for the modified light pole is 14 feet from the adjacent residential property, and the minimum required setback for the equipment cabinets is 8 feet. As shown on the submitted site plan, the modified light pole will be in the same location as the existing light pole, and will have a 55-foot setback from the nearest residential property to the east and a 75-foot setback to the nearest public right-of-way (13<sup>th</sup> Street). The equipment cabinets will have a 32-foot setback from the nearest residential use. One of the photos in the attached applicant's correspondence is misleading in that it seems to show the modified light pole as being directly adjacent to the neighboring residential use (please see "view from northeast" photo in the attached applicant correspondence). The proposed setbacks for the wireless telecommunications facility far exceed the minimum setback requirements for the C-3 zone.

Section 17.40.170 C(2) 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 proposed antennas will be completely screened by the modified light pole, although the light pole does increase by more than double its existing diameter as a result. The applicant will place the proposed equipment cabinets at the bottom of a landscaped embankment adjacent to the existing transformer (see attached staff photo), below the ground level of the adjacent parking area to the north so that it is screened from view. The proposed installation area is also bounded by a parking structure to the west, the supermarket building to the south, and a tall retaining wall to the east. Thus, the existing topography, buildings and structures effectively screen the proposed equipment cabinets from public view. The applicant also proposes to paint the modified light pole to match the existing light poles and the new equipment cabinets to match the existing transformer. Staff has no other screening recommendations other than those proposed.

Therefore, because the proposed wireless telecommunications facility is co-located with existing commercial uses, conforms to the Screening and Site Selection Guidelines of Section 17.40.170 and exceeds the setback requirements for the zone, staff believes the proposed use is consistent with the zone and planned use of the property.

	Scott Lunceford	
CONCUR:	Planning Assistant	
Sol Blumenfeld, Director,		
Community Development Department		

## Attachments

- 1. Resolution
- 2. Location Map
- 3. Applicant Correspondence

# 4. Staff Photos

CUP1100 (03-3)