

August 2, 2007

Honorable Mayor and Members of the
Hermosa Beach City Council

Regular Meeting of
August 14, 2007

SUBJECT: REVIEW AND RECONSIDERATION OF THE PLANNING COMMISSION
APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A WIRELESS
TELECOMMUNICATIONS FACILITY ON THE ROOF OF AN EXISTING
COMMERCIAL BUILDING, QUALITY INN.

LOCATION: 901 AVIATION BOULEVARD

APPLICANT: T-MOBILE USE
3 IMPERIAL PROMENADE, SUITE 1100
SANTA ANA, CA 92707

Planning Commission Recommendation:

To approve the request subject conditions as contained in the attached draft Resolution.

Project Information:

ZONING: C-3, General Commercial
GENERAL PLAN: General Commercial

The applicant is proposing to install ten antennas on an existing commercial building as part of a wireless telecommunication facility in three locations on the building. The approved design includes:

1. A wall mounted panel on the south side encasing three antennas;
2. A wall mounted panel on the north side encasing four antennas;
The exterior wall mounted antenna panels will be screened by transparent stealth boxes that are painted, textured, and designed to be architecturally compatible with the existing building facades.
3. Three roof mounted antennas, attached to individual panels will stand 7 feet above existing roof line on the easterly portion of the roof, at a total maximum height of 34 feet above natural grade to meet the current allowable height limit for the designated zone. The roof mounted panels will be painted blue, and will stand individually with a 4 feet separation between antenna panels to minimize the view impact.

Background:

After consideration of the proposal at both their June and July meetings, the Planning Commission approved the applicant's request with a revised design for the roof mounted, free-standing antenna panels by a vote of 4:1. The design and locations of the two exterior wall-mounted panels are as originally proposed at the June meeting.

The existing commercial building occupies the entire block on the north side of Aviation Boulevard between Aubrey Court and Ocean Drive with the exception of the corner lot at Aviation Boulevard and Ocean Drive. The existing commercial building was built by right in 1986 as a 67-unit hotel and is in compliance with the 45 feet or three story height limits in effect at the time.

Prior to the June 19, 2007 Planning Commission meeting, the applicant had worked with staff during the preliminary review stage to minimize the size and bulk of the proposed project. After extensive discussion with an engineering consultant and City staff, the applicant proposed three separate antenna panels, two of which will be mounted on the exterior wall of the building leaving only one panel visible above the roof line. The applicant indicated that the antennas are required to service the northeast and southwest portions of the city.

On June 19, 2007, when the Planning Commission initially considered the project, the proposed locations of the panels included two wall mounted panels and a third roof top panel inside screen walls housing three antennas which measured 7-feet tall by 8-feet wide and 2-feet in depth with an antenna access door. The Planning Commission was primarily concerned with the aesthetics of the third roof-mounted panel and its visual impact on nearby residents. The Planning Commission continued the hearing and requested the applicant to work with residents to address their concerns of visibility for the roof top antenna panels.

Also, the applicant held a community meeting on June 28, 2007 at the Quality Inn and presented revised plan to the residents. The revised design provides more visibility through the rooftop antennas as follows:

- screening walls will be eliminated;
- antenna will be free-standing, attached to individual panel, held by non-penetrating rooftop ballast frame and painted blue to match the horizon;
- separation between each antenna has been increased from 2 feet 6 inches to 4 feet maximizing the visibility between the antennas.

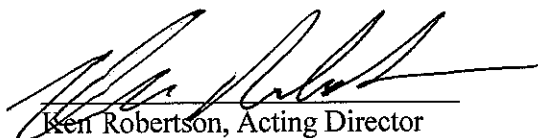
The rooftop antenna panels will stand 7 feet high (total maximum height of 34-feet from the natural grade). The revised design includes a cable tray that sits on the roof to the west of the antenna panels, measuring merely 1-foot in width and 2-inches high (off the finish floor of the roof) that protects the cable from weather. It was the preference of the residents at the community meeting to paint the proposed three antenna panels blue to increase visibility through the antennas.

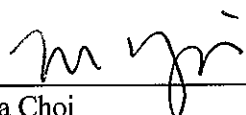
Analysis:


The existing building varies in height relative to grade and the portion of the building along the easterly property line facing Ocean Drive is well below the 35 feet height limit. The proposed roof panels will be mounted upright; 7 feet above existing roof line on the easterly portion of the roof, within the allowable height limit for the property. Compliance with the height limit is subject to verification on final plans.

Section 17.40.170 C(2) 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. As proposed, all antennas will be screened or painted to blend with the horizon. The remaining equipment needed for the operation of the wireless facility will be placed within a leased storage area on the lower level of the building; the applicant is proposing to place new wrought iron gates with removable rails around the equipment cabinets.

CONCUR:


Ken Robertson, Acting Director
Community Development Department


Eva Choi
Planning Assistant


Stephen R. Burrell
City Manager

Attachments

1. Draft Resolution to sustain the Commission's approval
2. Hermosa Beach Municipal Codes 17.40.170, 17.46.240
3. June 19, 2007, Planning Commission meeting minutes
4. July 17, 2007, Planning Commission meeting minutes
5. Location Map
6. Photograph

F:/B95/CD/CC/CC081407/CUP 901 Aviation Blvd

RESOLUTION NO. 07-

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, ON REVIEW AND RECONSIDERTAIION OF THE DECISION OF THE PLANNING COMMISSION TO APPROVE A CONDITIONAL USE PERMIT TO ALLOWED A WIRELESS TELECOMMUNICATION FACILITY ON THE ROOF OF AN EXISTING COMMERCIAL BUILDING, QUALITY INN, AT 901 AVIATION BOULEVARD, LEGALLY DESCRIBED AS LOT 3 AND ALL OF LOT 4 THROUGH 8 INCLUSIVE, TRACT NO. 6917.

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

Section 1. An application was filed by T-Mobile USA seeking approval of a Conditional Use Permit for installation of wireless telecommunication facility 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 June 19, 2007 and again on July 17, 2007, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission. Based on evidence received at the public hearing, the Planning Commission approved the request subject to conditions, as contained in the resolution adopted by the Planning Commission on July 17, 2007.

Section 3. On July 24, 2007, the City Council, pursuant to Section 2.52.040, initiated review and reconsideration of the decision of the Planning Commission.

Section 4. The City Council conducted a duly notice public hearing to review and reconsider the decision of the Planning Commission on August 14, 2007, at which the record of the decision of the Planning Commission and testimony and evidence, both written and oral, was presented to and considered by the City Council.

Section 5. Based on evidence received at the public hearing, and the record of decision of the Planning Commission, the City Council makes the following factual findings:

1. The applicant is proposing to install ten (10) antennas in three locations. The mounted antenna panel on the southeast corner of the building faces Aviation Boulevard measures 96 inches wide by 12 inches deep; the mounted second antenna panel on the west building façade facing Aubrey Court measures 180 inches wide by 24 inches deep on the widest side. The remaining three antennas are attached to individual panels; stand upright on the existing building roof along the easterly property line. Each antenna panel measures 7-foot tall and 2-foot deep with 4-foot of separation between the antennas. The three rooftop antennas will be supported by a ballast frame attached to the roof finished floor and a cable tray consisted of 1-foot wide and 2-inches high to protect the cable from weather. Most of the other equipment for the wireless facility will be placed within a storage room on the first floor of the hotel

1 building. The mounted antenna panels will not exceed the height of the
2 existing parapet wall. The applicant indicates that the antennas are required to
3 service the northeast and southwest portions of the city.

- 4
- 5 2. The site is zoned C-3, General Commercial allowing wireless communication
6 facility uses with approval of a Conditional Use Permit.

7 Section 6. Based on the foregoing factual findings, the City Council makes the
8 following findings pertaining to the application for the Conditional Use Permit:
9

- 10 1. The proposed wireless telecommunications facility and supporting equipment
11 will be located on the roof and within an existing commercial building, which
12 is preferable to the construction of a new facility or structure to support the
13 facility.
- 14 2. The proposed antenna panels mounted on the exterior wall will not exceed the
15 height of the existing parapet wall. The antenna panels located on the roof will
16 not exceed the height limit of 35 feet for the C-3 zone.
- 17 3. The proposed location of the facilities will not be materially detrimental to
18 property or improvements in the vicinity and zone.
- 19 4. Pursuant to Section 17.40.170(D) Screening and Site Selection Guidelines, the
20 Planning Commission and City Council have taken into consideration alternate
21 sites, and have considered the extent to which the proposed facility blends into
22 the surrounding environment, is architecturally integrated into a concealing
23 structure, and camouflaged by existing buildings or other concealing
24 structures. The applicant has demonstrated that these facilities will be
25 adequately screened or blended into the surrounding environment by using
26 transparent stealth boxes that are painted, textured, and designed to be
27 architecturally compatible with the existing building facades for the exterior
28 wall mounted antenna panels. The project includes a minimal amount of roof
29 mounted antenna panels to meet service needs, and these will be painted blue
to match the horizon. The total size of the facility, particularly in relation to
the surrounding and supporting structures was considered and the proposed
exterior wall mounted antenna panels will not exceed the existing building
height and the roof mounted antenna panels will meet the 35 feet height limit
for the designated zone.
5. The applicant has demonstrated that the proposed site is preferable to other
feasible alternative sites and will result in less severe environmental impacts.

Section 7. Based on the foregoing, the City Council hereby sustains the approval
of the Planning Commission and approves the subject Conditional Use Permit to allow the
location of wireless telecommunications antennas on an existing commercial building subject
to the following **Conditions of Approval:**

1 **1. The roof plan shall be revised to show the maximum height on the roof**
2 **panels. Precise building height shall be reviewed at the time of plan check, to the**
3 **satisfaction of the Community Development Director.**

4 **2. An RF Environmental Evaluation Report shall be prepared by the**
5 **applicant indicating that the proposed wireless telecommunications facility meets**
6 **FCC regulations and standards for construction, maintenance and operations ten**
7 **days after installation of the facility and every two years thereafter the**
8 **telecommunications service provider must submit a certification report attested to**
9 **by a licensed RF engineer that the facility is compliant with applicable FCC**
10 **regulations for RF emissions.**

11 **3. All wall-mounted antenna panels shall be screened by transparent stealth**
12 **boxes and screen walls that will be painted, textured and designed to be**
13 **architecturally compatible with the existing building facades, and to blend with**
14 **surrounding materials and colors. No logos or other commercially identification**
15 **graphic shall be installed on the wireless communication facility.**

16 **4. The roof panels shall be painted blue with a 4 feet separation between**
17 **antenna panels to increase visibility through the antenna panels.**

18 Section 8. This grant shall not be effective for any purposes until the permittee and
19 the owners of the property involved have filed at the office of the Planning Division of the
20 Community Development Department their affidavits stating that they are aware of, and agree
21 to accept, all of the conditions of this grant.

22 The Conditional Use Permit shall be recorded, and proof of recordation shall be submitted to
23 the Community Development Department prior to the issuance of a building permit.

24 Each of the above conditions is separately enforced, and if one of the conditions of approval is
25 found to be invalid by a court of law, all the other conditions shall remain valid and
26 enforceable.

27 Permittee shall defend, indemnify and hold harmless the City, it agents, officers, and employees
28 from any claim, action, or proceeding against the City or its agents, officers, or employee to
29 attack, set aside, void or annul this permit approval, which action is brought within the
30 applicable time period of the State Government Code. The City shall promptly notify the
31 permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If
32 the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City
33 fails to cooperate fully in the defense, the permittee shall no thereafter be responsible to defend,
34 indemnify, or hold harmless the City.

35 The permittee shall reimburse the City for any court and attorney's fees which the City may be
36 required to pay as a result of any claim or action brought against the City because of this grant.
37 Although the permittee is the real party in interest in an action, the City may, at its sole
38 discretion, participate at its own expense in the defense of the action, but such participation
39 shall not relieve the permittee of any obligation under this condition.

1 The subject property shall be developed, maintained and operated in full compliance with the
2 conditions of this grant and any law, statute, ordinance or other regulation applicable to any
3 development or activity on the subject property. Failure of the permittee to cease any

4 The City Council may review this Conditional Use Permit and may amend the subject
5 conditions or impose any new conditions if deemed necessary to mitigate detrimental effects on
6 the neighborhood resulting from the subject use.

7 PASSED, APPROVED, and ADOPTED this day of August, 2007,

8
9 PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach,
10 California

11 ATTEST:

APPROVED AS TO FORM:

12 _____ CITY CLERK _____ CITY ATTORNEY

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17.40.170 Wireless Communications Facilities

The following minimum conditions and standards which apply to the siting of a wireless communications facility, in addition to any other deemed necessary or appropriate to ensure compatibility with existing or future uses in the vicinity, may be required:

A. Application Requirements.

1. Each application shall contain a brief narrative accompanied by written documentation that explains and validates the applicant's efforts to locate the facility in accordance with the Screening and Site Selection Guidelines set forth in this Section.

2. Each application shall contain a narrative that discloses the exact location and nature of any and all existing facilities that are owned (including publicly owned structures), operated or used by the applicant and located within five (5) miles from the geographic borders of the City of Hermosa Beach.

3. Each application shall contain a narrative and scaled map(s) that precisely disclose the geographic area(s) within the City of Hermosa Beach that are proposed to be serviced by the proposed facility, the geographic area(s) bordering the City of Hermosa Beach, if any, that will be serviced by the proposed facility, the nature of the service to be provided or purpose of the facility, the reasons, if any, why the applicant cannot locate the facility outside the City of Hermosa Beach, and the efforts, if any, that applicant has made to locate the facility outside the City of Hermosa Beach.

4. Notwithstanding any permit that may be granted in accordance with this Section, the facility shall be erected, located, operated and maintained at all times in compliance with this Section and all applicable laws, regulations and requirements of the Building Code, and every other code and regulation imposed or enforced by the City of Hermosa Beach, the State of California, and the United States Federal Government. Applicants are separately required to obtain all applicable building and construction permits that may be required prior to erecting or installing the facility.

5. Each wireless communications carrier applicant shall provide a letter to the Director of Community Development stating willingness to allow other carriers to co-locate on their facilities

wherever feasible or a written explanation why the subject facility is not a candidate for co-location.

6. An RF Environmental Evaluation Report must be prepared by the applicant indicating that the proposed wireless communications facility meets FCC regulations and standards for construction, maintenance and operations. Ten days after installation and every two years thereafter, the telecommunications service provider must submit a certification report, attested to by a licensed engineer expert in the field of RF emissions, that the facility is compliant with the applicable FCC regulations for RF emissions.

7. Approval of the project is subject to the Planning Commission making a finding that the proposed site results in fewer or less severe environmental impacts than any feasible alternative site. The City may require independent verification of this analysis at the applicant's expense. The intention of the alternatives analysis is to present alternative strategies which would minimize the number or size and adverse environmental impacts of facilities necessary to provide the needed services to the City and surrounding areas.

B. Design and Development Standards.

1. The facility shall not bear any signs or advertising devices other than certification, public safety, warning, or other required seals or required signage.

2. Any and all accessory equipment, or other equipment associated with the operation of the facility, including but not limited to transmission cables, shall be located within a building, enclosure, or underground vault in a manner that complies with the development standards of the zoning district in which such equipment is located. In addition, if equipment is located above ground, it shall be visually compatible with the surrounding buildings and either (1) shrouded by sufficient landscaping to screen the equipment from view, or (2) designed to match the architecture of adjacent buildings. If no recent and/or reasonable architectural theme is present, the Planning Commission may require a particular design that is deemed by the Commission to be suitable to the subject location.

3. The facility exterior shall be comprised of non-reflective material(s) and painted or camouflaged to blend with surrounding materials and colors.

4. Any screening used in connection with a wall mounted and/or roof mounted facility shall be compatible with the architecture, color, texture and materials of the building or other structure to which it is mounted.

5. The facility shall be placed to the center-most location of the roof top to screen it from view from the street and adjacent properties.

6. The facility shall not be permitted on residentially zoned property.

7. The facility shall not include the use or installation of a monopole.

C. Setback Requirements.

The facility shall be considered an accessory structure. If the facility is located within two hundred (200) feet of a residential use, then the facility shall comply with the setback requirements for such zone. In all other instances, the extent of compliance with the setback requirements for the zone in which the facility is located shall be considered, in accordance with the following guidelines, by the City in connection with its processing of any facility permit.

D. Screening and Site Selection Guidelines.

In addition to the above requirements the following guidelines shall be considered by the City in connection with its processing of any facility permit:

1. The extent to which the proposed facility blends into the surrounding environment or is architecturally integrated into a concealing structure, taking into consideration alternate sites that are available.

2. The extent to which the proposed facility is screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures.

3. The total size of the proposed facility, particularly in relation to surrounding and supporting structures.

4. The availability of suitable alternative locations for the facility.

5. Preference shall be given to facilities located on publicly owned structures, co-location and shared sites.

6. Preference shall be given to sites which are not located along primary street frontage, front yard areas or adjacent to residential uses.

7. Whenever possible, wireless communication facilities should be located on existing build-

ings, existing poles, or other existing support structures.

E. Lease of public property.

1. Any lease of City property for the purpose of erecting a wireless communication facility shall require a negotiated lease agreement or other written license granted by the City. The existence of a lease agreement or license shall not relieve the applicant of any obligations to obtain appropriate permits as required by this section.

2. The City Council, by resolution following a public hearing, may approve a list of sites located on existing City property or within the public rights-of-way which are approved for major facilities. Each site shall include a description of permissible development and design characteristics, including but not limited to maximum height requirements. The City shall make such resolution available to all persons upon request. The approved list of locations may be subsequently amended by the City Council by resolution from time to time.

3. All proposed facilities to be located on a City property site which is preapproved in accordance with the requirements of this section following an effective date of the ordinance codified in this section may be approved subject to a Conditional Use Permit and any additional or different requirements made applicable by this section.

All leases of any City property that is preapproved in accordance with the requirements of this section shall be nonexclusive. The operator of a facility located on such public property shall make the supporting structure of the facility available to any other provider wishing to co-locate to the extent technically feasible.(Ord. 01-1214 §4(part),May 2001)

~~17.40.180 Mixed-Use Development (C-1 Zone)~~

~~For uses allowed in the C-1 Zone as part of a mixed-use development, the following conditions and standards of development, in addition to any other deemed necessary or appropriate to ensure compatibility with existing or permitted uses in the vicinity, shall be required:~~

~~A. Residential Development Standards. The residential portion of a mixed-use development shall be subject to the development standards of~~

forth in Chapters 17.54 through 17.58. (Prior code Appx. A, § 1224)

17.46.230 Sales contrary to lot split regulations are illegal and voidable.

A. **Inequality of Sale.** It is unlawful for any person to execute any deed of conveyance for, to offer to sell, to contract to sell, or to sell, any lot of which conveyance or sale shall result in a division of such land into two or more parcels or a reduction in the area or a separation of the ownership of such lot or otherwise, until a final map thereof has been approved by the planning commission and recorded with the county recorder of Los Angeles County and except in compliance with the design and dimensions of such lot as shown on said recorded final map and in accordance with the provisions of this chapter.

B. **Invalidity of Conveyance.** Any deed of conveyance, sale or contract to sell made contrary to the provisions of this chapter, is voidable at the sole option of the grantee, buyer or person contracting to purchase, his heirs, personal representative, or trustees in insolvency or bankruptcy within one year after the final date of execution of the deed of conveyance, sale or contract to sell, but the deed of conveyance, sale or contract to sell is binding upon any assignee or transferee of the grantee, buyer or person contracting to purchase other than those above enumerated, and upon the grantor, vendor or person contracting to sell, or his assignee, heir or devisee. (Prior code Appx. A, § 1225)

17.46.240 Antennas, satellite dishes and similar equipment.

No antenna, television aerial, satellite dish or similar device shall be erected, constructed, maintained or operated except in conformance with the following regulations:

A. **Purpose.**

To establish procedures and regulations for processing wireless service facility applications in all non-residential areas and to create consistency between federal legislation and local ordinances regarding amateur radio and satellite dish antennas. The intent of these regulations is to protect the

public health, safety and general welfare while ensuring fairness and reasonable permit processing time.

B. **Applicability.**

1. Antennas, television aerials, satellite dishes, similar devices or any apparatus designed or used to receive television, radio or other electronic communication signals broadcast or relayed from another location shall be regulated by this section as accessory structures as defined in this Title.

2. Wireless communication facilities shall be permitted as accessory structures as defined in this Title by Conditional Use Permit, pursuant to Chapter 17.40, in the commercial, manufacturing and open space zones, and prohibited in the residential zones as defined in this Title.

3. The following uses shall be exempt from the provisions of this Chapter until such time as federal regulations are repealed or amended to eliminate the necessity of the exemption:

a. Any antenna or such device that is one meter (39.37 inches) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, as defined by Section 207 of the Telecommunications Act of 1996, Title 47 of the Code of Federal Regulations, and any interpretive decisions thereof issued by the Federal Communications Commission;

b. Any antenna or such device that is two meters (78.74 inches) or less in diameter located in a commercial or industrial zone and is designed to transmit or receive Radio Communication by Satellite Antenna;

c. Any antenna or such device that is one meter (39.37 inches) or less in diameter or diagonal measurement and is designed to receive Multi-point Distribution Service, provided that no part of the Antenna Structure extends more than twelve feet (12') above the principal building on the same lot.

C. **Location of Device.**

1. Except as herein provided, no such device shall be allowed to exceed the height limit applicable in the zone in which the device is located. The height limit in any particular zone shall apply whether or not the device is placed on the roof or in the rear yard. For the purposes of this chapter, all such devices placed upon a roof shall be com-

bined for measurement. The surface area of the device shall be measured at its maximum projection above the height limit.

2. Said devices 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 twelve (12) square feet of surface area over the height limit, but in no event to exceed fifteen (15) feet above the highest point of the building. The surface area measurement shall only include measurement of the surface area of the device that exceeds the applicable height limit. It shall not include the surface area of the device below the height limit. 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.

3. Such devices shall be located and designed to reduce visual impact from surrounding properties and from public streets and shall be screened in a manner compatible with existing architecture and/or landscaping. However, no screening shall be required which blocks the ability of any such device to receive signals. Based on a determination by the Community Development Director or his designee, screening of a type and construction compatible with the architecture of the building in question may be required.

4. All devices regulated under this section and the construction and installation thereof shall conform to applicable city building code, zoning code, and electrical code regulations and requirements.

5. Such devices shall meet all manufacturer's specifications, and all antennas and screens shall be fire-resistive and of corrosive resistant material, and shall be erected in a secure, wind resistant manner. They shall also be maintained in good condition.

6. Every such device shall be adequately grounded for protection against a direct strike of lightning.

7. No building permit shall be issued until there is filed with the city a site plan and building elevations showing conformance with this section. For the purposes of this section, a building permit shall be required for all satellite dishes and for other antennas or aerials which exceed ten feet in

height above the existing roof line when measured from the base of the antenna or aerial.

D. Removal of Wireless Communication Facilities.

1. The applicant shall provide notification to the Community Development Director upon cessation of operations on the site. The applicant shall remove all obsolete or unused facilities from the site within six (6) months of termination of its lease, cessation of operations, or expiration of its permit, subject to the determination of the Director of Community Development. Should the owner fail to effect such removal, the property owner shall be responsible for the removal of the equipment.

2. A new permit shall be required if the site is to be used again for the same purpose as permitted under the original permit, if a consecutive period of six (6) months has lapsed since cessation of operations.

3. Any FCC licensed wireless communications carrier that is buying, leasing, or considering a transfer of ownership of an already approved facility shall submit a letter of notification of intent to the Director of Community Development. (Ord. 01/1214 §4(5), May 2001)

9. CUP 07-2 -- Conditional Use Permit to allow a wireless telecommunications facility on the roof of an existing hotel building, Quality Inn, at 901 Aviation Boulevard.

Staff Recommended Action: To approve said request.

Associate Planner Richard Denniston noted that the subject lot is located on the northwest corner of Aviation Boulevard and Aubrey Court; that it is currently developed with a 3-story hotel; stated that the applicant is requesting to install 10 antennas projected on 3 separate panels; that the panels will be mounted in 3 locations – one on the exterior wall of the southeast side of the building facing Aviation Boulevard, one on the northwest building facing Aubrey Court, and one on the building roof. He noted the roof top panel is 7 feet tall by 8 feet wide and 2 feet in depth, with an antenna access door of 2 feet wide; advised that the wall-mounted panels will not exceed the height of the existing parapet wall; and that the antenna panels are required to service the northeast and southwest portions of the City. He added that the existing height of the building varies in height and grade and that the portion of the building along the easterly property line facing Ocean Drive is well below the 35-foot height limitation; and that the proposed roof panels will be mounted upright, 7 feet above the existing roof line on the easterly portion of the roof and within the allowable height limit for the property. He stated that the two panels mounted on the sides of the building will be completely screened by transparent stealth boxes that are painted, textured, and designed to be architecturally compatible with the existing building facades; that the third panel housing 3 antennas inside screened walls will stand upright on the existing roof and will also be painted, textured, and designed to be architecturally compatible with the existing building facades; that the remaining equipment needed for the operation of the wireless facility will be placed within a leased storage area on the lower level; and noted the applicant is proposing to place new wrought iron gates with removable rails around the equipment cabinets. Because the proposed wireless telecommunications facility is co-located with existing commercial uses and the antennas adequately screened, consistent with the Municipal Code, he noted that staff is recommending approval. He noted that staff also worked with the applicant to minimize visual impacts and at the same time maximize coverage for T-Mobile.

Chairman Allen opened the public hearing.

Jason Kozora, representing the applicant, stated the project will consist of 10 antennas and 4 equipment cabinets; advised that Sector A will be mounted on the northwest corner of the building and flush-mounted with the boxed screen wall and painted to match the existing building color; stated that all the antennas will be completely concealed; that Sector B will be roof-mounted and located approximately 7 feet above the roof line, 6 feet above the existing parapet; that the screened wall will measure 8 feet wide, 2 feet in depth, and is within the allowable 15 feet by code and under the 35-foot height limit; and that Sector C will be flush-mounted on the southwest corner of the building and will consist of 3 antennas and a boxed screen wall similar to Sector A and completely concealed. He advised that 4 equipment cabinets are needed to service these antennas, which will be located on the lower patio deck of the hotel and will not be visible to anyone. He stated the coverage area is all angles north and south along Aviation Boulevard and a portion of PCH to the south and a residential hillside area north of the subject property. He stated this site was their last option before having to obtain a right-of-way antenna/covenant at another location, highlighting other areas they had considered, all lacking adequate space for this project. He noted that the project has certain limitations because of the nearby hillside. He added this site will enhance the E-911 coverage.

Addressing Commissioner Hoffman's inquiry regarding the size of the antennas in Sector B, Mr. Kozora noted the antennas measure approximately 1-foot wide by 5-foot high; that the amount of

the antennas is determined by the needed capacity to service the network; and he commented on the required minimum separation of the antennas.

Claude Brando, Aubrey Court resident, noted his concern with the numerous equipment items on this building, addressing his concern with the negative visual impacts; and questioned if the 3 satellites on top of the roof are operable.

Acting Community Development Director Robertson stated the satellite antennas have been on this building for a long time and that staff will check whether those antennas are permitted.

Mr. Brando asked if those 3 satellites are not functional, that they be removed from the building. He reiterated his concern with the view of this hotel and its satellites and antennas.

Vice-Chairman Kersenboom suggested Mr. Brando contact the hotel to determine whether the satellites are operable and whether or not they can be removed.

Denise McCray, Ocean Drive resident, noted her concern with the health risks of this facility to the nearby residents, addressing literature which indicates these type facilities may present hazardous radiation exposure. She asked for input on how far these facilities can be safely placed from human beings and its effects on the environment. She added that these facilities have a negative impact on nearby property values; and she urged denial of this proposal.

Lance Harris, 10th Street resident, noted his concern with the poor aesthetics of the roof-mounted equipment on this building, noting all he will see is a large box on top of this building.

Matt Ostrom, Bonniebrae Street, noted his concern with his view of this facility and with his property value, noting it will obstruct his limited ocean view.

Mario Alvarez, Ocean Drive resident, addressed his concern with the visual impacts of this building from his property.

Mr. Kozora stated that this project will be in full compliance with FCC requirements and will be well below the allowable threshold adopted by the FCC; stated they will be amenable to inquiring if the existing satellite dishes are still operable and whether they can be removed; that as part of their project, he noted the existing and dilapidated handrails will be removed; and highlighted the need for this facility because of the large number of customer complaints in the area experiencing dropped calls and non-service. He stated if the City is agreeable, they can remove the screening from the roof-mounted antennas to allow people to see around the antennas; and noted they can increase the separation between the antennas to allow the residents a better viewing area. He noted they have proposed the screening only because of a requirement by the City.

Chairman Allen closed the public hearing.

Chairman Allen pointed out there is no view ordinance in Hermosa Beach; expressed his belief there is too much equipment on the roof of this building; and suggested this matter be continued to allow the applicant to work with staff and the neighbors on improving the aesthetics, yet satisfy T-Mobile's needs for adequate coverage.

Commissioner Pizer stated he would not be opposed to continuing this matter if more work can be done to satisfy the residents.

Commissioner Perrotti stated there are a lot of dropped calls in this proposed area; noted he would prefer something on the roof rather than a similar pole as is located on Aviation and Prospect; and noted he would support a continuance.

MOTION by Chairman Allen, seconded by Vice-Chairman Kersenboom, to **CONTINUE** to July 17, 2007, CUP 07-2 to allow the applicant to work with staff and the residents to make this a more aesthetically pleasing proposal. The motion carried as follows:

AYES: Allen, Hoffman, Kersenboom, Perrotti, Pizer
NOES: None
ABSTAIN: None
ABSENT: None

**EXCERPT PLANNING COMMISSION MINUTES
JULY 17, 2007**

- 7. CUP 07-2 -- Conditional Use Permit to allow a wireless telecommunications facility on the roof of an existing hotel building, Quality Inn, at 901 Aviation Boulevard (continued from June 19, 2007 meeting).**

Staff Recommended Action: To approve said request.

Associate Planner Denniston advised that the Planning Commission continued this hearing at its last meeting, requesting the applicant work with the residents to address their concerns with visibility of the rooftop panel antennas; noted that on June 28, 2007, the applicant held a community meeting and presented the revised plan to the local residents; stated that the revised design provides more visibility through the rooftop antennas, as the screening walls will be eliminated; that the antenna will be free-standing, held by a non-penetrating rooftop ballast frame and painted blue to match the horizon; advised that the separation between each antenna has been increased from 2.5 feet to 4 feet, maximizing visibility between the antennas; and that the height and depth of the rooftop antennas will remain the same as the original design of 7 feet high and 2 feet deep. He stated the revised design includes a cable tray that sits on the roof to the west of the antennas, measuring approximately 1 foot in width and 2 inches high, which will protect the cables from the weather; noted it was the consensus of the residents who attended the community meeting to paint the proposed 3 antennas blue, believing it will best intersperse with the sky and the ocean; added that the original project includes 2 additional panels mounted on the exterior walls of the building facing Aviation Boulevard and Aubrey Court below the parapet wall; and that the design and location of these 2 panels will remain unchanged.

Chairman Kersenboom opened the public hearing.

Jason Kozora, representing the applicant, stated he met with the residents following the hearing last month and obtained their names and phone numbers, gave them a call and set up a community meeting at the site; and explained that he gave them an option of using 3 colors when removing the screen wall -- tan to match the building, blue to match the sky/ocean, or the typical white, noting those residents were more favorable to the blue. He stated they have increased the separation from 2.5 to 4 feet, which basically moves the antennas farther apart for a better view; and he emphasized the E-911 capabilities of this site, highlighting a few articles citing the importance of E-911 service to accommodate emergencies. He pointed out that without adequate T-Mobile service in this area, the E-911 service would not be possible.

Mr. Kozora noted for Commissioner Allen that due to the hilly terrain, they would need 6 to 7 right-of-way covenants, noting that the RF engineer has indicated that would be too cost prohibitive; he stated they could put multiple antennas on utility poles, but pointed out that they would only get 3 to 4 antennas on each pole as opposed to the 10 at this site; that placing the antennas on poles would reduce their capacity; and noted that the equipment cabinets would also be smaller, 1/8th the size of the proposed cabinets because they would have to be strapped to the pole or placed in a ground vault. He stated by doing that, instead of handling thousands of calls which the proposed site

Excerpt Planning Commission Minutes

July 17, 2007

Page 1 of 3

could handle, they would only be able to accommodate 20 calls at any given time on the utility poles. He stated it is more advantageous to use existing buildings instead of utility poles whenever possible, noting a free-standing pole is the last option.

Don Feeny, Ocean Drive resident, stated he objects to the proposal because it will negatively impact his view. He stated he did not get notice about the meeting conducted by the applicant. He indicated he had left the last Planning Commission meeting before this item was discussed.

Denise McCray, Ocean Drive resident, stated that the residents came to no agreement at the community meeting conducted by the applicant; noted the proposed antennas will create an unsightly obstruction to the view of the residents; and questioned if the Quality Inn had to make some height concessions when that project was first proposed years ago, stating any height concessions should not be altered now. She stated this would negatively impact the property values for those impacted by this proposal. She suggested this matter be continued because there are a lot of residents on vacation, believing there would have been more residents attending the meeting had it not been summer.

Mario Alvarez, Ocean Drive resident, noted his opposition to this proposal, stating it will have a negative impact on his view.

Mr. Kozora stated they are complying with all aspects of the City's adopted wireless codes, that they are not exceeding any height limits; and pointed out they have exhausted all other possible alternatives. He stated if this does not get approved, the residents with T-Mobile will not have adequate coverage in this area. He pointed out that adequate public hearing notice went out to the residents, believing they would have commented on the project if that was their intent. He added that the rooftop screen wall is equal to the height on the hill at Aviation and that it is not possible to get that signal up the hill without the proposed height. He added if they were to flush mount that sector, it would not be effective.

Commissioner Allen questioned if an independent RF engineer has provided input.

Mr. Kozora stated the RF engineers are independent contractors at T-Mobile, that they are paid to find the best locations for adequate coverage; and stated they are financially motivated to keeping the antenna sectors as low as possible, yet provide the best coverage. He added that the RF engineers are trained to exhaust all options; and he stated this site barely meets the coverage objective, that it is not 100 percent, but it's the best they can do in this area. He stated this is the last option for this area.

Commissioner Pizer questioned if there were any rooftop restrictions when this building was being constructed.

Associate Planner Denniston stated he is not aware of any rooftop restrictions for this building; and noted that this building was approved approximately in 1985 when the approval process was much different than it is today.

Vice-Chairman Perrotti highlighted the number of commercial buildings that house these type units throughout the City; noted his understanding there is inadequate coverage in

Excerpt Planning Commission Minutes

July 17, 2007

Page 2 of 3

this area, noting that improvements are critically necessary; and expressed his belief the applicant's revised proposal is an improvement. He mentioned he would rather see this type proposal than a large number of single poles.

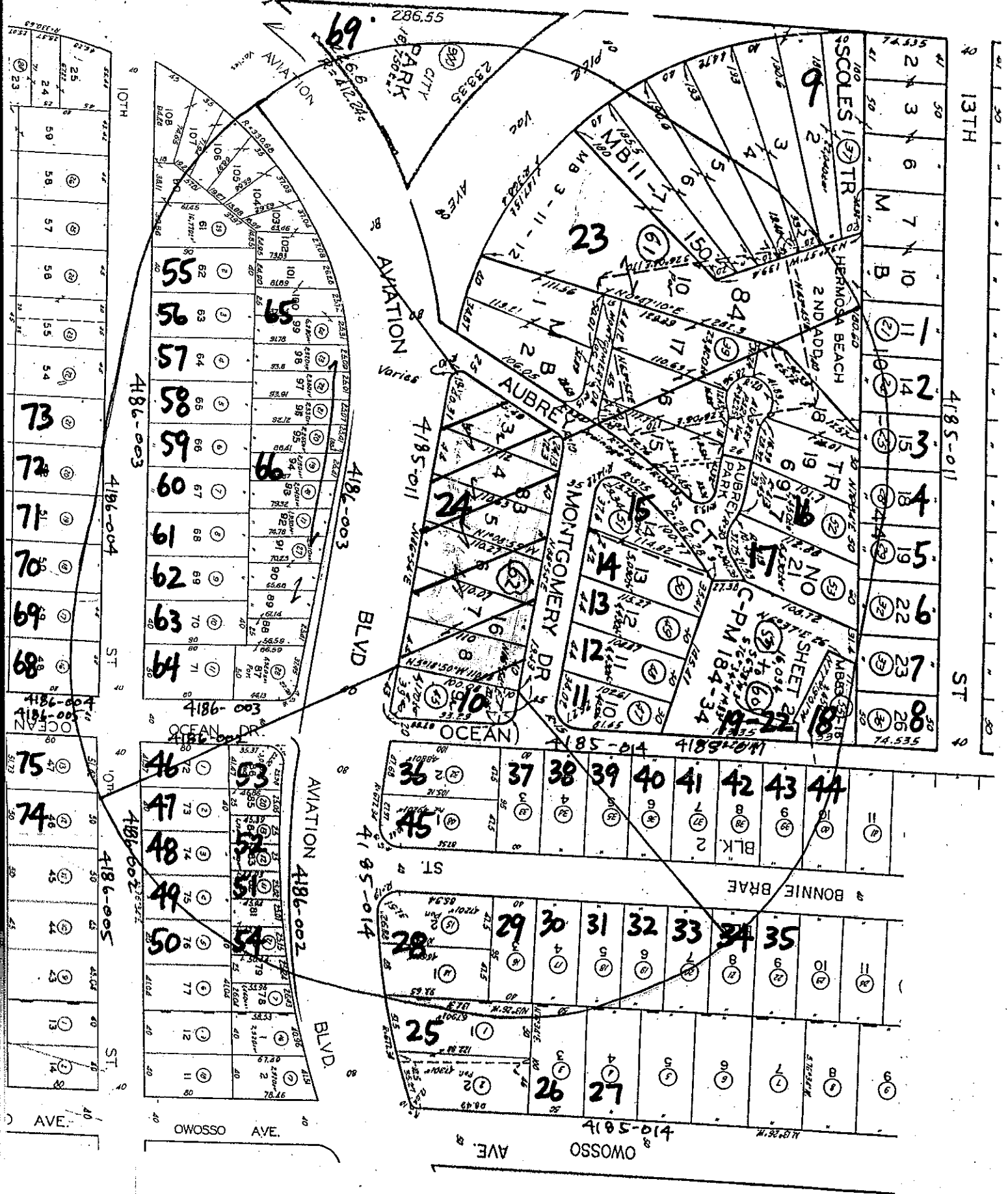
Commissioner Allen expressed his belief this proposal would not have been approved when this hotel was first being considered; and stated there must be a better solution to providing coverage in this area, suggesting the applicant investigate the area directly across the street on top of Super Cuts.

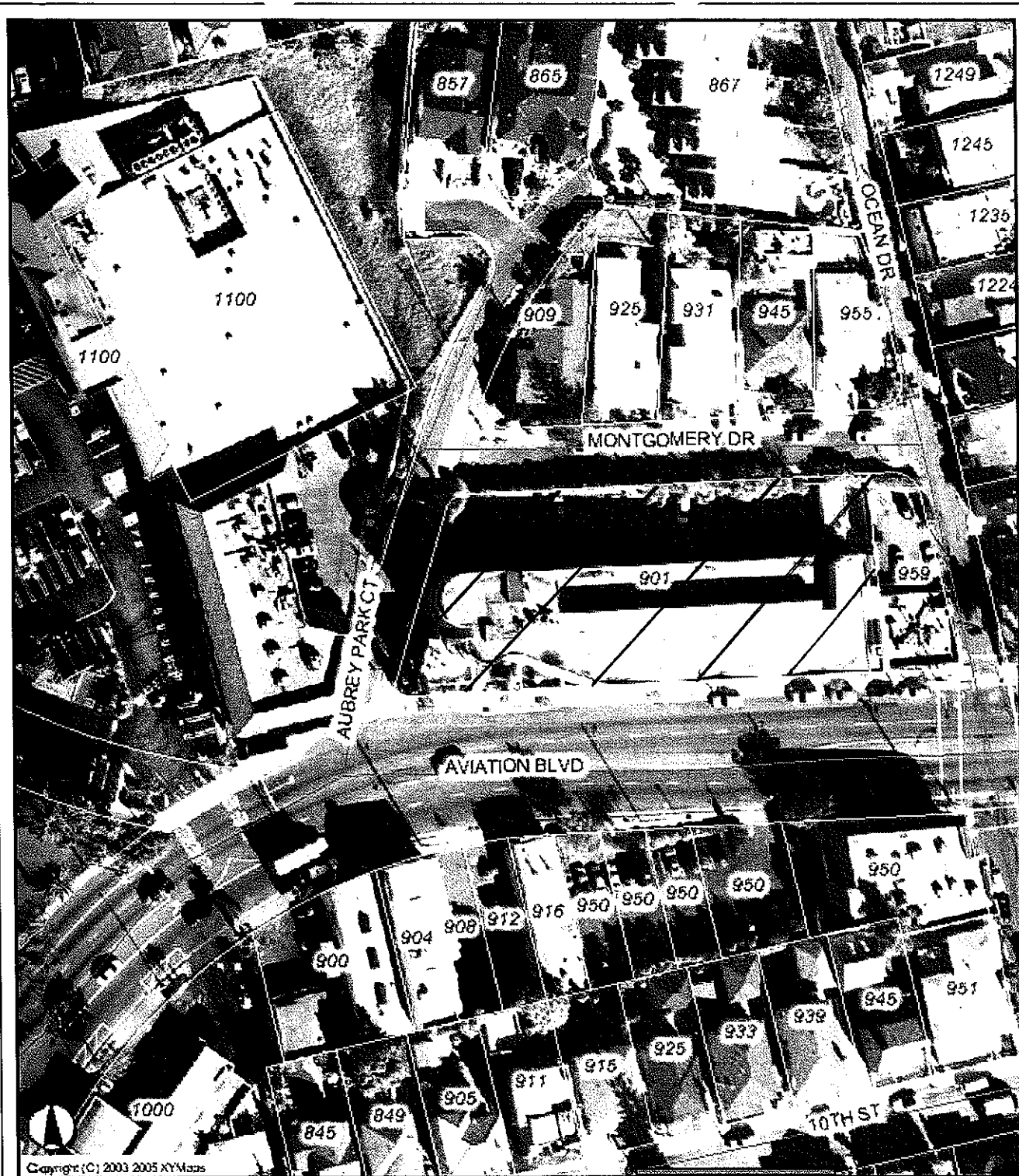
Commissioner Hoffman expressed his belief this proposal would have been approved when this building was first proposed, believing this would have been considered an accessory structure on the roof; he noted the many cell sites throughout the City; and expressed his belief the revised proposal is a reasonable compromise in terms of aesthetics and efficiency.

Chairman Kersenboom expressed his belief this would have been approved as a rooftop appendage; and highlighted the importance of being able to call for emergency assistance in this area. He pointed out there is no view ordinance in this city; and stated the applicant has made accommodations for those residents who spoke at the prior hearing.

MOTION by Vice-Chairman Perrotti, seconded by Commissioner Hoffman, to **APPROVE** CUP 07-2 -- Conditional Use Permit to allow a wireless telecommunications facility on the roof of an existing hotel building, Quality Inn, at 901 Aviation Boulevard. The motion carried as follows:

AYES: Hoffman, Kersenboom, Perrotti, Pizer
NOES: Allen
ABSTAIN: None
ABSENT: None





901 Aviation Boulevard

1B

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APPROVED DESIGNS

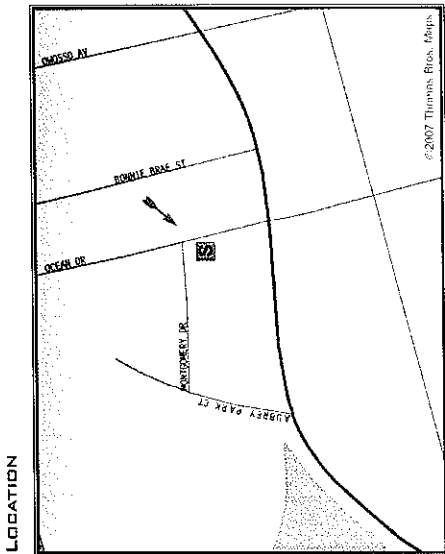
COMMUNITY DEV. DEPT.

T-Mobile • LA03366E

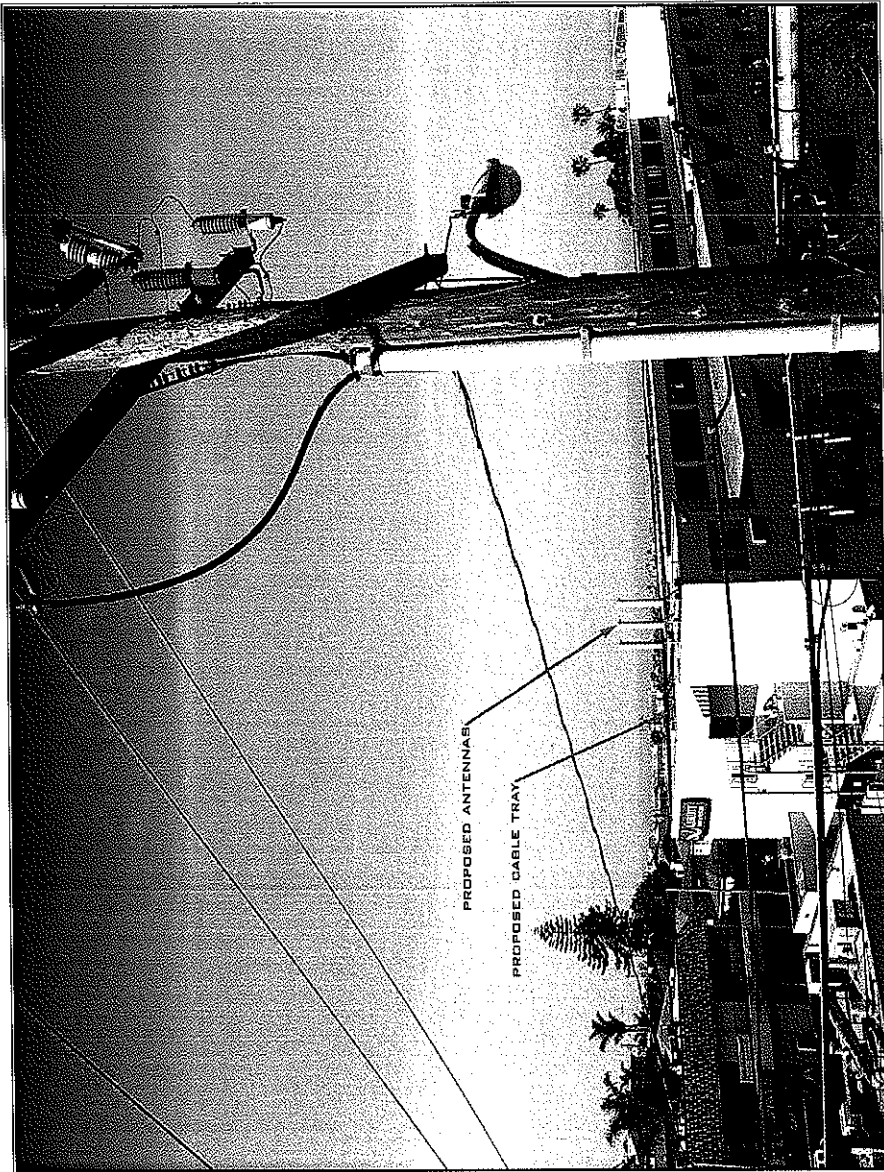
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901 AVIATION BOULEVARD HERMOSA BEACH, CA 90254

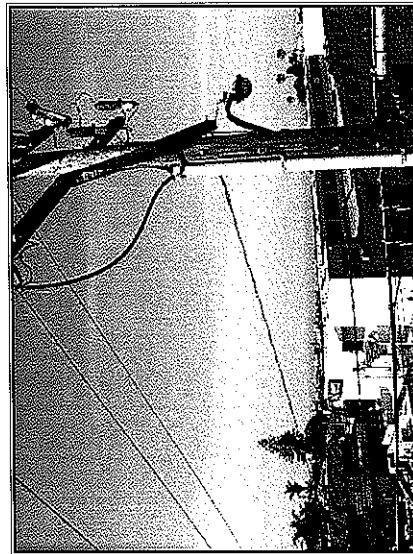
VIEW 1



LOCATION



PROPOSED - LOOKING SOUTHWEST FROM BALCONY OF 1220 OCEAN DRIVE



EXISTING

AMSLC
ENGINEERING
(714) 690-2905

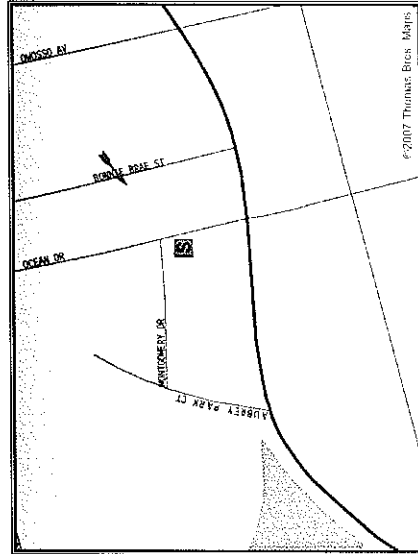
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T-Mobile LA03366E

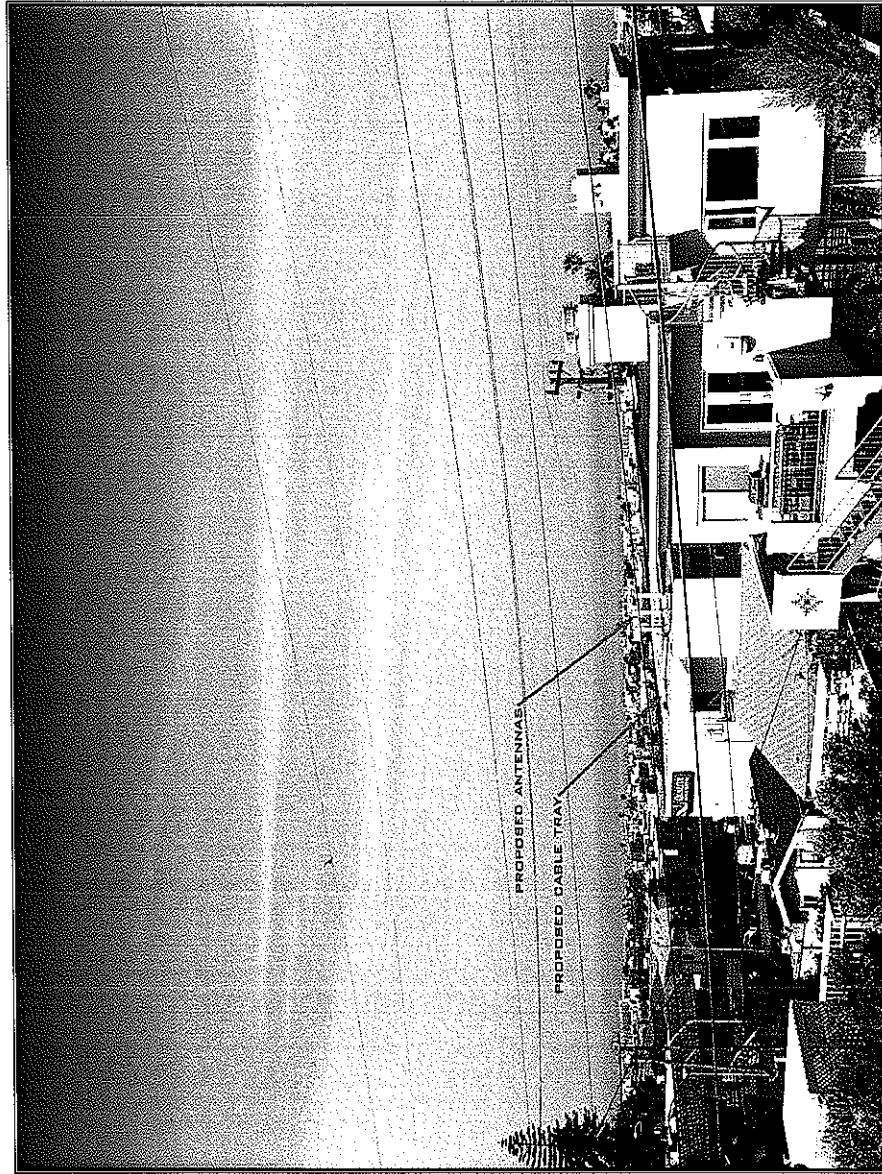
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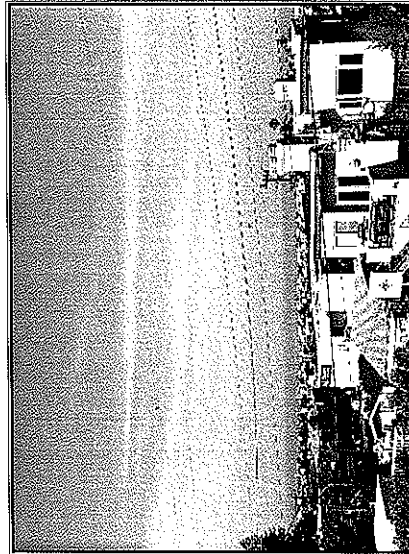
LOCATION



VIEW 2



PROPOSED - LOOKING SOUTHWEST FROM BALCONY OF 1228 BONNIE BRAE STREET



EXISTING

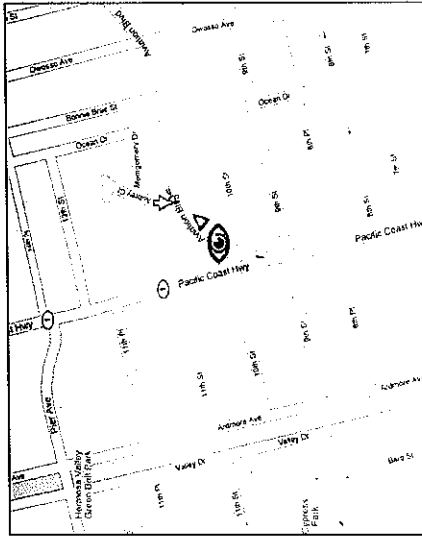
LANDS
ENGINEERING
(714) 690-2805

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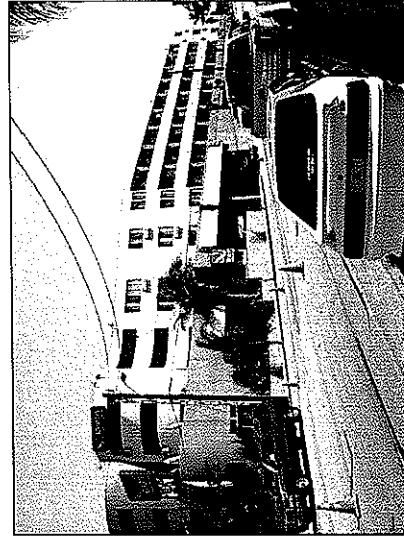


Communication Services Inc.
 1 Centerpointe Dr, Suite 320
 La Palma, CA 90623

...T...Mobile.

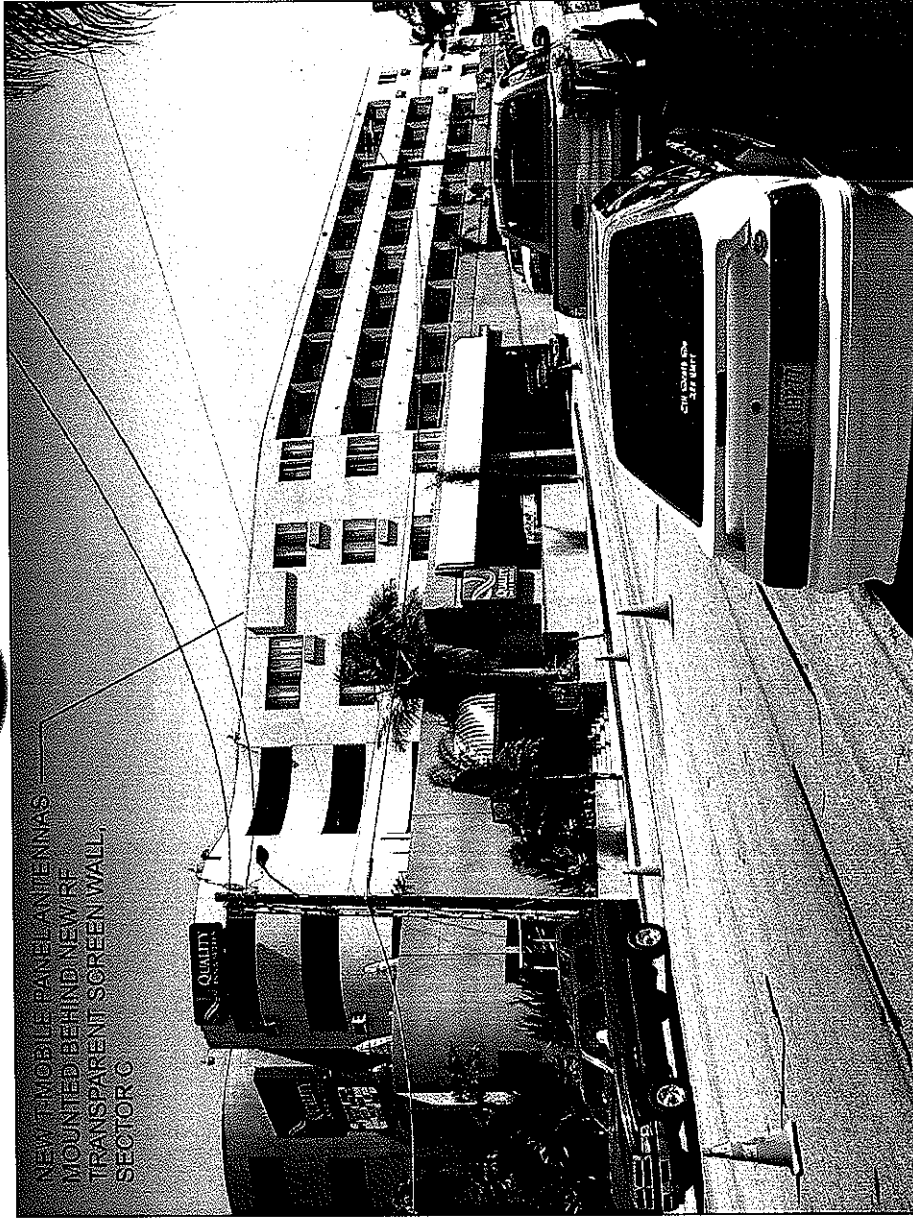


Site Location



Before

**LOOKING NORTHEAST
 FROM AVIATION BLVD.**



After

NEW MOBILE PANEL ANTENNAS
 MOUNTED BEHIND NEW RE-
 TRANSPARENT SCREEN WALL,
 SECTOR C

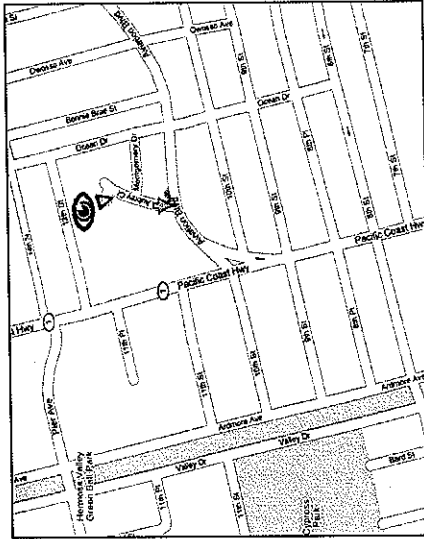
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**QUALITY INN-LA03366E
 901 AVIATION BLVD.
 HERMOSA BEACH, CA 90254**

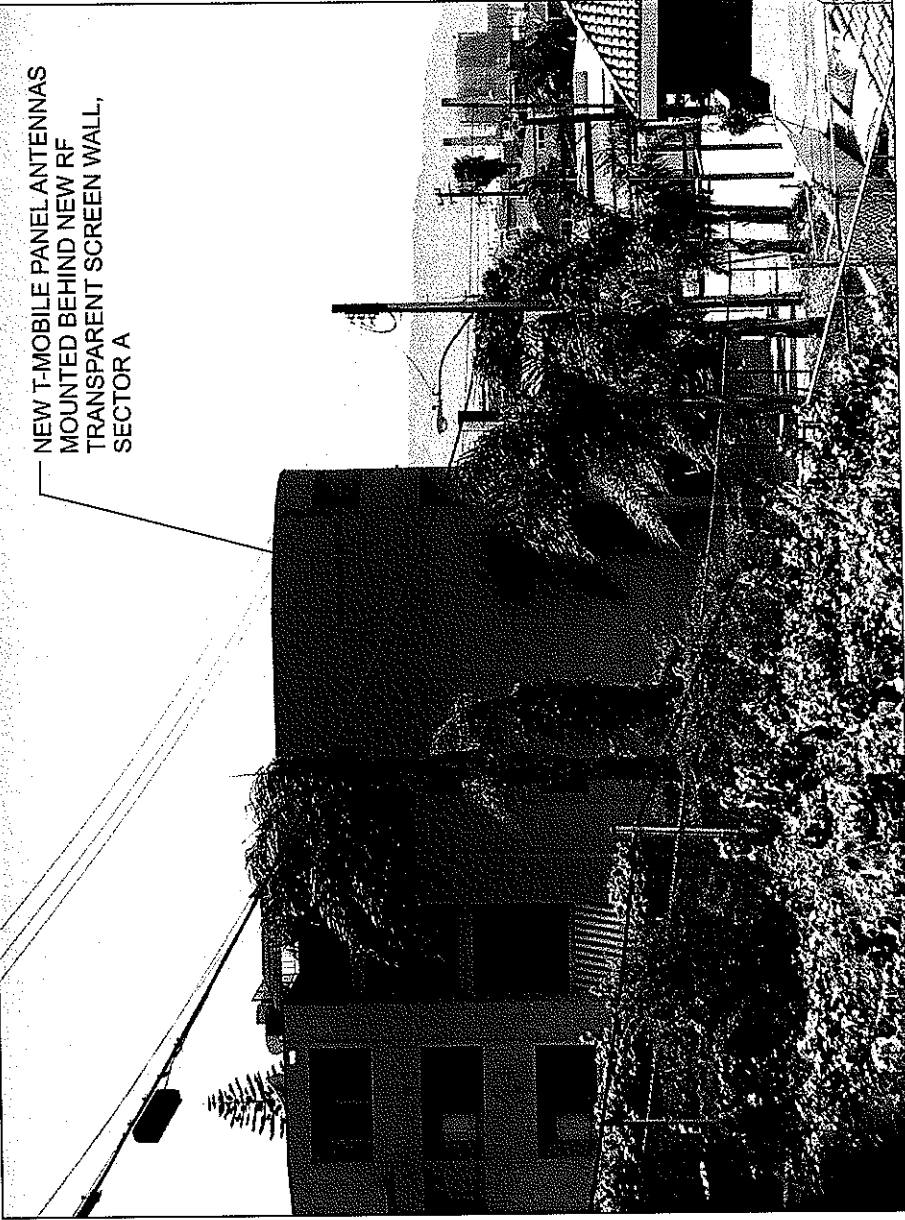


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 La Palma, CA 90623

...T...Mobile-



Site Location



After



Before

LOOKING NORTHEAST
 FROM AVIATION BLVD.

QUALITY INN-LA03366E
 901 AVIATION BLVD.
 HERMOSA BEACH, CA 90254

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OTHER DESIGNS CONSIDERED, NOT APPROVED

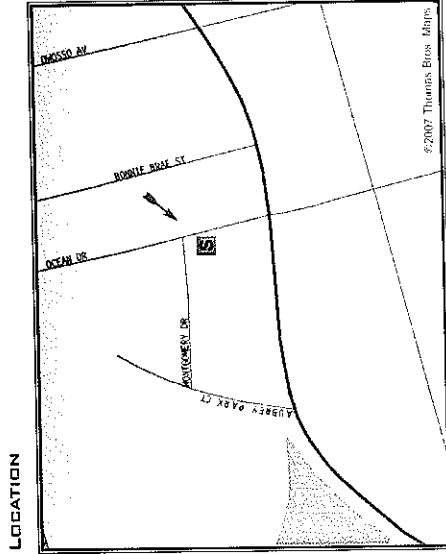
COMMUNITY DEV. DEPT.

901 AVIATION BOULEVARD HERMOSEA BEACH, CA 90254

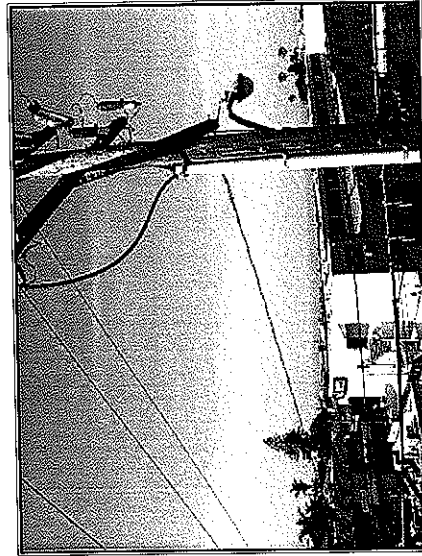
QUALITY INN

T-Mobile LA03366E

VIEW 1



PROPOSED - LOOKING SOUTHWEST FROM BALCONY OF 1220 OCEAN DRIVE



EXISTING

AMSTUTZ'S
ENGINEERING
(714) 690-9905

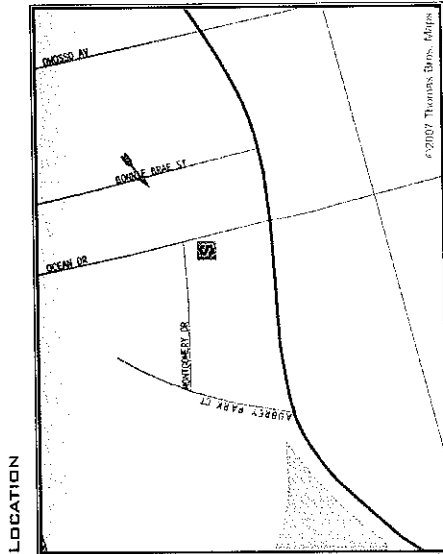
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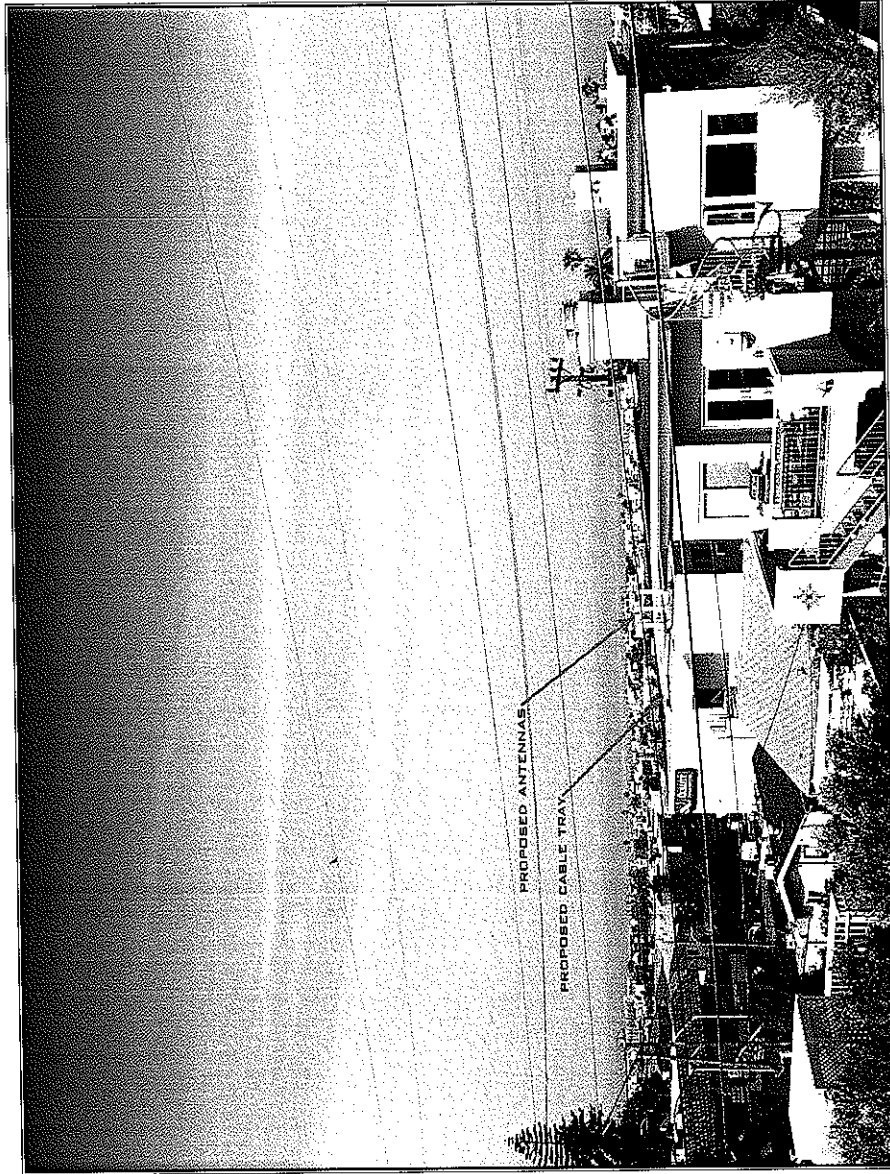
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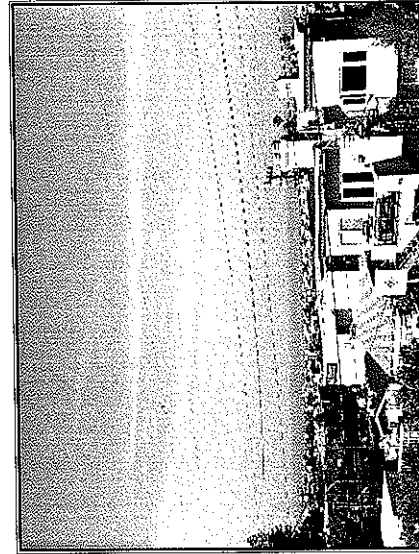
VIEW 2



LOCATION



PROPOSED - LOOKING SOUTHWEST FROM BALCONY OF 1228 BONNIE BRAE STREET



EXISTING

**ARTISTS
ENGINEERING**
(714) 650-2905

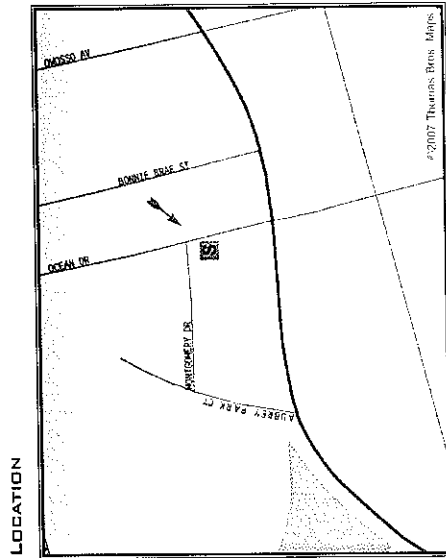
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T-Mobile LA03366E

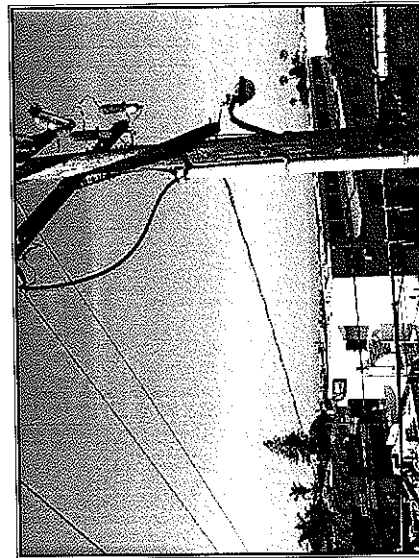
QUALITY INN

901 AVIATION BOULEVARD HERMOSA BEACH, CA 90254

VIEW 1



PROPOSED - LOOKING SOUTHWEST FROM BALCONY OF 1220 OCEAN DRIVE



EXISTING

ARTISTS ENGINEERING
(714) 680-2805

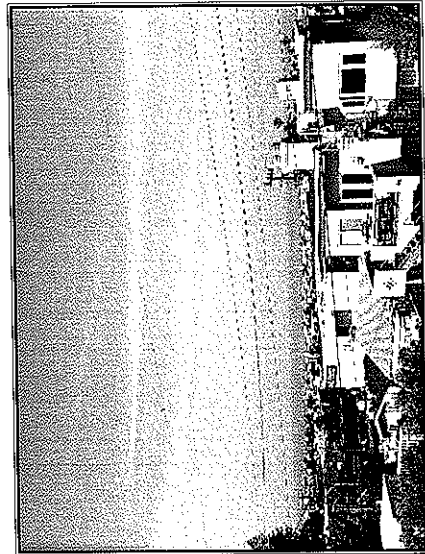
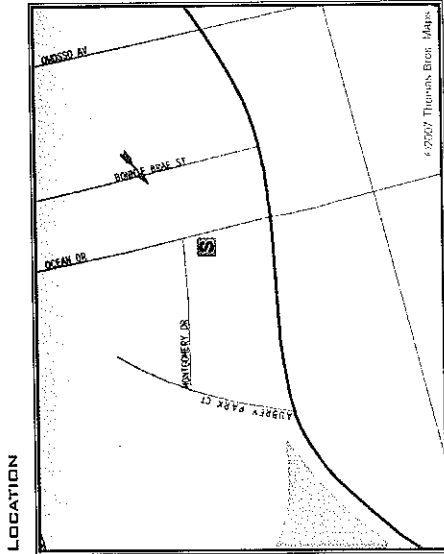
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

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QUALITY INN

901 AVIATION BOULEVARD HERMOSEA BEACH, CA 90254

VIEW 2



EXISTING



PROPOSED - LOOKING SOUTHWEST FROM BALCONY OF 122B BONNIE BRAE STREET

ARTISTS ENGINEERING
(714) 860-2905

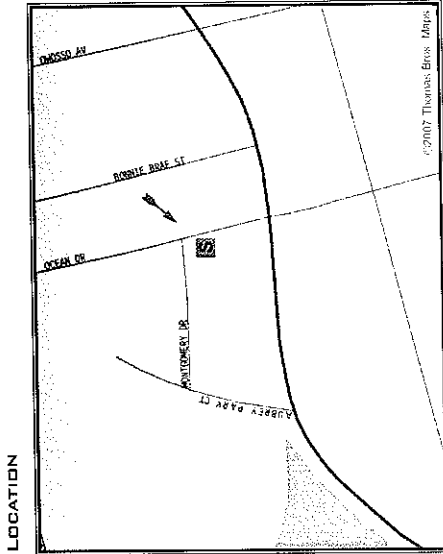
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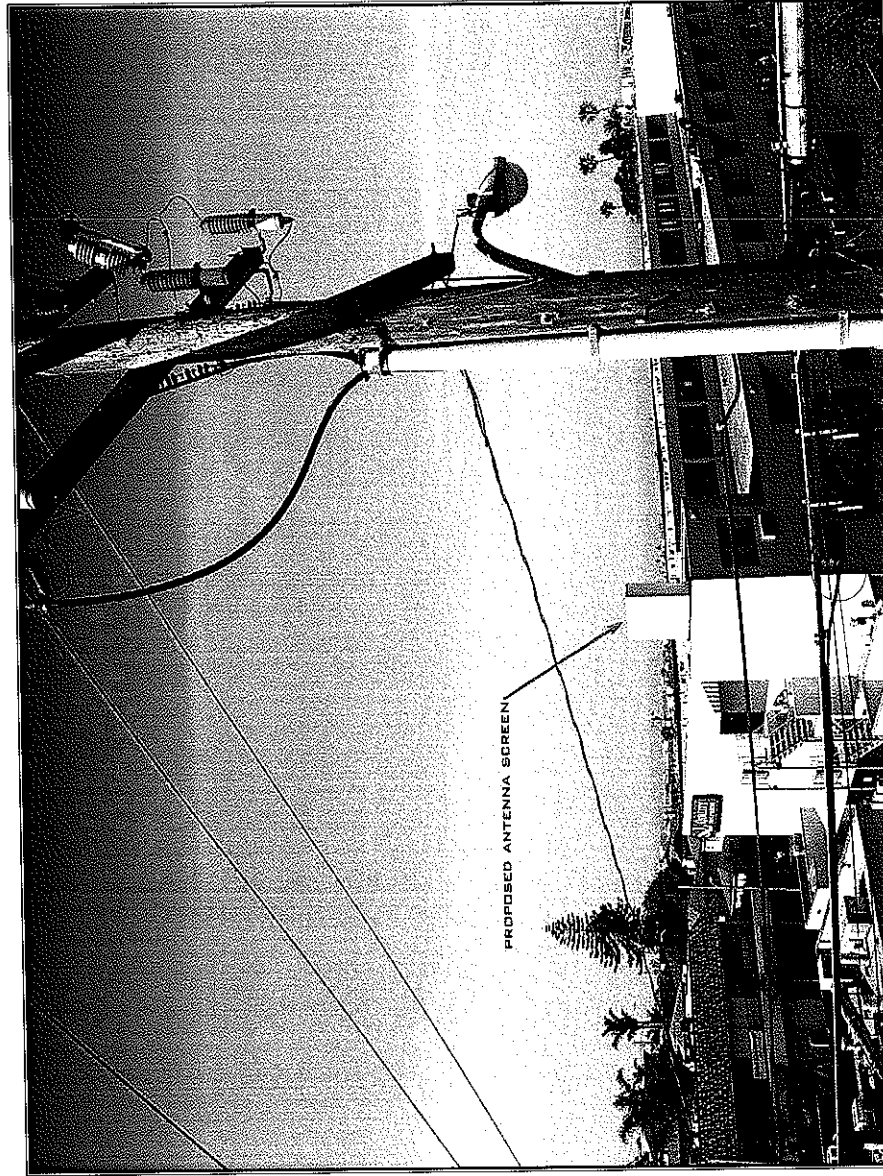
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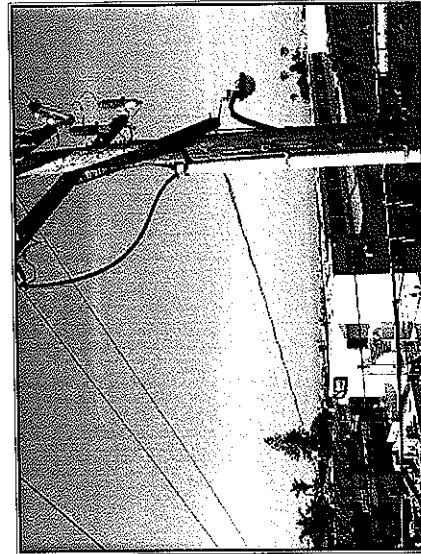
VIEW 1



LOCATION



PROPOSED - LOOKING SOUTHWEST FROM BALCONY OF 1220 OCEAN DRIVE



EXISTING

AMISLS
ENGINEERING
(714) 890-2905

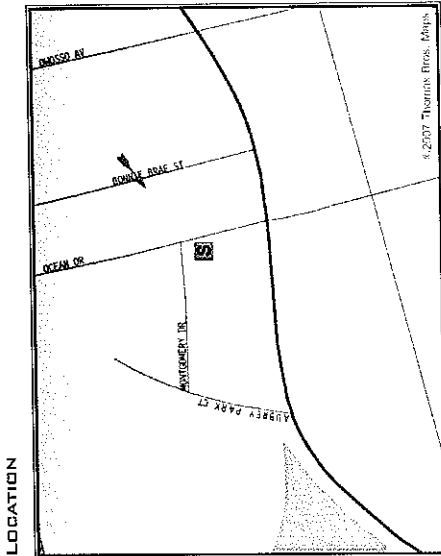
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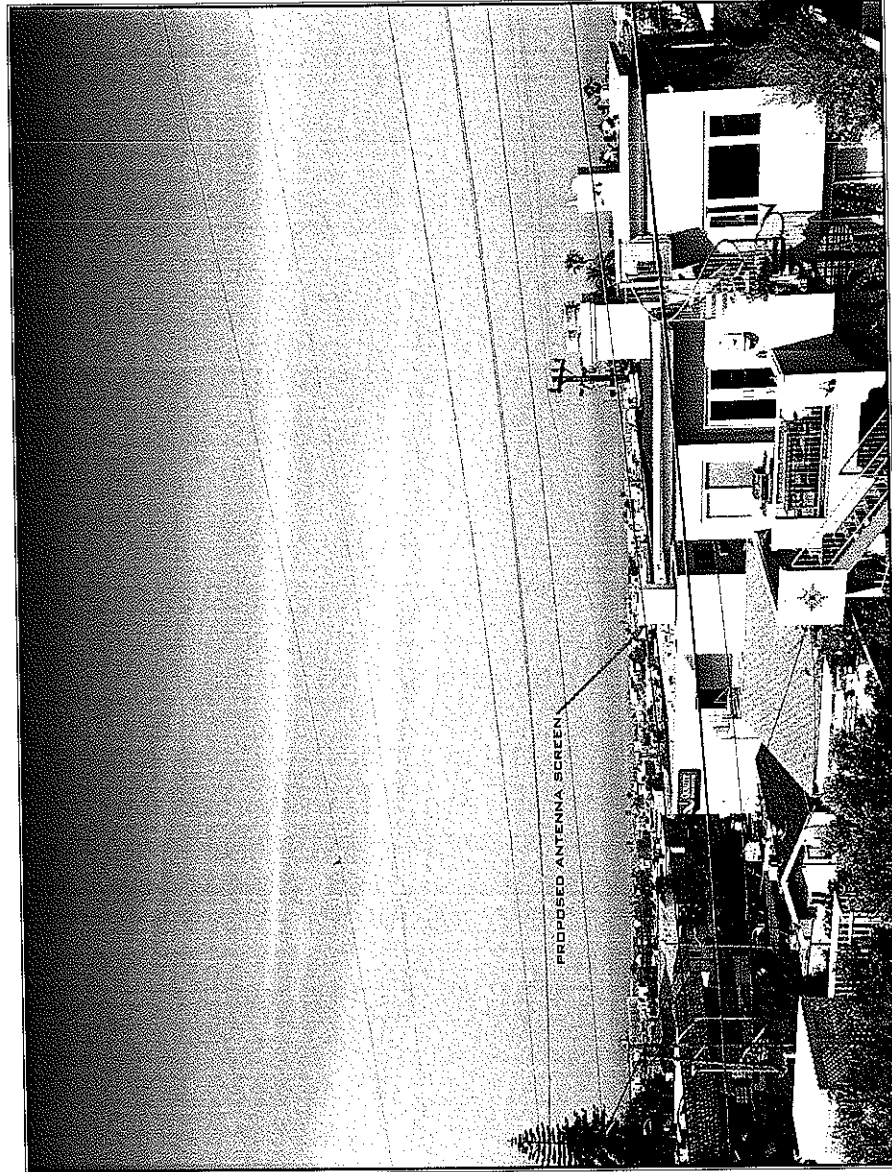
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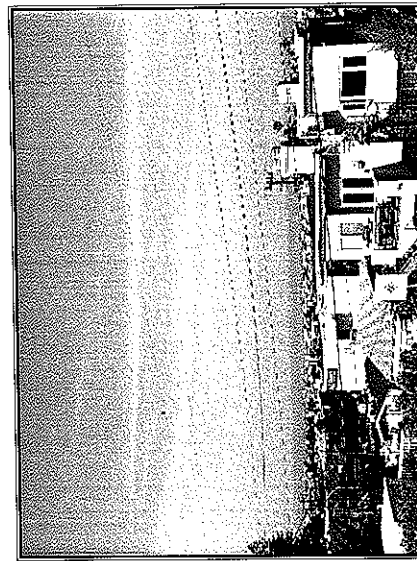
VIEW 2



LOCATION



PROPOSED - LOOKING SOUTHWEST FROM BALCONY OF 1228 BONNIE BRAE STREET



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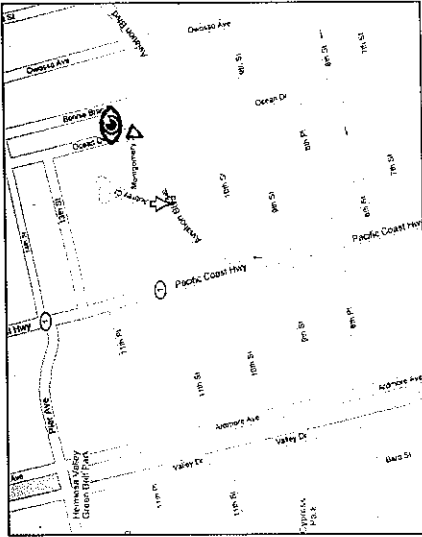
ARTISTS
ENGINEERING
(714) 690-3905

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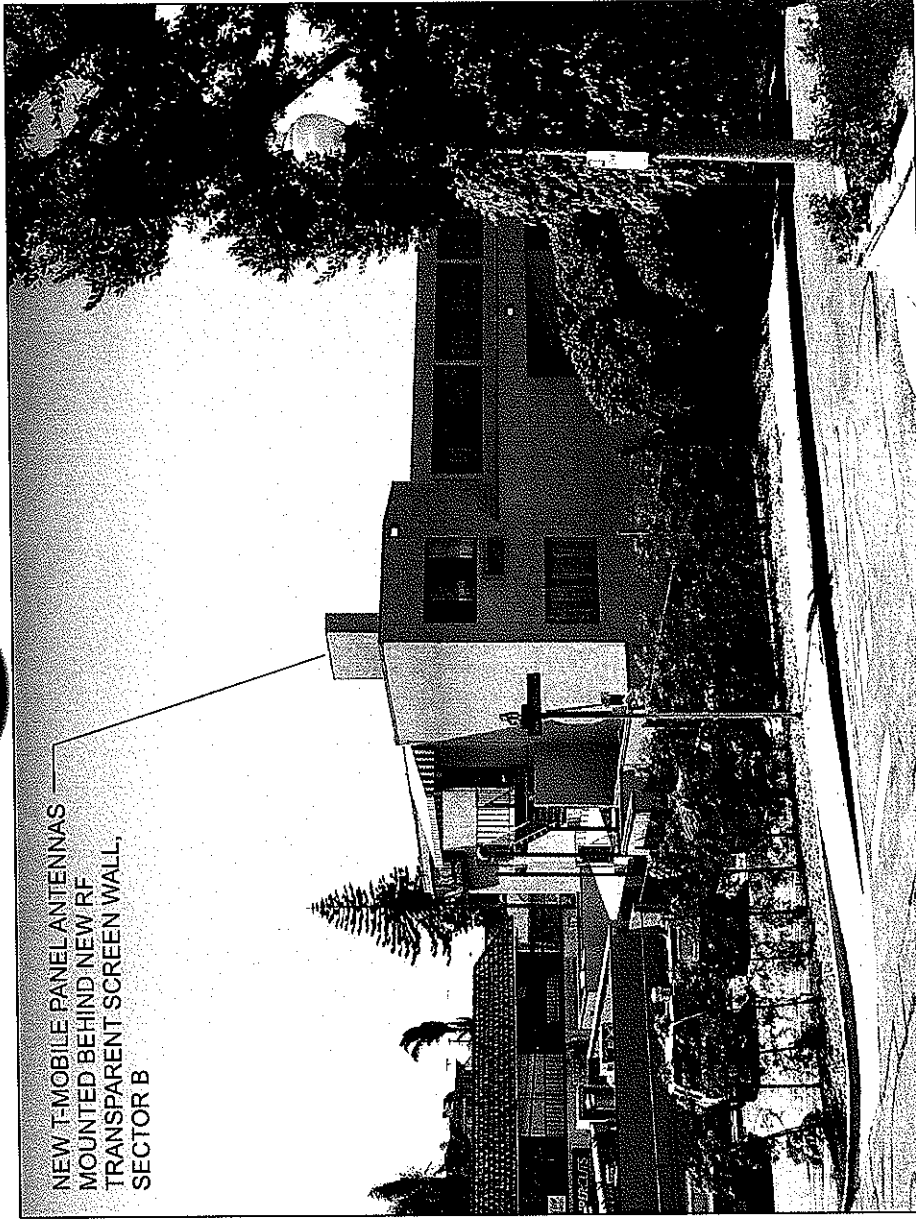


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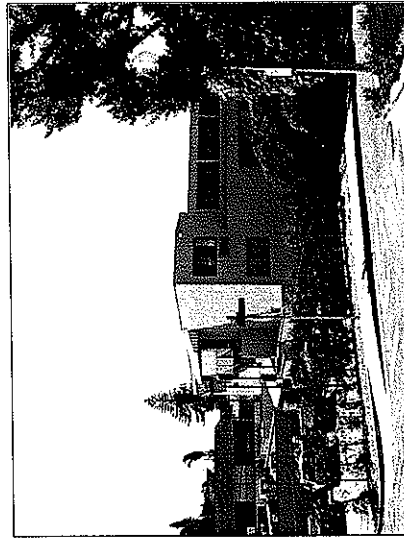
...T...Mobile...



Site Location



After



Before

LOOKING SOUTHWEST
FROM OCEAN DR.

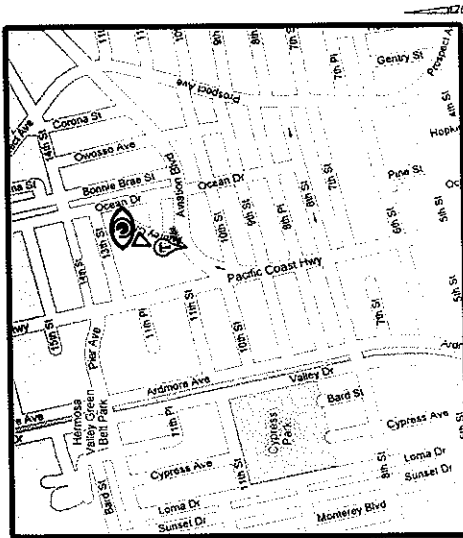
QUALITY INN-LA03366E
901 AVIATION BLVD.
HERMOSA BEACH, CA 90254

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•••T•••Mobile•



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La Palma, CA 90623

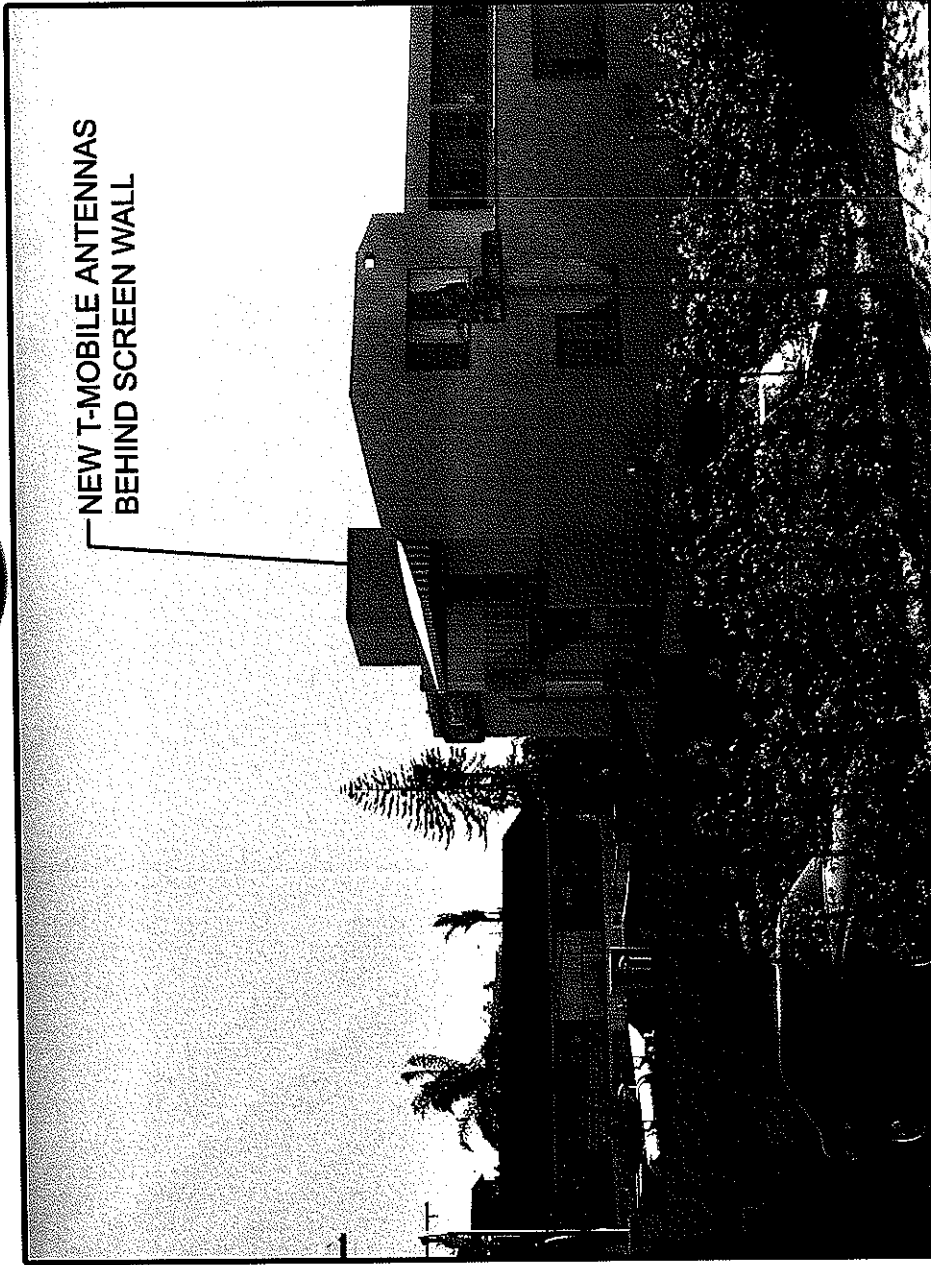


Site Location



Before

LOOKING SOUTHWEST FROM AUDREY CT



NEW T-MOBILE ANTENNAS
BEHIND SCREEN WALL

After

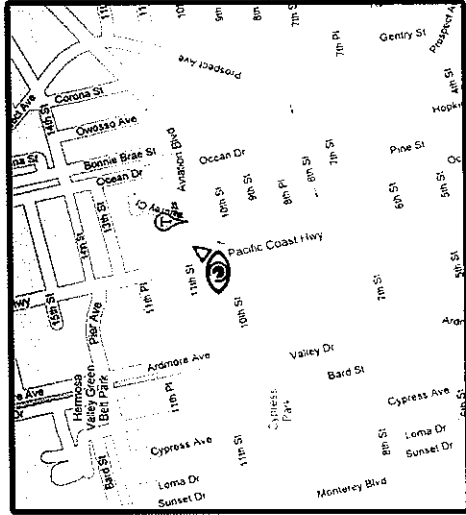
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901 AVIATION BLVD, HERMOSA, CA 90254

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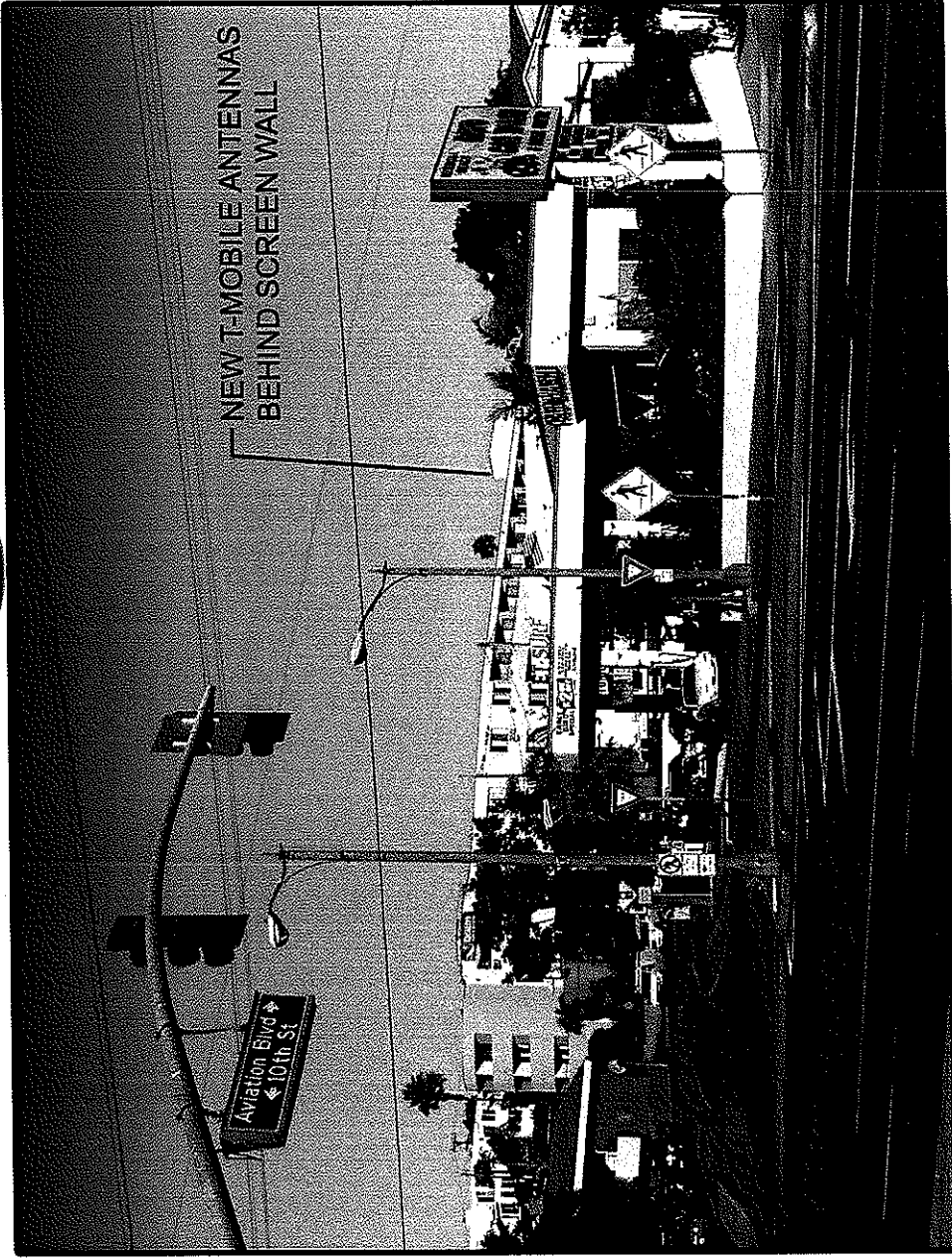
Communication Services Inc.
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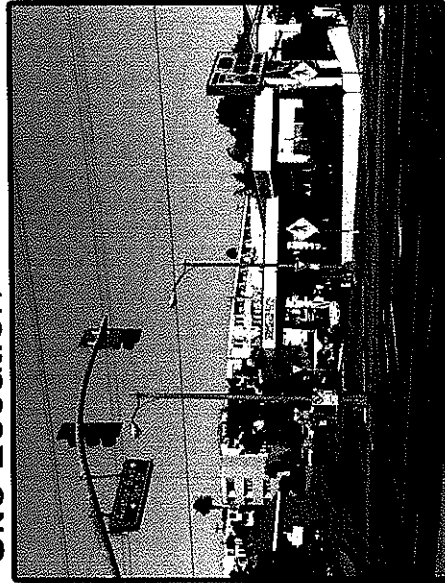
---T---Mobile-

Site Location



**NEW T-MOBILE ANTENNAS
 BEHIND SCREEN WALL**

After



Before

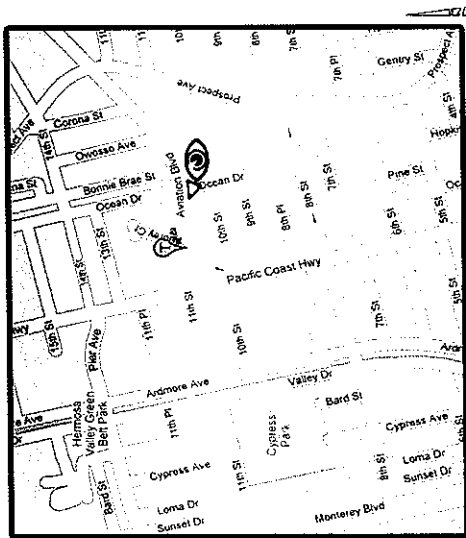
**QUALITY INN - LA03366E
 901 AVIATION BLVD, HERMOSA, CA 90254**

LOOKING NORTHEAST FROM PCH



Communication Services Inc.
 1 Centerpointe Dr, Suite 320
 La Palma, CA 90623

...T...Mobile-

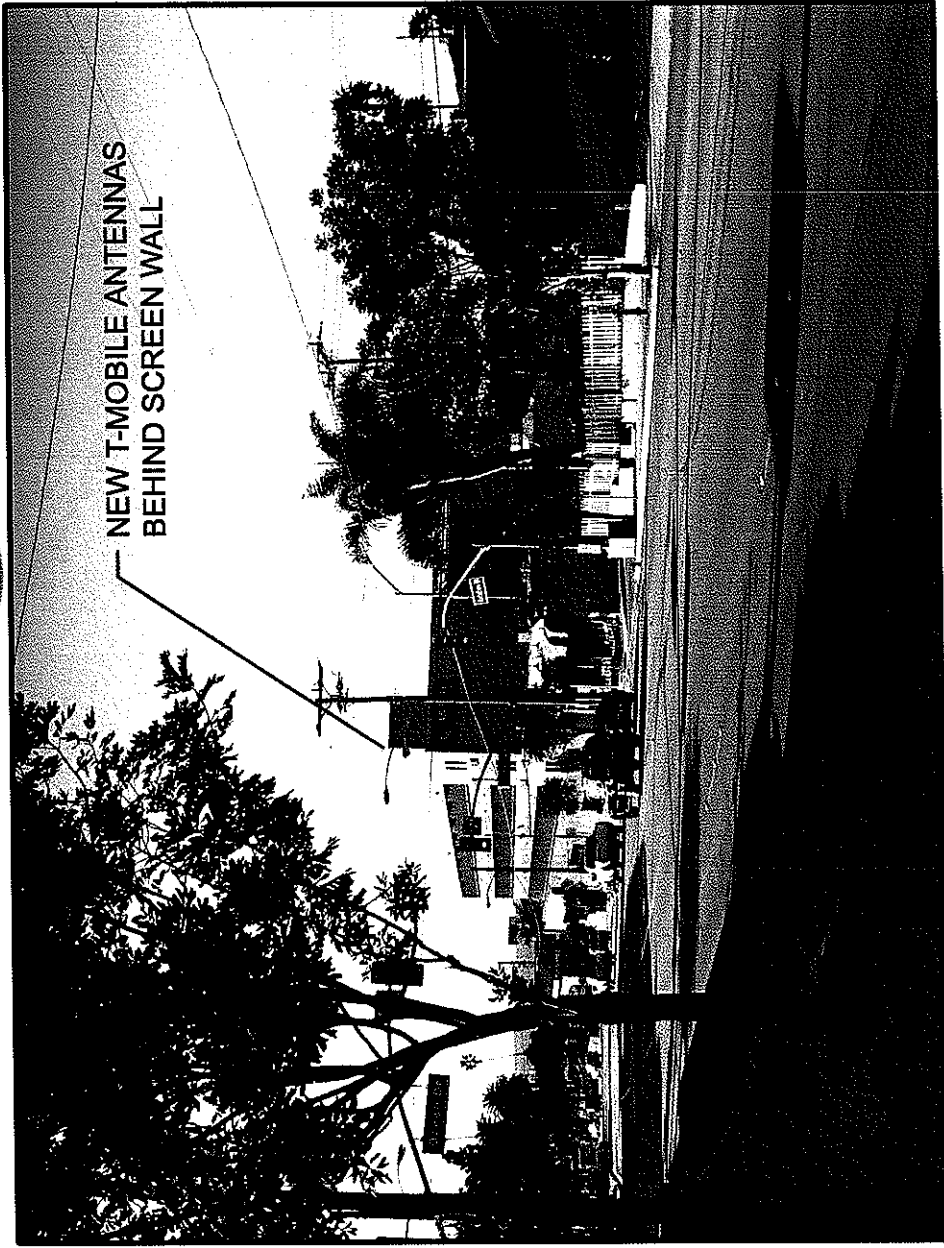


Site Location



Before

LOOKING NORTHWEST FROM OCEAN DR

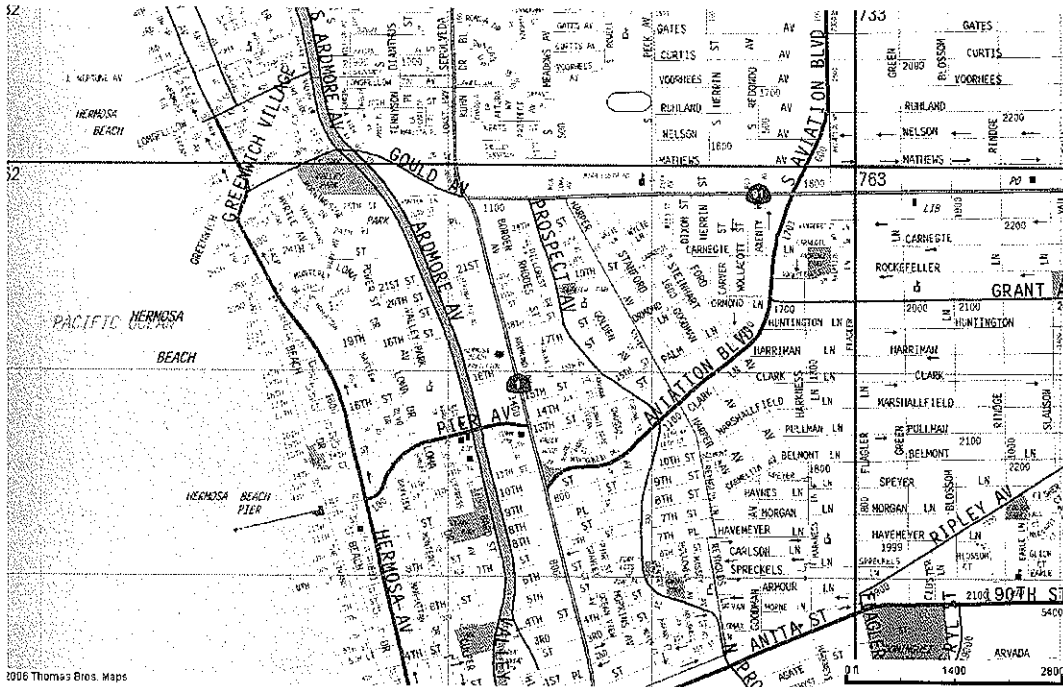


**NEW T-MOBILE ANTENNAS
 BEHIND SCREEN WALL**

After

**QUALITY INN - LA03366E
 901 AVIATION BLVD, HERMOSA, CA 90254**

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.



Vicinity Map



Birds Eye View

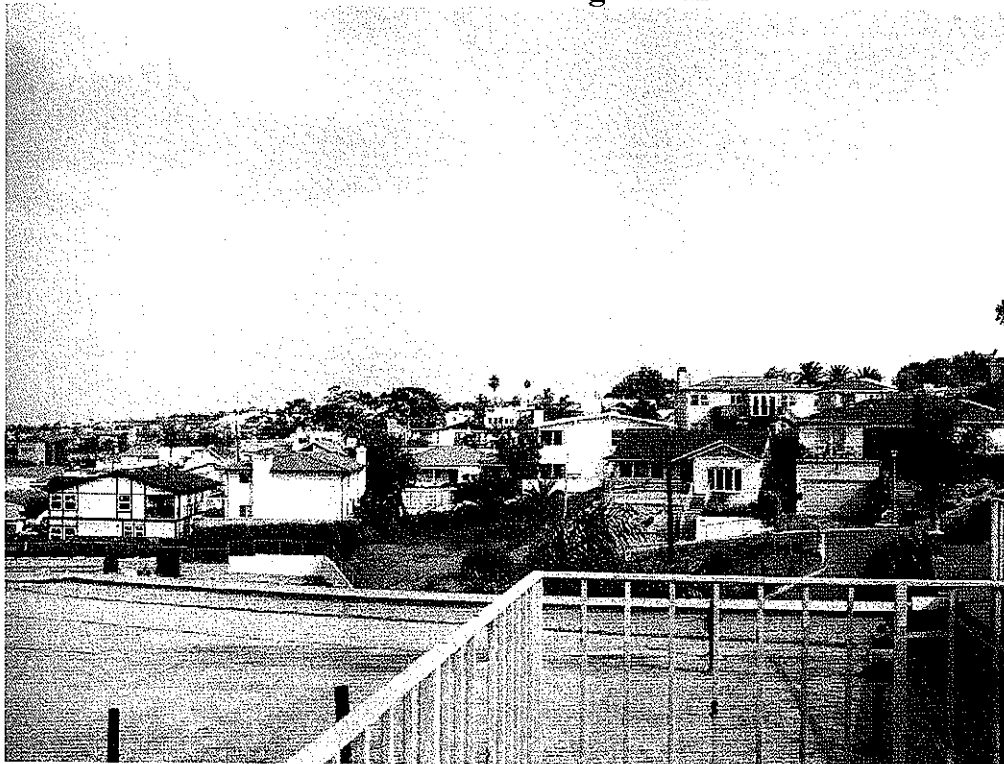
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COMMUNITY DEV. DEPT.



View of Site facing North



View to North



View to Northeast



View to East



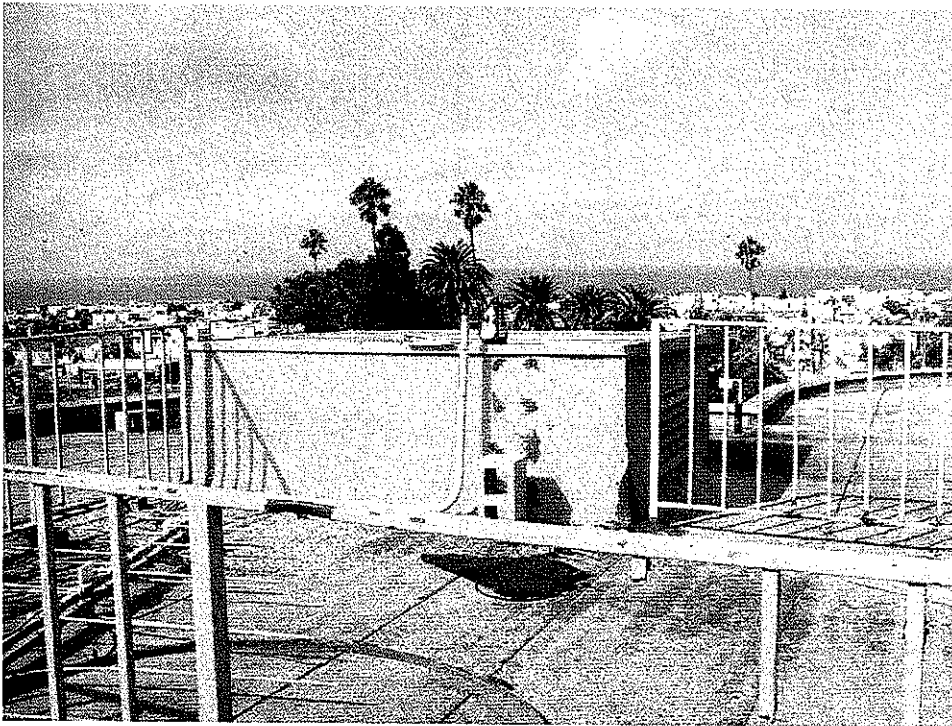
View to Southeast



View to South



View to Southwest



View to West



View to Northwest

Supplemental Application Requirements for Wireless Communications Facilities
Pursuant to Section 17.40.170.A

1. *Screening and Site Selection Efforts*----- →Page 1
2. *Location of existing facilities in Hermosa Beach and within 5 miles*----- →Page 3
3. *Proposed Coverage Area for Hermosa Beach*----- →Page 5
4. *Compliance with building code and regulations statement*----- →Page 9
5. *Co-Location Statement*----- →Page 10
6. *RF Evaluation Statement*----- →Page 11
7. *FCC compliance and 2 year agreement statement*----- →Page 12
8. *Alternative Site Analysis*----- →Page 13

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Screening and Site Selection Efforts
Pursuant to Section 17.40.170.C

- 1. The extent to which the proposed facility blends into the surrounding environment or is architecturally integrated into a concealing structure, taking into consideration alternate sites that are available.**

The proposed WTF is for a roof mounted site. The antennas located on the rooftop will be screened with screening that will be painted/textured to match the existing building. A number of alternative sites were looked at when evaluation the coverage objective for this area. (See Attached Alternative Site Analysis)

- 2. The extent to which the proposed facility is screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures.**

The proposed WTF is for a roof mounted site. T-Mobile is not proposing any new vegetation as the subject site is located on a rooftop. T-Mobile is however concealing the antennas with a screen wall that will be painted/textured to match the existing building.

- 3. The total size of the proposed facility, particularly in relation to surrounding and supporting structures.**

The proposed site will be located on the rooftop of the subject building and is approximately 421 Square Ft. All antennas will be located in a single screened penthouse structure and will not be readily noticeable to the general public. There are no existing monopoles for which to mount the facility on, so T-Mobile has chosen an existing building which already has the height that the T-Mobile Radio Frequency Engineers need.

- 4. The availability of suitable alternative locations for the facility**

See Attached Alternative Site Analysis that briefly describes the other locations that were explored when sighting the proposed facility.

- 5. Preference shall be given to facilities located on publicly owned structures, co-location, and shared site.**

While T-Mobile is no co-locating with another carrier (as suitable locations exist), the have chosen a building for which to locate on that already has the height needed to meet the coverage objectives. By locating on an existing building with sufficient height it alleviates the need to erect a new freestanding element into the community.

6. Preference shall be given to sites which are not located along primary street frontage, front yard areas or adjacent to residential uses.

The area along Aviation Blvd. is an area of significantly low coverage. The proposed site aims to fill the coverage gap. Unlike other land uses, which can be spatially determined through the General Plan the location of wireless telecommunication facilities is based on technical requirements which include service area, geographical elevations, alignment with surrounding sites and customer demand components. Placement within the urban geography is dependent on these requirements. Consequently, wireless telecommunication facilities have been located adjacent to and within all major land use categories including residential, commercial, industrial, open space, etc. proving to be compatible in all locations. The proposed facility will not detrimental to the character of development, as it will be un-staffed, having no impact on circulation systems. Furthermore, it will generate no noise, odor, smoke or any other adverse impacts to adjacent land uses. In addition, the proposed wireless telecommunications facility will operate in full compliance with all local, state and federal regulations including the Telecommunications Act of 1996.

7. Whenever possible, wireless communication facilities should be located on existing buildings, existing poles, or other existing support structures.

The proposed wireless facility is to be located on an existing building, as encouraged by the City's wireless sighting guidelines.

Location of existing facilities in Hermosa Beach and Within 5 Miles

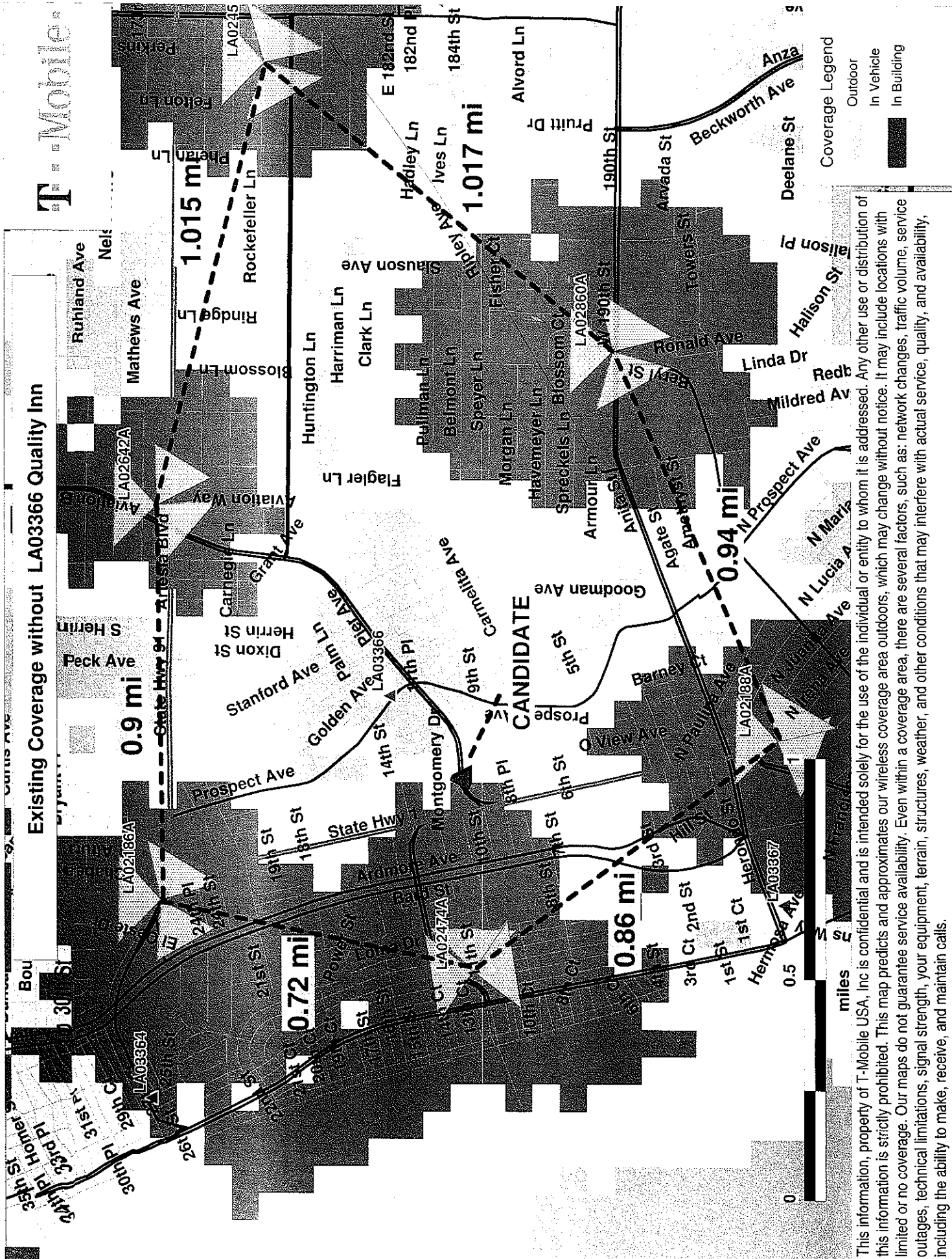
SITEID	Site Name	Type	Class	Address	City	State
LA02150A	LA150 LA-150-10	Building	Rooftop	15916 CRENSHAW BLVD	GARDENA	CA
LA02184A	SM010 Torrance Marriott	Building	Rooftop	FASHION WAY & HAWTHORNE	TORRANCE	CA
LA02186A	LA186 LA-186-00	Building	Rooftop	2601 PACIFIC COAST HWY	HERMOSA BEACH	CA
LA02188A	LA188 LA-188-00	Building	Rooftop	823 N JUANITA AVE	REDONDO BEACH	CA
LA02230A	LA230 Scattergood	Building	Side Mounted	12700 VISTA DEL MAR	PLAYA DEL REY	CA
LA02232A	LA232 LA-232-10	Building	Side Mounted	525 N SEPULVEDA BLVD	EL SEGUNDO	CA
LA02297A	LA047 Del Aire	Rawland	Monopole	5400 ROSECRANS AVE	HAWTHORNE	CA
LA02312A	SM047 Pac Bell Switch	Building	Rooftop	12722 BIRCH AVE	HAWTHORNE	CA
LA02329A	LA049 Torrance	Rawland	Monopole	2706 AND 2708 WEST 182ND ST	TORRANCE	CA
LA02337A	SM050 SCE La Fresa Substa	Collocation	Self Support Tower	17680 YUKON AVE	TORRANCE	CA
LA02408A	LA408 LA-408-00	Building	Rooftop	2550 VIA TEJON	PALOS VERDES ESTATES	CA
LA02447A	SM072 Bobit Publishing	Building	Rooftop	21061 WESTERN AVE	TORRANCE	CA
LA02459A	SM075 SCE Tower M5/T4 Gra	Collocation	Utility Lattice Tower	INGLEWOOD AVE & ROCKEFELLER LN	REDONDO BEACH	CA
LA02461A	SM076 Public Storage	Building	Rooftop	1720 CRENSHAW BLVD	TORRANCE	CA
LA02466A	LA466 Redondo Beach	Collocation	Utility Monopole	909 CAMINO REAL	REDONDO BEACH	CA
LA02474A	LA474 200 Pier Ave	Building	Rooftop	200 Pier Ave	Hermosa Beach	CA
LA02494A	LA494 Bristol Farms Shopp	Building	Rooftop	1570 ROSECRANS AVE	Manhattan Beach	CA

SITEID	Site_Name	Type	Class	Address	City	State
LA02565A	LA565 Ramada Plaza Hotel	Building	Side Mounted	5250 W EL SEGUNDO	HAWTHORNE	CA
LA02586A	LA586 ZA Torrance Associa	Rawland	Monopole	4240 190TH ST	TORRANCE	CA
LA02597A	LA597 JCA Associates Lot	Rawland	Tree	2500 MARINE AVE	REDONDO BEACH	CA
LA02623A	SM214 Public Storage Haw	Building	Rooftop	14107 CRENSHAW BLVD	HAWTHORNE	CA
LA02624A	SM218 Planned Parenthood	Building	Rooftop	14623 HAWTHORNE BLVD	LAWDALE	CA
LA02637A	LA637 Hawthorne	Rawland	Light Pole	13914 PRAIRIE AVE	HAWTHORNE	CA
LA02638A	LA233 El Porto Building	Building	Rooftop	312 Rosecrans Ave.	MANHATTAN BEACH	CA
LA02639A	LA234 LA-234-00	Collocation	Monopole	1900 HUGHES WAY	EL SEGUNDO	CA
LA02669A	SM241 SCE / Performance N	Collocation	Utility Lattice Towe	2600 BELAND BLVD	REDONDO BEACH	CA
LA02739A	SM474 Leung Bldg.	Building	Rooftop	2409 N SEPULVEDA BLVD	MANHATTAN BEACH	CA
LA02742A	LA483 Anthony's Music Stud	Collocation	Monopole	203 RICHMOND ST	EL SEGUNDO	CA
LA02796A	LA796 Palos Verdes #14	Collocation	Utility Monopole	5066 1/2 ROLLING MEADOWS RD	PALOS VERDES PENINSULA	CA
LA02860A	LA860 Ripley & Meyer	Rawland	Monopole	2109 1/2 190TH ST	REDONDO BEACH	CA
LA02911A	LA911 N. Manhattan Bch. "	Collocation	Utility Monopole	2750 GRANDVIEW AVE	MANHATTAN BEACH	CA
LA03207A	SM207 Embassy Suites LAX	Building	Rooftop	1440 E Imperial Ave	El Segundo	CA
LA03368B	LA3368 Tonerland	Rawland	Monopole	1601 W 190th St	Gardena	CA
LA03382A	SM382 PubStor-Nextel Colo	Collocation	Monopole	3501 Lomita Blvd	Torrance	CA
LA03611A	LA3611 SCE Tower-Prairie	Collocation	Catenary Structure	17722 PRAIRIE AVE.	Torrance	CA

901 Aviation Blvd.
Hermosa Beach, CA

Proposed Coverage Area for Hermosa Beach

The proposed candidate is intended to service the general area along Aviation Blvd and the surrounding residential area. It will provide reliable wireless coverage and data services to the people who reside, work, and visit the area. The location of the search area is centrally located in the City of Hermosa Beach and cannot be located out of the City. See Attached Coverage Maps.



Coverage Legend
 Outdoor
 In Vehicle
 In Building

Existing Coverage without LA03366 Quality Inn

0.9 mi

0.72 mi

0.86 mi

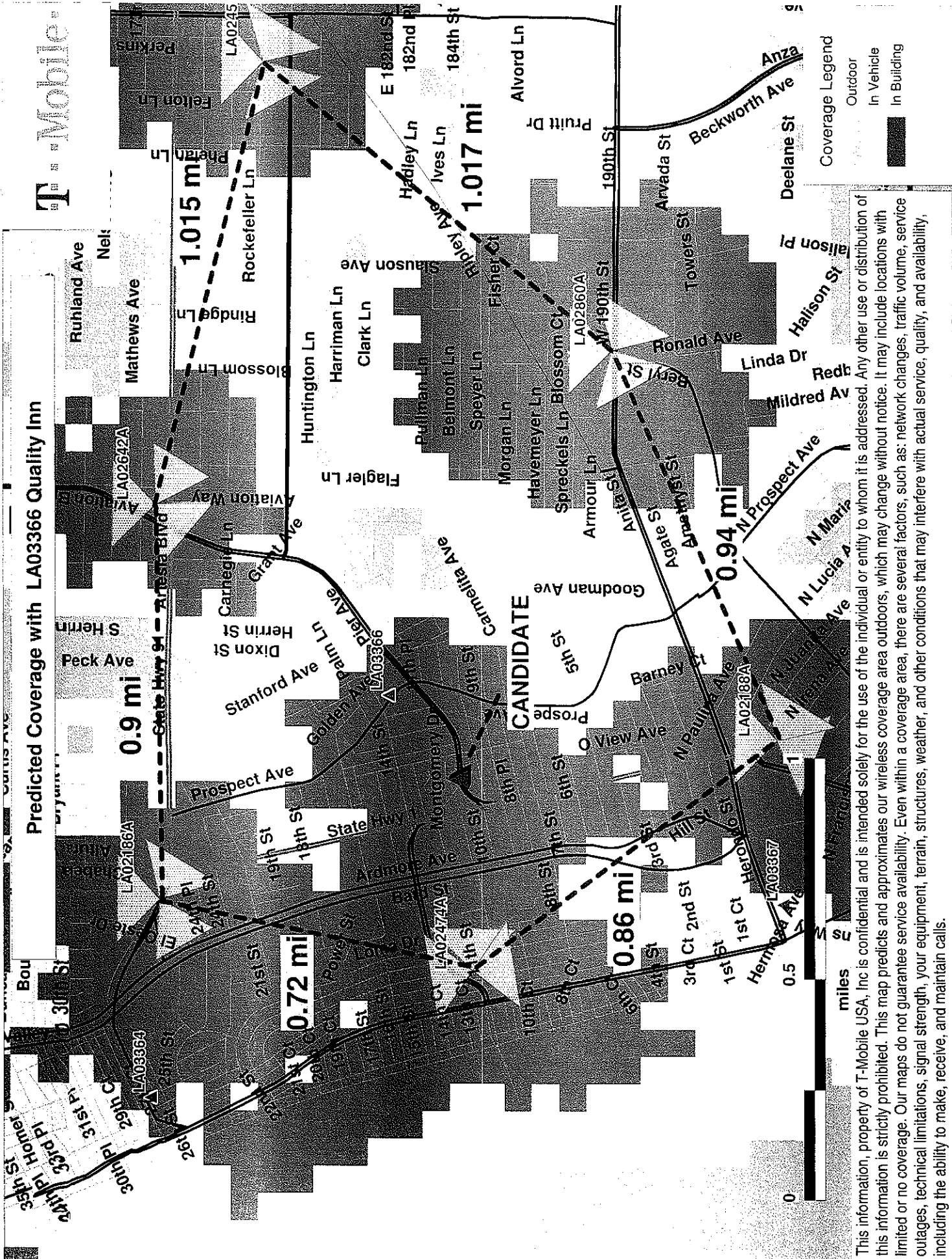
0.94 mi

1.017 mi

CANDIDATE

miles

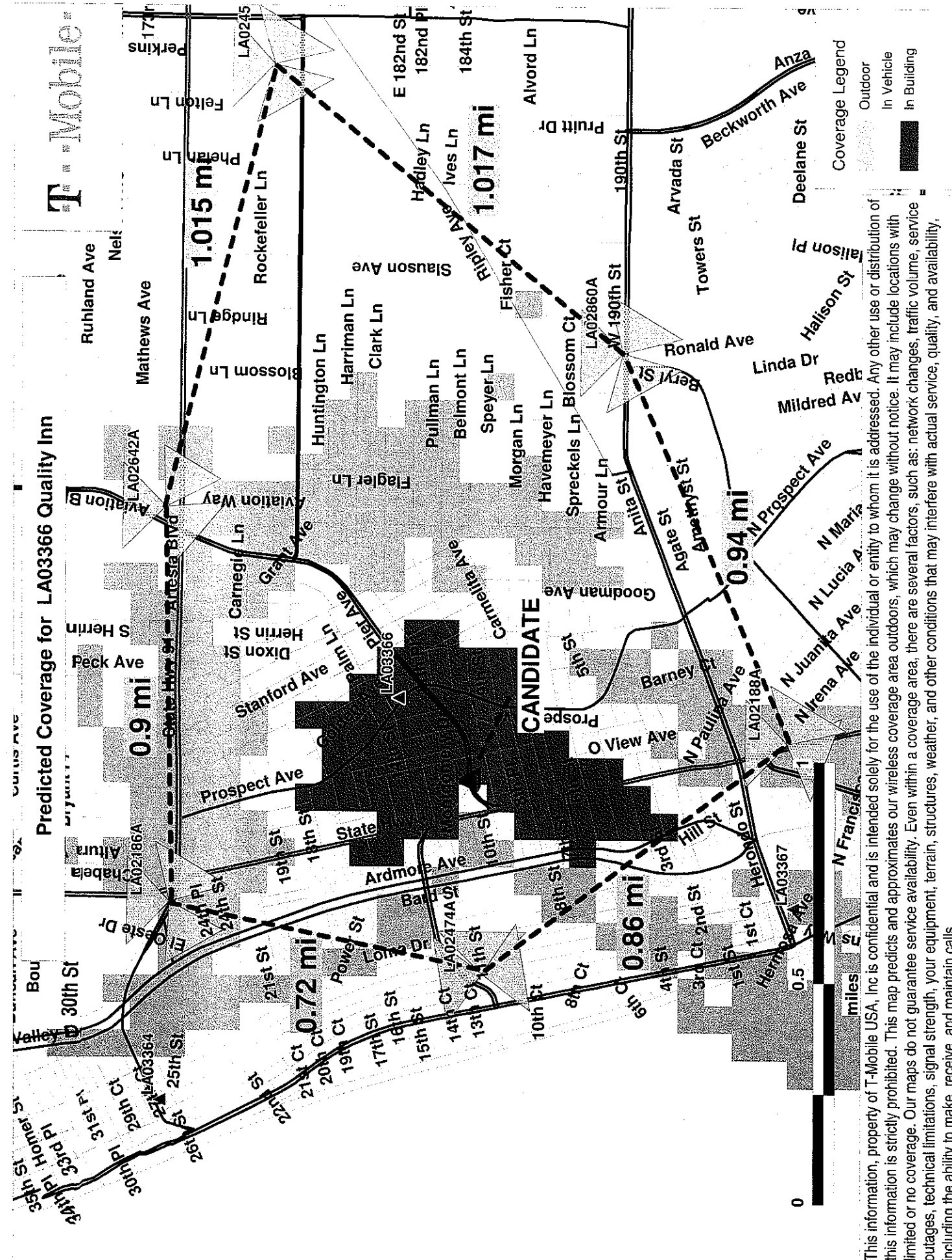
This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom it is addressed. Any other use or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors, which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within a coverage area, there are several factors, such as: network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.



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T-Mobile

Predicted Coverage for LA03366 Quality Inn



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901 Aviation Blvd.
Hermosa Beach, CA

Compliance with Building Code and Regulation Requirements Statement

T-Mobile will, in accordance with Section 17.40.170, erect, locate, operate, and maintain this wireless facility at all times in compliance with this Section and all applicable laws, regulations and requirements of the Building Code, and every other code and regulation imposed or enforced by the City of Hermosa Beach, the State of California, and the United States Federal Government.



January 9, 2007

City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, CA 90254

Re: Collocation Statement (901 Aviation Blvd.)

Dear Sol Blumenfeld:

The lease agreement between T-Mobile and the property owner does not preclude collocation of other wireless telecommunication facilities. T-Mobile will cooperate with other carriers in the event of a co-location request when technically feasible. If you have any questions or comments; please do not hesitate to contact me.

Thank you,

Jason Kozora
Authorized T-Mobile Representative
Land Use Planner
Trillium Consulting, Inc.
5912 Bolsa Ave., Suite 202
Huntington Beach, CA 92649
(O) 714-799-2000 (F) 714-799-2020 (M) 714-362-5150

RF Evaluation Statement



3 Imperial Promenade Suite 1100
Santa Ana, CA 92707

Date: January 29, 2007
To: City of Los Angeles
From: Kamal Sadarangani
Senior RF Engineer, T-Mobile
Subject: FCC/FAA Compliance

All T-Mobile wireless facilities, including macrocells, microcells and other transmitting facilities must be in compliance with all applicable Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) regulations. Each site that potentially extends into aircraft airspace is notified to the FAA and the FCC. In order to assure on-going compliance, periodic inspections are conducted and recorded.

The proposed wireless telecommunications facility is designed to operate within the parameters of, and in compliance with, all applicable state and federal regulations during the term of operation.

FCC Compliance and Two Year Agreement Statement

T-Mobile will, at all times, ensure that the proposed wireless communication facility meets FCC regulations and standards for construction, maintenance and operations. Ten days after installation and every two years thereafter, T-Mobile will submit a certification report, attested to by a licensed engineer expert in the field of RF emissions, that the facility is compliant with applicable FCC regulations for RF emissions.



Alternative Site Analysis

901 Aviation Blvd., Hermosa Beach, CA 90254

Zone: G-3 ; General Commercial

APN: 4185-011-062

The Radio Frequency (RF) Engineer for T-Mobile had specific coverage objectives, which were to provide infill and provide ¼ mile coverage at Aviation Boulevard and Prospect Avenue in the city of Hermosa Beach. There are coverage complaints from customers in this residential area; which currently have poor coverage. The in-car signal strength is inadequate and provides unreliable coverage to surrounding residential homes. The property located at 901 Aviation Boulevard was determined to be the ideal spot for T-Mobile to locate their rooftop facility. The existing building provides necessary height without introducing a new vertical element into the surroundings. The RF search ring objective was to provide infill between sites LA02474A, LA02642A, LA02860A and LA02188A as well as provide reliable, dependable service to the surrounding community. The properties adjacent to this candidate are a mix of commercial and residential uses; with no additional opportunities for sites nearby that would meet the RF coverage objectives. The proposed facility has been designed so that it will not adversely affect the aesthetics, functionally and/or use of the existing property. T-Mobile has explored other properties in the area and found them not viable due to various things such as RF compatibility, leasing issues and zoning regulations. The other properties explored were:

- (1). **Automator (1060 Aviation Blvd.)** – the city wanted the carriers to "share" available height, it would mean that in order to cohabitate with Sprint they would have to reduce their overall height of their antennas to accommodate T-Mobile.
- (2). **Aviation Commercial (1200 Aviation Blvd.)** - was identified as a candidate and due to the lack of lease space and equipment location issues this candidate was deemed an undesirable candidate.
- (3). **Church of Christ (1063 Aviation Blvd.)** - was identified as a potential candidate however due to minimal ground space for site development and the site resides in Hermosa Beach this candidate was later rejected.
- (4). **ATS COLO LA0197 (1112 Aviation Blvd.)** – was identified as a potential candidate however due to lack of lease space and available ground space necessary for the pole this candidate was later rejected.

T-Mobile evaluated the possibilities and found the subject site to be conducive to RF requirements. T-Mobile is currently proposing a rooftop wireless site due to the high demand for the needed coverage and to adequately provide reliable service to the surrounding residents. The subject property will allow T-Mobile to install a rooftop facility and equipment that would have screening to minimize visual impacts from the antennas on the roof; as well as meet coverage objectives and satisfy development standards. Nonetheless, T-Mobile is currently proposing a rooftop wireless facility that

would have minimal visual impacts; as well as comply with the design and development standards set forth by the city of Hermosa Beach.