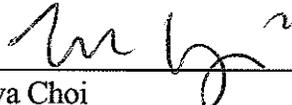




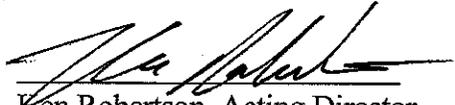
along the easterly property line facing Ocean Drive is well below the 35 feet height limit. The proposed roof panels will be mounted upright; 7 feet above existing roof line on the easterly portion of the roof, within the allowable height limit for the property and thereby precludes it from the surface area calculations for allowable rooftop antennas coverage. 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, two panels consisted of seven antennas will be mounted on the sides of the building, completely screened by transparent stealth boxes that are painted, textured, and designed to be architecturally compatible with the existing building facades. The third panel housing three antennas inside screen 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. The remaining equipment needed for the operation of the wireless facility will be placed within a leased storage area on the lower level; the applicant is proposing to place new wrought iron gates with removable rails around the equipment cabinets.

The proposed wireless telecommunications facility is co-located with existing commercial uses. Staff believes the proposed antennas are adequately screened consistent with Section 17.46.170C, while meeting the applicant's objective to improve service in this area. Therefore, Staff recommends approval of the Conditional Use Permit request subject to the conditions as contained in the resolution.

  
\_\_\_\_\_  
Eva Choi  
Planning Assistant

CONCUR:

  
\_\_\_\_\_  
Ken Robertson, Acting Director  
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Aerial Photo
4. Applicant Correspondence
5. Photos

P.C. RESOLUTION NO. 07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITY ON AN EXISTING HOTEL BUILDING AT 901 AVIATION BOULEVARD LEGALLY DESCRIBED AS LOT 3 AND ALL OF LOT 4 THROUGH 8 INCLUSIVE, TRACT NO. 6917.

The Planning Commission 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 telecommunications 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 Amendment on June 19, 2007, 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 ten (10) antennas projected on three (3) separate panels. The mounted antennas panel on the southeast corner of the building faces Aviation Boulevard measure 96 inches wide by 12 inches deep; the mounted second antenna panel on the west building façade facing Pacific Coast Highway measure 180 inches wide by 24 inches deep on the widest side. The third antenna panel stand upright on the existing building roof along the easterly property line and measure 7-foot tall by 8-foot wide and 2-foot deep. Most of the other equipment for the wireless facility will be placed within a storage room on the first floor of the hotel building. The mounted antennas panels will not exceed the height of the existing parapet wall. The applicant indicates that the antennas are required to service the northeast and southwest portions of the city.

2. The subject lot is zoned C-3, General Commercial.

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

1. The proposed wireless telecommunications facility will be co-located with an existing hotel building.

- 1 2. The proposed antennas panels mounted on the exterior wall will not exceed the  
2 height of the existing parapet wall. The antenna panels located on the roof will  
3 not exceed the height limit.
- 3 3. The proposed location of the facilities will not be materially detrimental to property  
4 or improvements in the vicinity and zone.
- 5 4. Section 17.46.240 requires that the City consider the extent to which the proposed  
6 facility is screened or camouflaged by existing or proposed new topography,  
7 vegetation, buildings, or other structures, and the applicant has demonstrated that  
8 these facilities will be adequately screened.

8 Section 5. Based on the foregoing, the Planning Commission hereby approves the  
9 subject Conditional Use Permit subject to the following **Conditions of Approval:**

- 10 1. **The roof plan shall be revised to show the maximum height on the roof panel.**  
11 **Precise building height shall be reviewed at the time of plan check, to the**  
12 **satisfaction of the Community Development Director.**
- 12 2. **An RF Environmental Evaluation Report shall be prepared by the applicant**  
13 **indicating that the proposed wireless telecommunications facility meets FCC**  
14 **regulations and standards for construction, maintenance and operations ten**  
15 **days after installation of the facility and every two years thereafter the**  
16 **telecommunications service provider must submit a certification report**  
17 **attested to by a licensed RF engineer that the facility is compliant with**  
18 **applicable FCC regulations for RF emissions.**
- 16 3. **All antennas panels shall be screened by transparent stealth boxes and screen**  
17 **walls that will be painted, textured and designed to be architecturally**  
18 **compatible with the existing building facades, and to blend with surrounding**  
19 **materials and colors. No logos or other commercially identifying graphics shall**  
20 **be installed on the wireless communication facility.**

20 Section 6. This grant shall not be effective for any purposes until the permittee and  
21 the owners of the property involved have filed at the office of the Planning Division of the  
22 Community Development Department their affidavits stating that they are aware of, and  
23 agree to accept, all of the conditions of this grant.

23 The Conditional Use Permit shall be recorded, and proof of recordation shall be submitted to  
24 the Community Development Department.

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

27 Permittee shall defend, indemnify and hold harmless the City, it agents, officers, and  
28 employees from any claim, action, or proceeding against the City or its agents, officers, or  
29 employee to attack, set aside, void or annul this permit approval, which action is brought

1 within the applicable time period of the State Government Code. The City shall promptly  
2 notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in  
3 the defense. If the City fails to promptly notify the permittee of any claim, action or  
4 proceeding, or if the City fails to cooperate fully in the defense, the permittee shall no  
5 thereafter be responsible to defend, indemnify, or hold harmless the City.

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

11 The subject property shall be developed, maintained and operated in full compliance with the  
12 conditions of this grant and any law, statute, ordinance or other regulation applicable to any  
13 development or activity on the subject property. Failure of the permittee to cease any  
14 development or activity not in full compliance shall be a violation of these conditions.

15 The Planning Commission may review this Conditional Use Permit and may amend the  
16 subject conditions or impose any new conditions if deemed necessary to mitigate detrimental  
17 effects on the neighborhood resulting from the subject use.

18 Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision  
19 of the Planning Commission, after a formal appeal to the City Council, must be made within  
20 90 days after the final decision by the City Council.

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22 VOTE:           AYES:  
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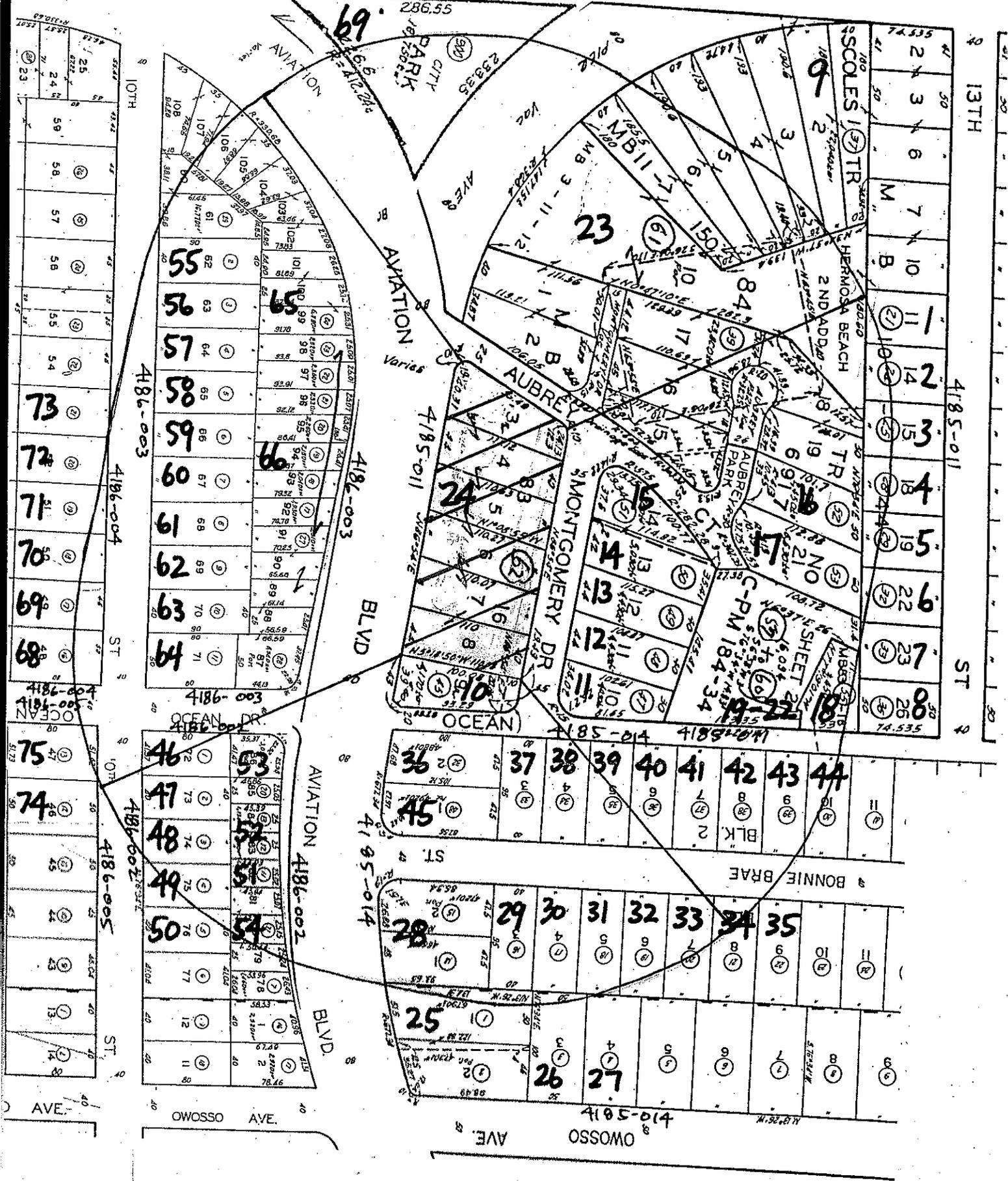
198 Kent Allen, Chairman

199 Ken Robertson, Secretary

200 June 19, 2007

201 Date

202 CUPR901Aviation



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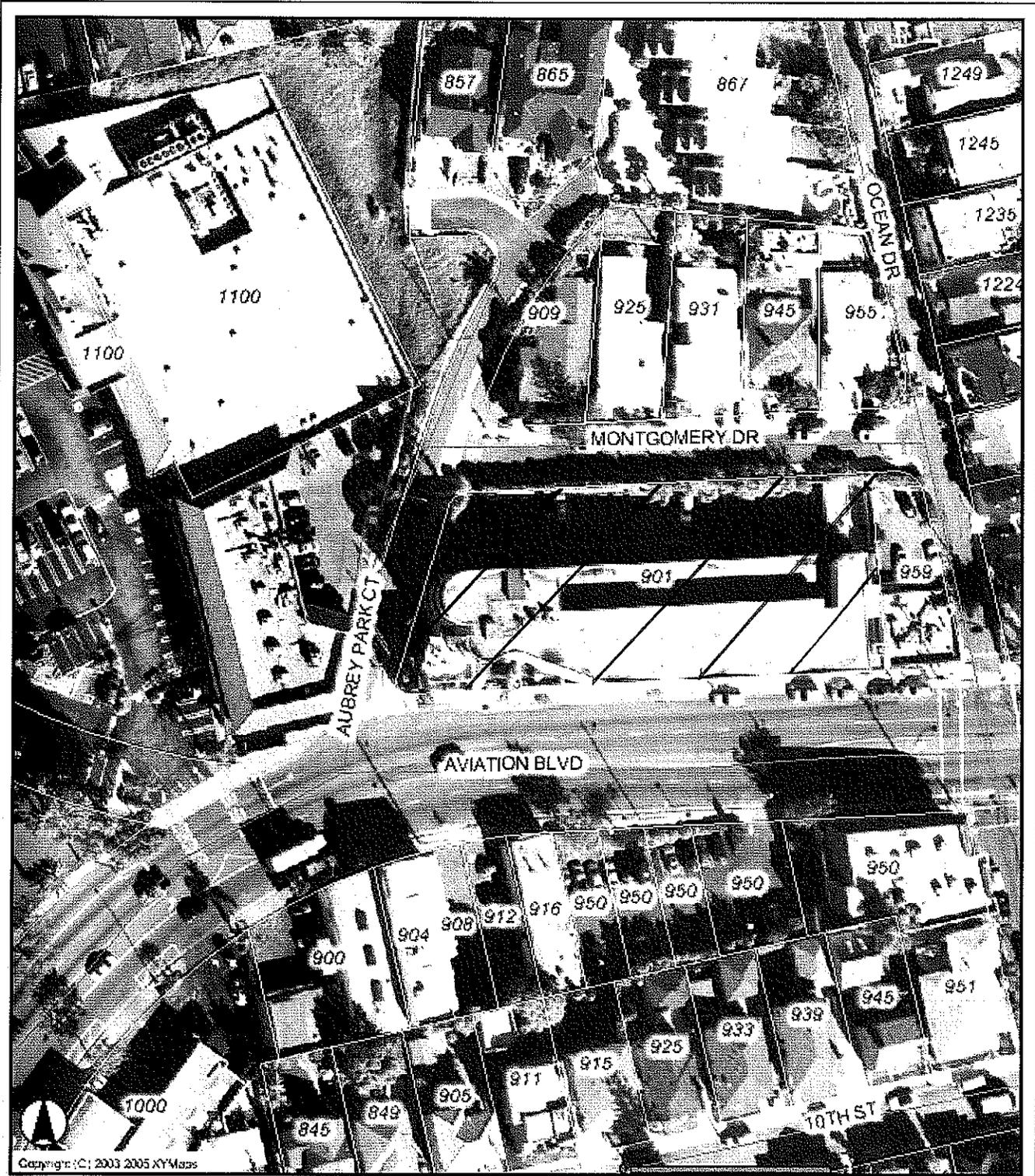
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OSSOMO AVE

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# 901 Aviation Boulevard

**RECEIVED**

JAN 30 2007

**City of Hermosa Beach**  
**Wireless Telecommunication Facility** COMMUNITY DEV. DEPT.  
**Proposal for**  
**Conditional Use Permit**



**LA03366E**

**901 Aviation Boulevard, Hermosa Beach CA 90254**

**APN: 4185-011-062**

**Applicant:**

**T-Mobile**

**Agent: Jason Kozora**

**Trillium Telecom Services**

*T-Mobile*

**Wireless Telecommunications Facility at:  
901 Aviation Boulevard, Hermosa Beach, CA 90254  
APN: 4185-011-062**

**Project Description**

**Introduction**

T-Mobile is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, T-Mobile is licensed by the FCC to provide wireless communication services throughout California. T-Mobile is dedicated to providing customers with wireless technology designed to enrich their lives. T-Mobile's vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. T-Mobile is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks.

Efforts are currently underway in the Hermosa Beach Area to establish the required network infrastructure. T-Mobile has retained the services of Trillium, to facilitate the land use entitlement process. Trillium is currently seeking the review and approval of a Conditional Use Permit for the design of a wireless telecommunications facility at 901 Aviation Boulevard. The project site is to be located on the rooftop of a building behind screening to reduce visual impacts.

**Carrier Background**

T-Mobile serves millions of voice and data customers across the United States. Wireless communications will continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: portable telephones, computers and Personal Digital Assistants (PDAs). Wireless communications will provide voice, e-mail and Internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by T-Mobile differs from typical cellular networks in that it uses state of the art digital technology instead of analog systems, which have been in use since the early 1980's. The benefits include call privacy and security, improved voice quality, and an expanded menu of affordable products and services for personal and professional communications needs. The T-Mobile network will eventually feature a locator device that will connect 911 calls to local police and fire departments. In the event of an emergency, specially equipped emergency vehicles will be able to identify a customer's location once a call is received.

## **Project Overview**

T-Mobile requests a Plan Approval of an unmanned Wireless Telecommunication Facility at 901 Aviation Boulevard. The project is proposing the following:

- Wireless Telecommunications Facility on an existing roof top of an existing storage building which includes an installation total of twelve (12) panel antennas, divided equally into three (3) sectors, to be located behind a RF screen enclosure that will be painted/textured to match the existing building.
- Four (4) equipment cabinets on a concrete pad inside a storage room at the base level with lease area of 16'-8" ft x 13'-6" ft.( approx. 225 sq. ft.). These will not be viewable from any public vantage point.
- Electrical and Telco cables necessary to establish network.
- Power conduits and cable tray to conceal the cables.
- GPS antenna (inside screen wall)

Once constructed and operational, the communications facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, a T-Mobile technician on a periodic basis will service the facility. It is reasonable to expect that routine maintenance/inspection of the facility will occur once a month during normal working hours. Beyond this intermittent service, T-Mobile requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted.

## **Land Use Analysis**

The proposed site is currently being used for a Quality Inn Hotel providing services to the general public. This location (901 Aviation Boulevard) is zoned (G-3) General Commercial and is surrounded by General Commercial and Residential land uses. This project will be in compliance of all required setbacks and height restriction as indicated by City's codes and will meet FCC regulations and design standards for construction, maintenance and operations.

T-Mobile would be the only carrier at this location; however 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.

The screening would not exceed 7' feet above the rooftop of the building, which exceeds the 15' allowable. The RF transparent screening would be textured, painted to blend with the building and the surroundings. The equipment will be placed at the base floor of the

building inside a storage room / utility room in a secure location. This utility room is an excellent location for the equipment to minimize any noise or visual concerns of this project.

The proposed telecommunications facility was designed to provide efficient PCS coverage without creating a off-site visual impact. The proposed screening will be painted and textured to simulate an appearance of an architectural feature to the building; thereby creating a unified look. (See attached photographs and photo simulations).

### **Site Selection Considerations**

Selecting a site for use as PCS telecommunications facility is a laborious task. Radio frequency (RF) engineers must first identify an area within the system where radio coverage is inadequate or non-existent. A team of T-Mobile representatives visits the area in order to locate a viable candidate for use as a wireless telecommunications facility ("WTF")

There are four factors that determine a site candidate's viability:

1. *Ability to lease the necessary property.* The site candidate must have adequate space for the placement of radio equipment and antennas. Existing telecommunications facilities are first evaluated for co-location feasibility before a new site is pursued. The landowner must be willing to lease the area for use as a WTF. The ability to lease the site on acceptable terms and conditions is often the most important determinant of a site candidate's feasibility as a WTF.
2. *Ability to construct the proposed site.* The site candidate must have not only adequate space for the required equipment, but is must also be able to structurally support the antennas and the equipment. There must be adequate 24-hour access to the site for construction and maintenance of the WTF, and power and telephone lines must be accessible on site.
3. *Must conform to the zoning code.* The site candidate needs to be located within a land use (zoning) designation that is compatible with the telecommunications uses. In each search area, specific zoning classifications are researched to locate installations in areas where potentially significant environmental impacts are mitigated to a level of insignificance. Such preferred locations are often in commercial or industrial zones and property where other existing communications installations have already been approved and/or can be co-located in the future. Every effort is made to avoid, wherever possible, locating sites in area which may create a visual impact to public view-sheds.
4. *Ability to provide adequate RF coverage and connect to surrounding sites.* After the initial visits by site acquisition staff to a site, a coverage map is generated to determine how effectively each site can send and receive radio signals. Topography and other natural or man-made obstructions are evaluated for radio signal blockage to assess line-of-site transmission issues pertaining to the target coverage area. The ground

elevation, height, and topography are all factors that impact the effectiveness of radio coverage for the target coverage area and ability to connect to the surrounding WTF sites within the existing T-Mobile PCS network.

### **Overview of Site Design/Location Criteria**

The network of T-Mobile cell sites throughout the region is "location dependent," meaning that there is a necessary and logical interrelationship between each proposed site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit T-Mobile from providing uninterrupted or reliable service to customers in a defined coverage area. Furthermore, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed location, T-Mobile network deployment personnel have selected a site that not only meets the technical objectives of RF engineering, but concurrently provides the best sitting option with regard to other key criteria that include, but are not limited to: accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs.

### **Proposed Site Selection, Collocation and Local Coverage**

The need for improved service is determined by three factors:

1. Market demand
2. Capacity requirements for a specific geographic area.
3. Need to provide continuous coverage in a particular geographic region

**Summary of Candidates** – The Radio Frequency (RF) Engineer for T-Mobile had specific coverage objectives, which were to provide 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 roof top 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. They did not want to do this.

(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.

**Proposed Site Selection** – The proposed site was chosen due to its rooftop location and the ability to provide coverage to the surrounding area and handoff to existing sites within the network. T-Mobile chose the current location for the existing building that would provide the height needed to provide coverage and minimize any negative visual impact to the surrounding area without having to introduce a new vertical element.

The maximum height of the proposed antennas and screening will be 7 feet above the roofline; screening will be painted and textured to match the building. (See attached Project Plans/Site Survey and Photographs/Photo simulations).

The necessary height for the PCS antennas is determined by an engineering study. This study evaluates radio signal propagation over the desired coverage area based on topography, geographic features and possible signal attenuation due to season changes in vegetation. It is desirable to have a direct line of sight from the array of panel antennas to the required coverage objective.

The purpose of the proposed site is to provide continuous coverage to the City of Hermosa Beach within the T-Mobile wireless antenna network. The proposed site specifically serves the commercial area along Aviation Boulevard and the surrounding residential community. Please see attached RF Coverage Maps for further detail and signal propagation.

#### **Technical Site Description**

The type of antenna proposed is a panel antenna. There will be a total of three (3) sectors, with four (4) antennas per sector located behind RF transparent screening to be painted and textured to match the existing building. In addition, a Ground Positioning System (GPS) antenna will be mounted assist with satellite position and E911 compliance.

T-Mobile maintenance personnel will periodically visit the site for maintenance and repair. These tasks are performed on an as-needed basis, approximately once a month or less.

### **Site Development Standards and General Plan**

The location, size, design, and operating characteristics of the proposed facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

1. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.
2. The equipment does not emit fumes, smoke, or odors that could be considered objectionable.
3. The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The proposed communication facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed use is consistent with this finding in that:

Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of wireless telecommunications facilities are based on technical requirements which include service area, geographical elevations, alignment with neighboring sites and customer demand components. Placement within the urban geography is dependent on these requirements. Accordingly, 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 at the subject location will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the local community. This proposed wireless telecommunications facility will operate in full compliance with all state and federal regulations including the Telecommunications Act of 1996.

## **Project Benefits**

The proposed project will provide the following community benefits.

- Alternative emergency response communications for police, fire, paramedics and other emergency response services.
- Better voice and reception quality through use of the all-digital technology.
- Higher security and privacy for telephone users.
- More affordable service due to increased competition in the market area.