



AGENDA 01/10/13

PLANNING COMMISSION

Meeting

MEETING DATE:	Thursday, January 10, 2013
MEETING TIME:	5:30 p.m.
MEETING PLACE:	City Council Chambers, City Hall 350 Main Street El Segundo, California 90245-0989
VIDEO:	El Segundo Cable Channel 3 (Live). Replayed on Friday following Thursday's Meeting at: 1:00 p.m. and 7:00 p.m., Channel 3.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

Unless otherwise noted in the Agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the **Public Communications** portion of the meeting. Additionally, the public can comment on any public hearing item on the Agenda during the public hearing portion of such item. The time limit for comments is generally limited to five minutes per person.

Members of the public may request that items be placed on the Agenda by submitting a **Written Request** to the Planning and Building Safety Director at least ten days before the Planning Commission Meeting (by 10:00 a.m. the Monday of the prior week). The request must include a brief general description of the business to be transacted or discussed at the meeting. Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Planning and Building Safety Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications (Related to City Business only and for which the Planning Commission is responsible – 5 minutes per person; 30 minutes total).** *Individuals who received value of \$50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.*
- E. **Consent Calendar**

All items are to be adopted by one motion without discussion and passed unanimously. If a request for discussion of an item is made, the item(s) should be considered individually under the next Agenda heading.

- 1. Consideration and possible other action regarding approval of the December 13, 2012, Planning Commission Meeting Minutes.

RECOMMENDED ACTION: The recommended action is for the Planning Commission to approve the Minutes.

- F. **Call Items from Consent Calendar**
- G. **Written Communications (other than what is included in Agenda packets)**
None.
- H. **New Business – Public Hearing**

- 2. **Environmental Assessment No. EA-995 and Coordinated Antenna Program (CAP) No. 12-01** For the approval of a proposed Major Wireless Communication Facilities (EAs 914, 932, 937, and 957)
Addresses: 301 Vista Del Mar, 750 N. Lairport Street, 1910 Hughes Way, and 1440 East Imperial Avenue
Applicant: Black & Veatch % Robert McCormick
Property Owners: Southern California Edison

The Planning Division received applications for an Environmental Assessment, a Coordinated Antenna Program, and Conditional Use Permits to modify existing Wireless Telecommunication Facilities (WCF's) to replace existing antennas on four (4) existing Major WCF sites with larger antennas. The proposed Wireless Communication Facilities (WCF) are operated by AT&T and will serve to upgrade the company's network to LTE technology. One site also requires a Coastal Development Permit (301 Vista Del Mar) and one site (1440 East Imperial Avenue) also requires a variance for encroachment into front, rear, and side setbacks. Two of the sites are collocated (1440 E. Imperial Avenue and 1910 Hughes Way) with other wireless service providers. Below are the addresses and project descriptions for each site:

A. 301 Vista Del Mar (Environmental Assessment No. EA-957, Coastal Development Permit No. CDP 12-03 and Conditional Use Permit CUP No. 11-04)

The propose project would allow construction and operation of a Major Wireless Communication Facility (“WCF”) involving the replacement of existing antennas with new antennas at 301 Vista Del Mar. This site is the only one of the four located in the Coastal Zone. The proposed wireless facility is considered a Major WCF because the antennas are mounted unscreened on the western façade of the NRG Power Plant at a height of approximately 133 feet. The project is the construction and installation of 3 new 6-foot antennas to replace two 4-foot existing antennas. The existing equipment room is located inside the Power Plant building and will remain in the same location. The project site contains the NRG Power Plant and is located in the Heavy Industrial (M-2) Zone and is within the City’s Local Coastal Zone. Pursuant to ESMC Chapter 15-12, the proposed Major WCF requires approval of a Coastal Development Permit (CDP) since it is located in the Coastal Zone. The project proposes no additional square footage and is replacing existing antennas. The project is considered a minor development and does not require a Planning Commission public hearing. A CDP exemption determination was issued in 1990 for the original planning entitlement (EA-328 CDP 93-2) to construct the antennas being replaced.

B. 750 N. Lairport St. (EA-914 and CUP No. 11-04)

The propose project would allow construction and operation of a Major Wireless Communication Facility (“WCF”) at 750 N. Lairport Street. A Conditional Use Permit is required for a Major WCF that is mounted to a monopole. The antennas will be mounted on the existing 60-foot monopole at a maximum height of 46 feet. The proposed project would replace the existing antennas on the monopole with larger antenna dimensions. The project will use an existing 360 square-foot enclosure adjacent to the monopole. The project site contains a single-story commercial building and is located in the Corporate Office (C-O) Zone.

C. 1910 Hughes Way (EA-932 and CUP No. 11-02)

The proposed project would replace the existing AT&T antennas on the existing 100-foot monopole. The proposed wireless facility is considered a Major WCF because it is a ground-mounted monopole. Pursuant to ESMC §15-19-7(A), Major WCFs require a Conditional Use Permit. The Major WCF would use the existing outdoor equipment enclosure located on the west side of the office storage building. The project is the construction and installation of twelve (12) new 8-foot tall antennas to replace nine (9) existing 4-foot tall antennas on an existing 100-foot monopole. Approval of a CUP is required because it is being installed on a monopole. The highest antennas would be installed on the monopole at a maximum height of 100 feet. The proposed height antennas do not exceed the maximum allowable height of 200 feet in the zoning district. The project site contains a self-storage facility and is located in the Light-Industrial (M-1) Zone.

D. 1440 E. Imperial Avenue (EA-937, CUP No. 11-08 and VAR No. 11-02)

The project is the construction and installation of (12) new antennas to replace six (6) existing AT&T antennas. The antennas will be mounted on the exterior of the building façade (Embassy Suites). Approval of a CUP is required because the antennas are unscreened exterior-mounted and is classified as a Major Wireless Communication Facility that is roof-mounted above the maximum 40-foot height limit for the zone in which it is located. A Variance is required because the proposed antennas are within the required rear, side, and front yard setbacks. Accessory equipment for the wireless telecommunication facility will be located within an existing 360 square-foot enclosure on the rooftop. The project site contains a four-story hotel (Embassy Suites) and is located in the General Commercial (C-3) Zone.

Environmental Review

The proposed project (EA Nos. 914, 932, 937, 957 and 995) is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §§ 15301 and 15332 as a Class 1 categorical exemption (Existing Facilities) and Class 32 categorical exemption (Infill Development). The proposed project involves the upgrade of existing Major Wireless Communication Facilities in four different locations in the City. The upgrades involve removing existing antennas and replacing them with taller antennas on existing structures. The supporting equipment is placed in existing enclosures on-site. The locations are surrounded primarily by commercial and industrial uses except for the 1440 E. Imperial Avenue location, which is surrounded by residential uses. The 301 Vista Del Mar location (in the Coastal Zone) is comprised of heavy industrial uses, including a power plant, Edison electrical transmission lines, and related utility structures. The project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality. Moreover, the project is proposed to be built on sites of not more than five acres surrounded by urban uses. Further, the sites have no value as habitat for endangered, rare, or threatened species. There are adequate utilities and public services to serve the project.

RECOMMENDED ACTION: That the Planning Commission: (1) open the public hearing and take documentary and testimonial evidence; (2) after considering the evidence adopt Resolution No. 2726; and/or (3) discuss and take any other action related to this item.

I. Continued Business – Public Hearing

None.

J. Report from Planning and Building Safety Director or designee

K. Planning Commissioners' Comments

L. Other Business

None.

M. Adjournment – next meeting scheduled for January 24, 2013, 5:30 p.m.

NOTE: The related files are available for public review in the Planning Division, Monday through Thursday between 7:00 a.m. to 6:00

p.m. City Hall is closed every Friday. Agenda packets, including Staff Reports, are also available in the Planning Division beginning at 5:00 p.m. Thursday of the week prior to the Planning Commission meeting.

POSTED:

(Signature)

(Date/Time)

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