

NOTICE OF PUBLIC HEARING

DATE: July 27, 2006
TIME: 7:00 p.m.
PLACE: City Council Chambers
350 Main Street
El Segundo, California

TAKE NOTICE that the El Segundo PLANNING COMMISSION will hold a public hearing at the time and place indicated above regarding the following:

1. Environmental Assessment No. 681, Conditional Use Permit No. 05-05 and Variance No. 06-03

Address: 1440 East Imperial Avenue
Applicant: T-Mobile, USA, Inc. c/o Jason Kazora @ Trillium
Property Owners: LAX Granada Associates

Request for a Conditional Use Permit and Variance to install, collocate, operate and maintain a new unmanned Wireless Communication Facility (WCF) that will provide wireless phone, internet, and 911 emergency services within the street front setback at 1440 East Imperial Avenue, between California Street and Sepulveda Boulevard south of Imperial Highway in the General Commercial (C-3) Zone. This project is a "Major Wireless Communication Facility (WCF)" since the antennas would be mounted to three exterior building elevations and would exceed the maximum permitted height of 40 feet in the C-3 Zone. A Major WCF requires approval of a Conditional Use Permit. A Variance is required since eight (8) antennas mounted to the exterior wall on the north and east side of the building would encroach into the minimum required 25'-0" front yard setback on Imperial Avenue by approximately 16'-0".

The proposed new WCF for T-Mobile, USA, Inc. will be collocated with three existing wireless facilities. The T-Mobile Facility would consist of twelve panel antennas arranged in three different sectors with four antennas in each sector and will be mounted on three sides of the hotel. The four proposed antennas in Sector 'A' (North elevation) would be mounted on the exterior at a height of 53'-7". In Sector 'B' (East elevation) the antennas would be located behind a screen wall at a height of 55'-2". All antennas would be

painted to match the exterior finish and color of the existing building. The antennas in Sector 'C' (South elevation), would be flush mounted to the upper roof deck at a height of 56'-10. Four equipment cabinets are proposed and would be mounted on the roof. The equipment cabinets would be fully screened from public view by the existing roof parapet on the north building elevation. The total size of the lease area required for the roof-mounted equipment cabinets is 156 square feet. The height of the panel antennas will not exceed the existing height of the building nor will the height of the rooftop equipment exceed the height of existing equipment on the roof.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15303 (Class 3 – New Construction or Conversion of Small Structures).

The file for the project is available for public review Monday through Friday between 7:30 a.m. and 5:30 p.m. in the Planning Division, Planning and Building Safety Department, located at 350 Main Street, El Segundo. Any person may give testimony at the public hearing at the time and place indicated above. Please contact Maria Baldenegro, Project Planner in the City Planning Division at (310) 524-2341, or any other Planning Division Staff person, for further information.

Note that any appeal of a decision made following a public hearing may be limited to the issues raised by evidence submitted before or during that public hearing.

Kimberly Christensen, AICP
Planning Manager, Planning and Building Safety Department
Secretary to the Planning Commission
City of El Segundo

Mailing Date: July 13, 2006
Publication Date: July 13, 2006
Posting Date: July 13, 2006

Signature: _____

Time: _____

cc: City Council
Planning Commission
Jeffrey Stewart, City Manager
Mark D. Hensley, City Attorney
Karl Berger, Assistant City Attorney

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