

NOTICE OF PUBLIC HEARING

DATE: March 27, 2008
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 on the following:

Environmental Assessment No. 745, Conditional Use Permit No. 07-01 and Variance No. 07-01

Address: 1440 East Imperial Avenue
Applicant: Royal Street Communications CA, LLC c/o Kerri Simmons @ MetroPCS

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 rear 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 and related equipment would be installed on the roof of the existing building 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 three (3) panel antennas, which will be fully screened on the south side of the building would encroach into the minimum required 25'-0" rear yard setback by approximately 15'-11".

The proposed new WCF for MetroPCS, Inc. will be collocated with five existing wireless facilities. The MetroPCS Facility would consist of six (6) panel antennas arranged in two different sectors with three (3) panel antennas in each sector and will be mounted on two sides of the hotel. Three proposed antennas will be oriented north and would be

mounted at a height of 56'-0". The applicant is proposing that the screening walls that surround the three panel antennas on the north to be fully screened simulating an architectural column feature on the exterior of the north building elevation. The second sector containing the other three antennas and a 2'-0" diameter microwave dish will be oriented south and would be located behind a screen wall at a height of 51'-10". All six (6) antennas would be fully screened from public view and the screening material will be painted to match the exterior finish and color of the existing building. Four (4) equipment cabinets are proposed and would be mounted on the roof in a 12'-0" by 18'-0" lease area along with a GPS antenna that would be mounted on vertical cable support oriented to the north. The equipment cabinets will be fully screened from public view by the existing roof parapet on the north building elevation. The total size of the lease area for the roof-mounted equipment cabinets is 216 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 Environmental Assessment, legal description, and related files for the above-mentioned proposal are available for public review Monday through Friday between 7:30 a.m. and 5:30 p.m. in the 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 Louis Morales, in the City Planning Division at (310) 524-2356, 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.

Gary Chicots,
Planning and Building Safety Department Director; and,
Secretary to the Planning Commission
City of El Segundo

Mailing Date: March 13, 2008
Publication Date: March 13, 2008
Posting Date: March 13, 2008

Signature: _____
Time: _____

cc: Planning Commission
Jeffrey Stewart, City Manager
Karl Berger, Assistant City Attorney
Kimberly Christensen, AICP, Planning Manager