

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071



Filed: Mar 3, 1998
49th Day: Apr 21, 1998
180th Day: Aug 30, 1998
Staff: JLR-LB MK
Staff Report: Mar 13, 1998
Hearing Date: Apr 7-10, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-98-040

APPLICANT: L.A. Cellular/Telephone Company

PROJECT LOCATION: 16801 Pacific Coast Highway, Pacific Palisades

PROJECT DESCRIPTION: Remove eight rooftop antennas (each 2'x1') and replace with eight 4'-4"x1' antennas.

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Los Angeles

SUBSTANTIVE FILE DOCUMENTS: 1) City adopted Brentwood-Pacific Palisades Community Plan

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends approval with no special conditions.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions.

None

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Background

The applicant proposes to remove eight rooftop antennas (each 2'x1') and replace with eight 4'-4"x1' antennas. The existing building is a 2-story, private beach club (Bel-Air Bay Club). The subject site is located at Will Rogers State Beach in Pacific Palisades, a planning subarea of the City of Los Angeles.

The existing 2-story building has a height of 28 feet. The proposed project will be screened from view by a new 4' rooftop fiberglass screen which will extend the height of and match the existing parapet wall resulting in a total height of 32'.

B. Visual Resources

Section 30251 of the Coastal Act states in part that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The proposed project is located on the seaward side of Pacific Coast Highway. On the inland side of the highway, the bluffs rise approximately 150 feet. Residential development is located along the blufftop. Because the existing building is located below the top of the bluffs, the proposed development will not significantly impact scenic and visual resources of the area from public streets.

The existing 2-story building is located seaward of Pacific Coast Highway which parallels the beach. The proposed replacement of eight roof top antennas that are 2' higher than the existing antennas will not adversely impact public views from the highway because the existing development has already blocked public views. Therefore, the Commission finds, that as proposed, the project is sited and designed, consistent with the public view provisions of Section 30251 of the Coastal Act.

C. Local Coastal Program:

Section 30604 (a) of the Coastal Act states that:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. However, the City's work program to develop a Local Coastal Program considers public views as an issue for this area of the City. Approval of the proposed development, as submitted, will not prejudice the City's ability to prepare a certifiable Local Coastal Program. The Commission, therefore, finds that the proposed project is consistent with the provisions of Section 30604 (a) of the Coastal Act.

D. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project is consistent with the public view policies of the Coastal Act. As submitted, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

0480G
JR/lm

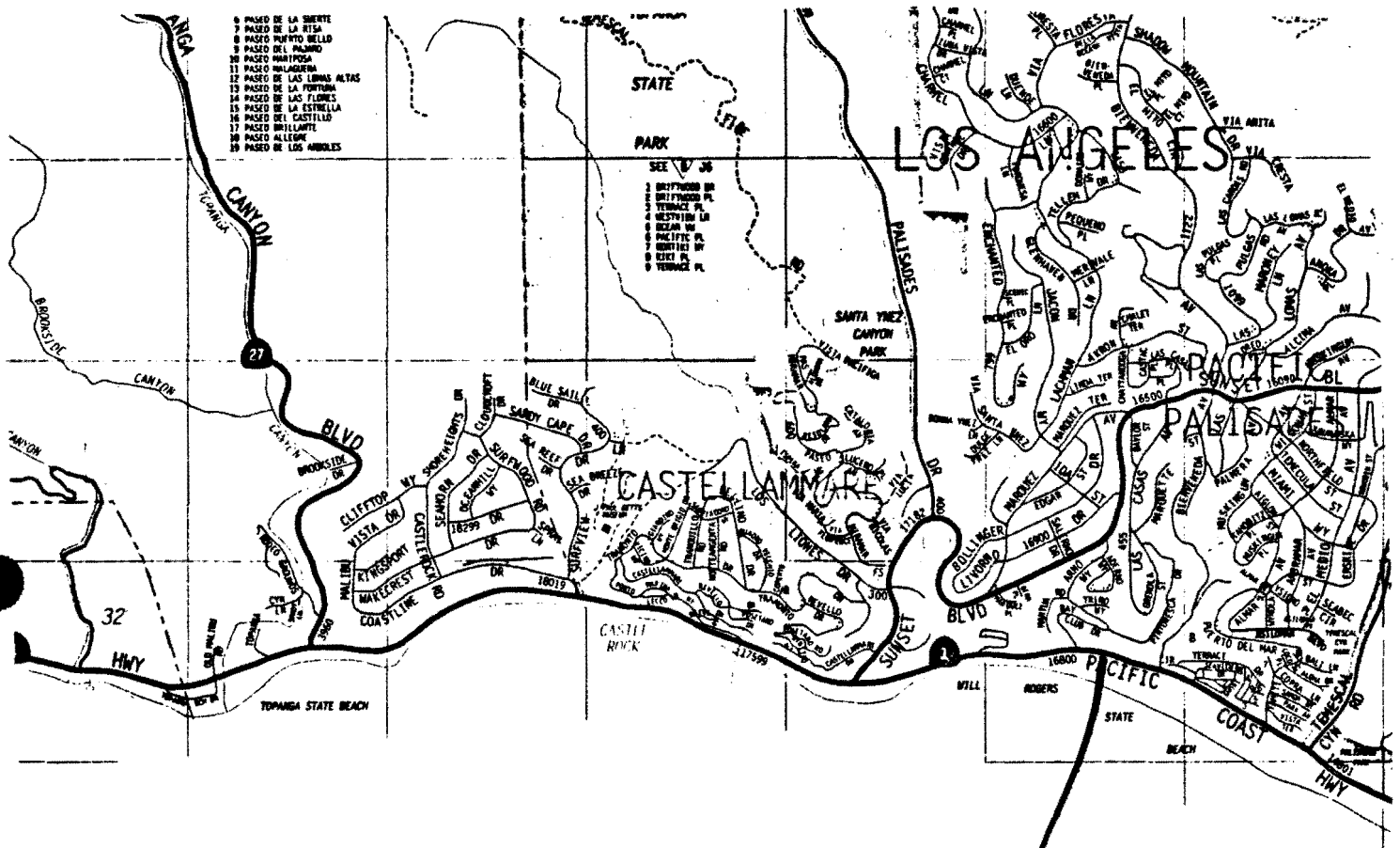


Exhibit A
5-98-040

1 A Y

L.A. CELLULAR
NON-EXCLUSIVE 20' WIDE
ACCESS EASEMENT TO EQUIPMENT
AREA, ROOF MOUNTED ANTENNAS, AND
ONE NON-ASSIGNED PARKING STALL

PORION OF LOT N
MAP BOOK 92 / 42-46

L.A. CELLULAR
SECTOR C ANTENNAS
EXISTING ANTENNAS TO BE REPLACED
SEE (1) PARTIAL ROOF PLAN THIS SHEET.

ASSESSOR'S PARCEL NO.
4415-006-001

E: 18-292 OFFICIAL RECORDS
15402-23 THE LINE
AGREEMENT PER F.M. 18066

Pacific Coast Highway

EXISTING TREES
TO REMAIN

+81.7'
F.S.

+81.7'
F.S.

SEE PARTIAL ROOF PLAN
AND PARTIAL FIRST FLOOR
PLAN FOR L.A. CELLULAR
ANTENNAS, EQUIPMENT,
AND LEASE AREA.

COORDINATE
LAT. = 34 02'21" N
LONG. = 118 32'30" W

EXISTING 2 STORY
BUILDING TO REMAIN

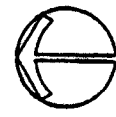
AN EASEMENT GRANTED TO THE CITY OF LOS ANGELES
FOR UNDERGROUND STORM DRAIN PURPOSES RECORDED
OCTOBER 15, 1952 IN BOOK 40076 PAGE 381, OFFICIAL
RECORDS.
APPROXIMATE LOCATION OF THE
CITY OF LOS ANGELES UNDERGROUND
STORM DRAIN EASEMENT

PACIFIC OCEAN

Exhibit B
5-98-040

SITE PLAN

SCALE: 1" = 40'-0"



EASTERNLY LINE OF TRACT NO. 8840
M.B. 182/42-46
WESTERNLY LINE OF TRACT NO. 8300
M.B. 129/35-78

**PROPOSED L.A. CELLULAR
ANTENNA SECTOR C**
10' X 4' ANTENNAS TO REPLACE
10' X 2' ANTENNAS BEYOND NEW
FIBERGLASS SCREENING

NOTE: NEW ANTENNAS LOCATED
ENTIRELY BEHIND NEW SCREEN
BALL

**PROPOSED L.A. CELLULAR
ANTENNA SECTOR A**
10' X 4' ANTENNAS TO REPLACE
10' X 2' ANTENNAS BEYOND NEW
FIBERGLASS SCREENING

NEW SCREEN BALL; BUILD OVER
EXISTING PARAPET. PAINT TO MATCH
COLOR OF EXISTING BALL

EXISTING PLASTER FINISH
PARAPET BALL

FINISH FLOOR OF EQ. ROOF
422.7' A.M.S.L.

RAISED GRADE
ALONG BUILDING

GROUND
412' A.M.S.L.

EXISTING 1' X 2' ANTENNAS
TO BE REMOVED TYP.

TOP OF NEW ANTENNA SCREEN
AND ANTENNAS BEYOND
427' A.M.S.L. 432.0' A.G.L.

TOP OF PARAPET BALL
430' A.M.S.L. 435.0' A.G.L.

ROOF DECK 20' A.G.L.

GROUND
412' A.M.S.L.

NORTH ELEVATION

(VIEW FACING PACIFIC COAST HIGHWAY)
SCALE: 1/8" = 1'-0"

A

Exhibit C
5-98-040

PROPOSED L.A. CELLULAR

ANTENNA SECTOR A

- (H) 1' X 1'-4" ANTENNAS TO REPLACE
- (H) 1' X 1'-4" ANTENNAS WITH PIERGLASS
- SCREENING TO MATCH EXISTING IN COLOR
- +4.2' AT 3.1' 92.0' A.G.L.

PROPOSED L.A. CELLULAR

ANTENNA SECTOR C

- (H) 1' X 1'-4" ANTENNAS TO REPLACE
- (H) 1' X 1'-4" ANTENNAS WITH PIERGLASS
- SCREENING TO MATCH EXISTING IN COLOR
- TOP OF PIERGLASS SCREENING AND ANTENNAS EXTEND
- +4.2' AT 3.1' 92.0' A.G.L.

EXISTING SPANISH TILE ROOF

EXISTING PLASTER

FRESH STRUCTURE

SOUTH ELEVATION

(VIEW FACING BEACH)

SCALE 1/8" = 1'-0"

Exhibit D

5-98-040

**PROPOSED L.A. CELLULAR
ANTENNA SECTOR C (240°)**

- (1) 1' X 1'-4" ANTENNAS TO REPLACE
- (1) 1' X 2' ANTENNAS BEYOND NEW
- FRIBGLASS SCREENING
- TOP OF NEW ANTENNAS AND SCREEN
- +48' A.H.S.L. +32.0' A.G.L.

TOP OF PARAPET WALL
+35' A.H.S.L. +25.5' A.G.L.

EXISTING PLASTER FINISH
PARAPET WALL

FINISH FLOOR OF EQ. ROOM

GROUND
+12' A.H.S.L.

NEW SCREEN BALL: BUILD OVER
EXISTING PARAPET. PAINT TO MATCH
COLOR OF EXISTING BALL

NOTE: NEW ANTENNAS LOCATED
ENTIRELY BEHIND NEW SCREEN
BALL

EXISTING SPANISH
TILE ROOF

GROUND
+12' A.H.S.L.

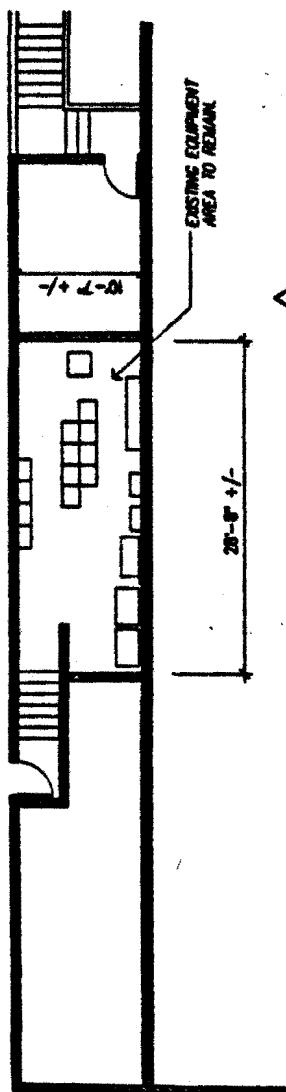
WEST ELEVATION

SCALE: 1/8" = 1'-0"

D

5-98-040
Exhibit E

+16.42' F.S.



EXISTING EQUIPMENT AREA TO REMAIN

28'-8" +/-

PARTIAL SECOND FLOOR PLAN 2

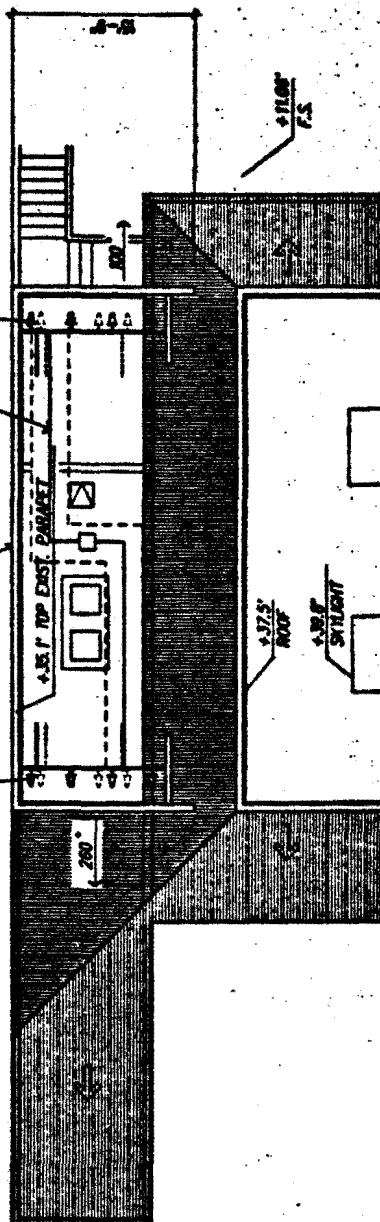
SCALE 1/32" = 1'-0"

LARGE COAXIAL CABLE WITH 5' WIRE UTILITY EASEMENT

SECTOR C ANTENNAS
EXISTING 1" WIDE X 2" HIGH ANTENNAS TO BE REPLACED BY NEW 1" WIDE X 4" HIGH ANTENNAS SPACED AT 42" O.C. NOTE: BOTTOM OF ANTENNAS TO BE SET A HEIGHT OF 10' OF EXISTING ANTENNAS

NEW FIBERGLASS SCREEN WALL TO BE CONSTRUCTED OVER EXISTING BRICK FRAMED PLASTER FINISHED WALL. PAINT TO MATCH EXISTING BUILDING COLOR USING NON-METALLIC BASED PAINT.

SECTOR A ANTENNAS
EXISTING 1" WIDE X 2" HIGH ANTENNAS TO BE REPLACED BY NEW 1" WIDE X 4" HIGH ANTENNAS SPACED AT 42" O.C. NOTE: BOTTOM OF ANTENNAS TO BE SET A HEIGHT OF 10' OF EXISTING ANTENNAS



NOTE: SEE RADIO FREQUENCY ENGINEER FOR ANTENNA OVERLAYS

Exhibit 5-98-040