

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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**RECORD PACKET COPY**

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 180th Day: Aug. 30, 1998  
 Staff: JLR-LB JLR  
 Staff Report: March 13, 1998  
 Hearing Date: May 12-15, 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).

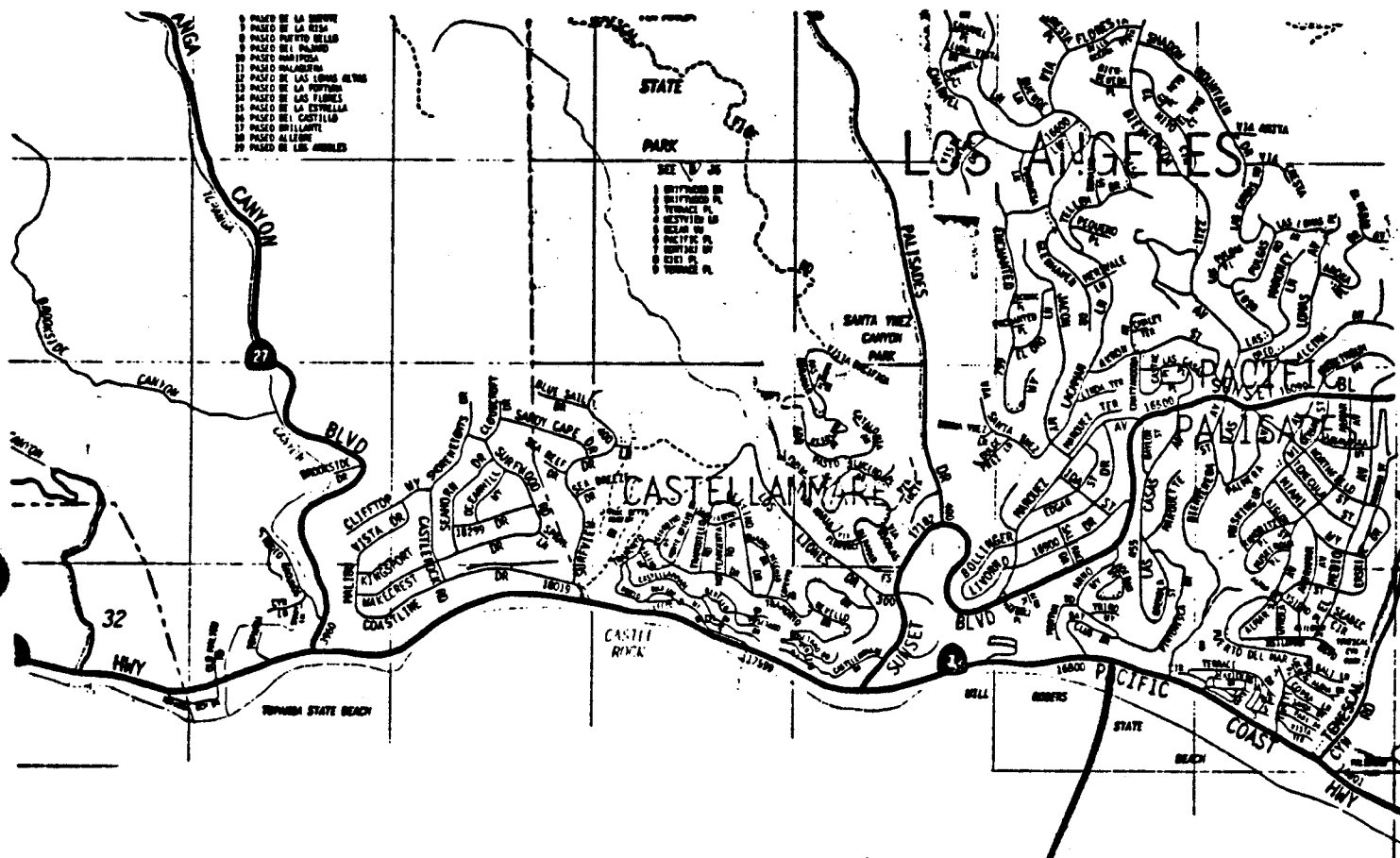
The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. However, the City's work program to develop a Local Coastal Program considers public views as an issue for this area of the City. Approval of the proposed development, as submitted, will not prejudice the City's 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



5-98-040

Exhibit A  
5-98-040

Pacific Coast Highway

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

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

PARTION OF LOT 11  
MAP BOOK 982 / 42-46

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

ASSESSOR'S PARCEL NO.  
4415-036-001

E. 18-292 OFFICIAL RECORDS  
19402-23 WIDE LINE  
AGREEMENT PER F.A.L. 0000

AN EASEMENT GRANTED TO THE CITY OF LOS ANGELES  
FOR UNDERGROUND STORM DRAIN PURPOSES RECORDED  
OCTOBER 15, 1952 IN BOOK 46076 PAGE 381, OFFICIAL  
RECORDS.  
APPROXIMATE LOCATION OF THE  
CITY OF LOS ANGELES UNDERGROUND  
STORM DRAIN EASEMENT

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

COORDINATE  
LAT. = 34 02'27" N  
LONG. = 118 37'30" W

EXISTING 2 STORY  
BUILDING TO REMAIN



SITE PLAN

SCALE: 1" = 40'-0"

Exhibit B  
5-98-040

PROFESSIONAL SEAL

**PROPOSED L.A. CELLULAR  
ANTENNA SECTOR C**

(1) 1' X 4' ANTENNAS TO REPLACE  
(2) 1' X 2' ANTENNAS BEYOND NEW  
FIBERGLASS SCREENING

**NOTE: NEW ANTENNAS LOCATED  
ENTIRELY BEHIND NEW SCREEN  
BALL**

**PROPOSED L.A. CELLULAR  
ANTENNA SECTOR A**

(1) 1' X 4' ANTENNAS TO REPLACE  
(2) 1' X 2' ANTENNAS BEYOND NEW  
FIBERGLASS SCREENING

**NEW SCREEN BALL; BUILT OVER  
EXISTING PARAPET, PAINT TO MATCH  
COLOR OF EXISTING BALL**

**EXISTING PLASTER FINISH  
PARAPET BALL**

**FRESH FLOOR ON BLD. ROOF  
+21.7' A.F.S.L.**

**RAISED GRADE  
ALONG BUILDING**

**GROUND  
+1.5' A.F.S.L.**

**TOP OF NEW ANTENNA SCREEN  
AND ANTENNAS BEYOND  
+22.7' A.F.S.L.**

**TOP OF PARAPET BALL  
+21.7' A.F.S.L.**

**ROOF DECK 2.0' A.G.L.**

**GROUND  
+1.5' A.F.S.L.**

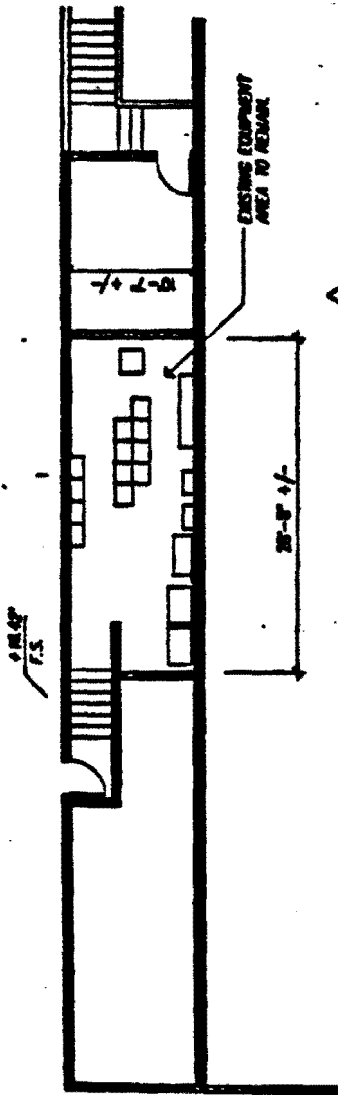
**NORTH ELEVATION**

1 VIEW FACING PACIFIC COAST HIGHWAY I

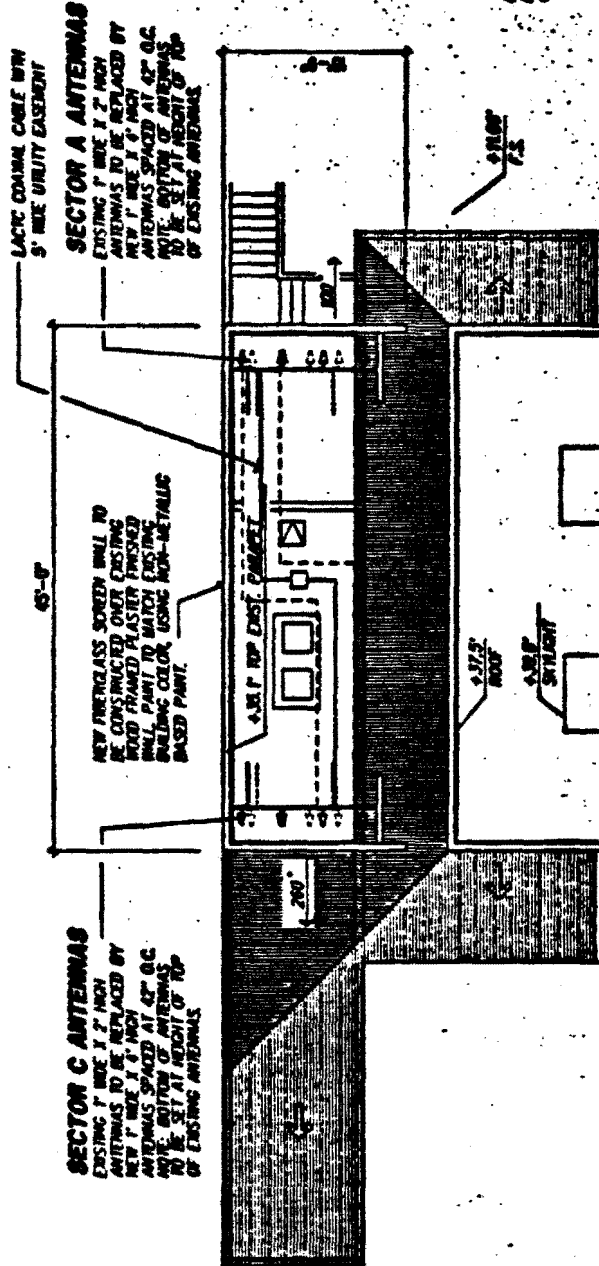
SCALE: 1/8" = 1'-0"

**A**

Exhibit C  
5-98-040



**PARTIAL SECOND FLOOR PLAN 2**  
 SCALE: 1/8" = 1'-0"



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

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

NOTE: SEE RADIO FREQUENCY SPECIFICATIONS SHEET FOR ANTENNA SPECIFICATIONS