

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Permit Application No. **5-05-113**

June 23, 2005

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**W3b****ADMINISTRATIVE PERMIT****APPLICANT:** AT&T Wireless, Attn: Chris Rizza**RECORD PACKET COPY****PROJECT****DESCRIPTION:** Raise height of existing roof –top parapet wall by 2 feet to screen existing rooftop wireless facility located on existing building.**LOCATION:** 16800 Pacific Coast Highway, Pacific Palisades, Los Angeles County**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Wednesday, July 13, 2005, 9:00 am
Catamaran Resort Hotel
3999 Mission Blvd.
San Diego, CA 92109

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

A handwritten signature in dark ink, appearing to read "Peter Douglas", written over the printed name and title.

By: Ryan C. Todaro
Title: Coastal Program Analyst

sub-area of the City of Los Angeles. The proposed project has received an "Approval in Concept" stamp from the City of Los Angeles Planning Department (ZA 89-0494.CUZ).

B. Visual Resources

Coastal Act section 30251 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 of 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 building is located seaward of Pacific Coast Highway, which parallels the beach. Raising the existing parapet wall by 2 feet will not adversely impact public views from the highway because the existing development has already blocked public views from the highway. Therefore, the Commission finds, that as proposed, the project conforms with Section 30251 of the Coastal Act.

C. Land/Habitat

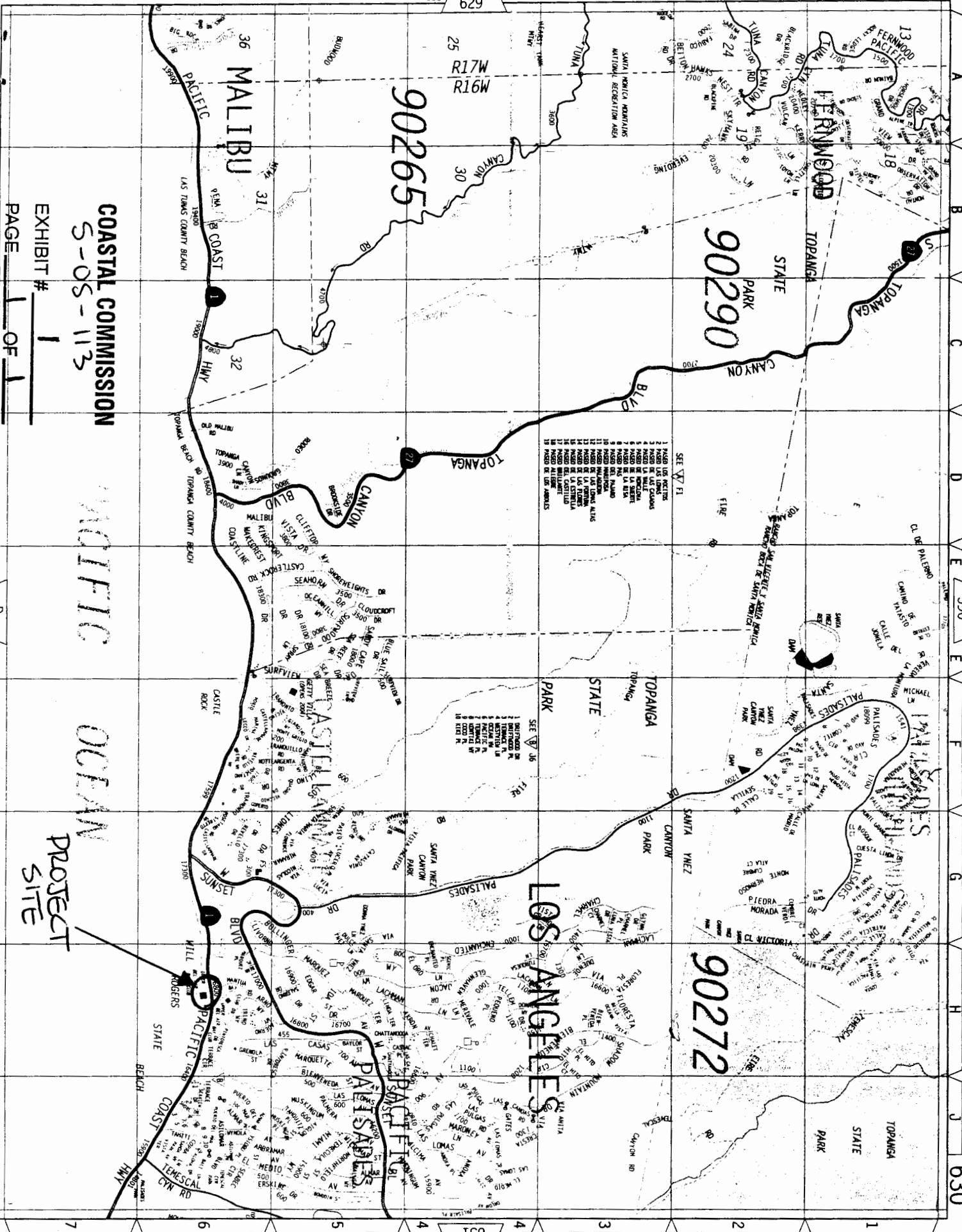
The proposed development will have no significant adverse impact on adjacent habitat, recreation areas, or parks. Therefore, the Commission finds that the project conforms with Section 30240(b) of the Coastal Act.

D. Public Access

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Los Angeles has neither a certified LCP nor a certified Land Use Plan for this planning sub-area. However, the City's work program to develop a LCP considers public views as an issue for this area of the City. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project 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 of the Coastal Act.



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EXHIBIT # 1
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PACIFIC OCEAN
PROJECT SITE

SEE 629 MAP

0

25

5

75

100

1 in = 2400 ft

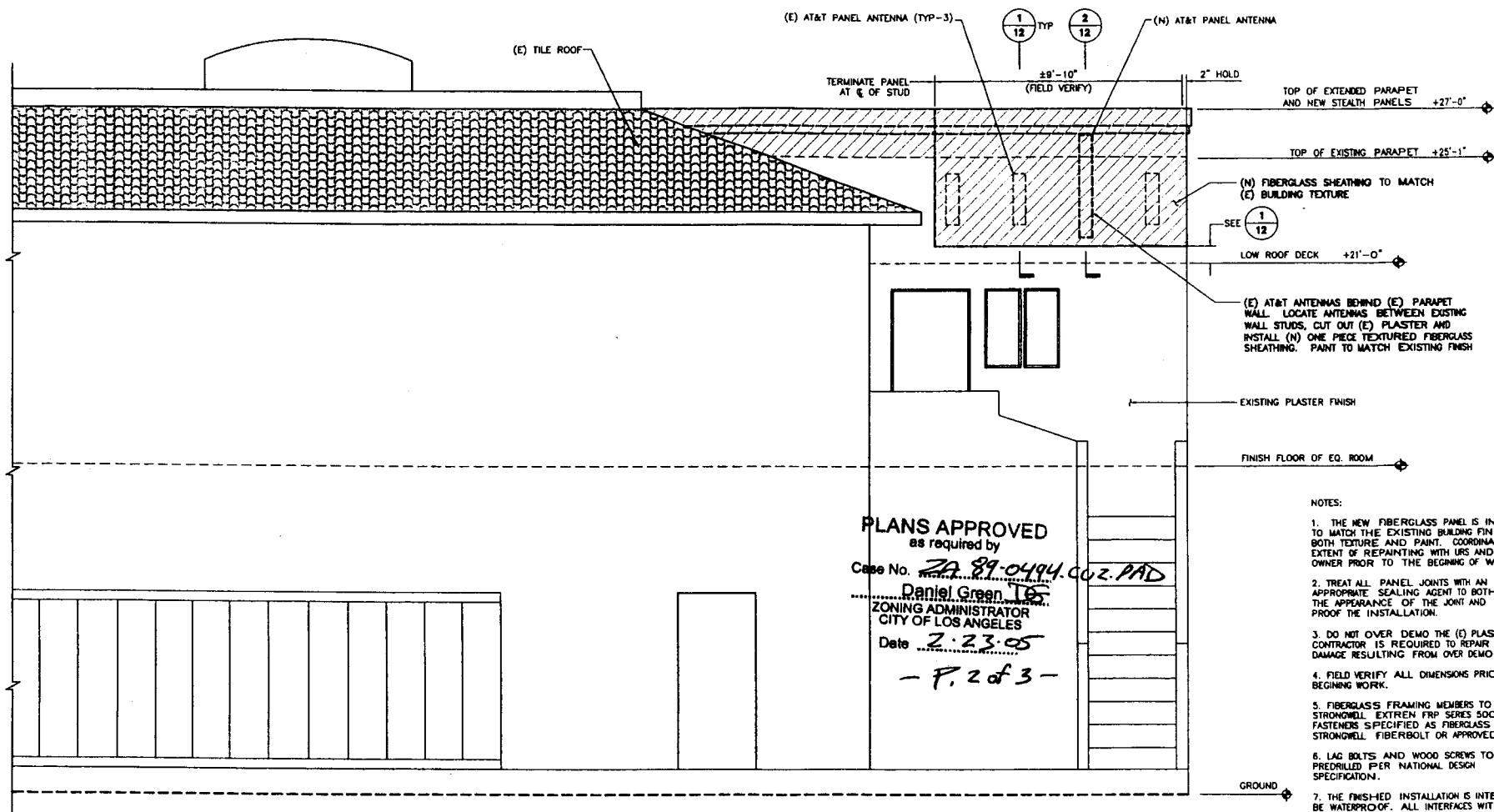
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EXHIBIT # 2

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PARTIAL EAST ELEVATION

SCALE: 1/4" = 1'-0"



URS

2020 EAST FIRST STREET, STE 400
SANTA ANA, CA 92705
(tel) 714-835-8888
(fax) 714-867-7147

BEL-AIR BAY CLUB
SITE NO. LAB-0064-C065
16800 PACIFIC COAST HIGHWAY
PACIFIC PALISADES, CA 90272



AT&T
AT&T WIRELESS SERVICES, INC.
13000 PINE PLAZA DRIVE
DENVER, CO 80231

| 4 | 02/14/05 | REVISED PER CITY COMMENTS | SVF | SS | AS |
|--------|----------|------------------------------|-----|--------|-----|
| 3 | 11/04/04 | RE-ISSUED FOR CONSTRUCTION | ROG | SS | SS |
| 2 | 06/23/03 | REVISED STRUCTURAL DETAILS | SVF | SS | SS |
| 1 | 06/21/03 | PARAPET RE-DESIGN | JFS | FB | SS |
| 0 | 04/17/02 | REVISE COMMENTS FROM BECHTEL | JFS | FB | SS |
| NO. | DATE | REVISIONS | BY | CHK | APP |
| SCALE: | AS SHOWN | DESIGNED: | FB | DRAWN: | FB |



AWS 3G UPGRADE
PARTIAL EAST ELEVATION

DRAWING NUMBER
LAB-0064-C065-08

REV