



**Honorable Chair and Members of the Hermosa Beach Planning Commission**

**LOCATION: 725 5TH STREET**

**ADOPT A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CUP25-04) TO CONSTRUCT AND OPERATE AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY (VERIZON WIRELESS) ON THE ROOF OF AN EXISTING BUILDING AT 725 5TH STREET**

**CEQA:** Determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3 categorical exemption, as defined in section 15303 of the CEQA Guidelines for new construction or conversion (Assistant Planner DeDe Tran)

**Recommended Action:**

Staff recommends Planning Commission:

1. Determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3 categorical exemption, as defined in section 15303 of the CEQA Guidelines for new construction or conversion; and
2. Adopt a Resolution approving a Conditional Use Permit (CUP25-04) to construct and operate an unmanned 588.5 square-foot wireless telecommunication facility (Verizon Wireless) located on the roof of an existing building at 725 5th Street in the Specific Plan Area 7 (SPA-7) (**Attachment 1**).

**Executive Summary:**

The following is a request for approval of a Conditional Use Permit (CUP) that would permit the construction and operation of an unmanned 588.5-square-foot wireless telecommunications facility (WTF) operated by Verizon Wireless on top of the existing roof of 725 5<sup>th</sup> Street located in SPA-7. Staff recommends that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act and approve the requested CUP with conditions of approval.

**Background:**

The project is proposed to be located on the roof of an existing site located on the north side of 5<sup>th</sup> Street, one block west of Pacific Coast Highway, outside of the Coastal Zone. To the north and east of the subject property are commercial buildings, to the south and west are residential properties (**Attachment 3 and Attachment 4**). The site is developed

with a two-story multi-tenant commercial building addressed as 725 5<sup>th</sup> Street in Specific Plan Area 7 (SPA-7) (**Attachment 2**). The City's General Plan (PLAN Hermosa) designates the property as Service Commercial (SC) with a Housing Element Overlay Zoning designation.

**Municipal Code:**

Hermosa Beach Municipal Code (HBMC) Section 17.38.300 Plan Area No. 7 permitted uses subsection A states, "Commercial permitted uses shall be the same as those permitted in C-3 General Commercial Zone as contained in Section 17.26.040, and nonconforming uses shall be subject to the provisions of Chapter 17.52." HBMC Section 17.26.030 C-1, C-2, and C-3 land use regulations require a conditional use permit for wireless communications facilities in the C-3 (and C-1 and C-2) zones. HBMC Section 17.40.170 contains the City's primary regulations for the siting of wireless telecommunications facilities outside of the public right-of-way and regulates conditions and standards that apply to the siting of a facility. HBMC Section 17.40.170(A)(7) requires that the Planning Commission make a finding that the proposed site results in fewer or less severe environmental impacts than any feasible alternative site.

HBMC Section 17.38.320 Plan sets the commercial development standards for Specific Plan Area No. 7. Since the subject site is already built and the project would be adding to the existing roof, the relevant development standard is HBMC Section 17.38.320(C)(3): which requires, "A minimum of eight feet plus two feet for each additional story." The project proposes a ten-foot setback from the new WTF enclosure to the property line, meeting the minimum requirement.

**Additional Requirements for WTF Approval - Federal Telecommunications Act of 1996:**

Local authority to approve or deny a WTF application by any state or local government is subject to limitations established by federal law. Therefore, in addition to the City's local regulatory process for approval of a WTF, the Federal Telecommunications Act of 1996 ("Telecom Act") requires that any decision to deny a request to place, construct, or modify a WTF must be supported by substantial evidence contained in written record (47 U.S.C. 332(c)(7); see excerpt, **Attachment 5**). To be considered "substantial," the written evidence must reasonably support denial based on failure to satisfy local regulations.<sup>1</sup> Substantial evidence would generally be considered written studies, documentation, or technical analysis directly regarding the proposed project, indicating it does not comply with applicable local, state, or federal laws. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of radio frequency ("RF") emissions (including health effects) of the proposed facility if the WTF will operate in compliance with federal regulations. Therefore, if a WTF project complies with federal RF emissions regulations, cities may not consider personal beliefs or other opinions about health effects

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<sup>1</sup> MetroPCS, Inc. v. City and County of San Francisco (9th Cir. 2005) 400 F.3d 715, abrogated on other grounds by T-Mobile S., LLC v. City of Roswell (2015) 574 U.S. 293

from RF emissions of wireless telecommunication facilities during review of proposed projects (**Attachment 6**). To be considered “substantial,” the written evidence must reasonably support denial based on failure to satisfy local regulations <sup>2</sup>. Substantial evidence would generally be considered written studies, documentation, or technical analysis directly regarding the proposed project indicating it does not comply with applicable local, state, or federal laws. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of radio frequency (“RF”) emissions (including health effects) of the proposed facility if the applicant has demonstrated that the WTF will operate in compliance with federal regulations. Therefore, if a WTF project applicant has demonstrated compliance with federal RF emissions regulations, direct or indirect concerns over the perceived health effects of RF emissions may not serve as substantial evidence to support the denial of an application (**Attachment 6**).

**Site Information Table:**

The following table describes the existing site characteristics.

Site Information	
General Plan	Service Commercial (SC)
Zoning	Specific Plan Area 7 (SPA-7) with Housing Element Overlay Zone
Lot Size	16,200
Existing Square Footage	8,775 square feet
Surrounding Zoning	North: SPA-7
	East: SPA-7
	South: Two Family Residential Zone (R-2)
	West: R-2
Surrounding Uses	North: Commercial
	East: Commercial
	South: Residential
	West: Residential

**Project Description**

The proposed wireless facility installation consists of nine (9) Panel Antennas, (6) Radios, (2) DC surge and (3) equipment cabinets along with additional supporting equipment, all to be placed within a new 588.5 square-foot screened structure located on the roof of the

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<sup>2</sup> MetroPCS, Inc. v. City and County of San Francisco (9th Cir. 2005) 400 F.3d 715, abrogated on other grounds by T-Mobile S., LLC v. City of Roswell (2015) 574 U.S. 293

existing building which will be painted and textured to match the existing split-face concrete block building.

Following is a summary of the proposed facility:

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	<b>Proposed Facility:</b>
<b>Location/Height:</b>	The proposed screened wireless facility would be constructed on the roof of the existing building. The structure would be painted and textured to match the existing building. The screening structure measures 5'6" in height from the parapet wall and will be positioned in the northwest corner of the building which is centered at the intersection of the two wings of the building and setback ten feet from the property line. The overall size of the rooftop screening measures 26'9" by 22' by 5'6" for a total of 588.5 square feet and a building height of 35'.
<b>Sector/Antenna:</b>	- 3 sectors with 3 panel antennas per sector, 6 radios and 2 raycaps
<b>Leased Equipment Area:</b>	- 588.5 square feet (including antenna structure) - 3 equipment cabinets - 1 service light - All equipment will be placed within the screened antenna enclosure on the rooftop.
<b>Additional Support Equipment:</b>	- Power and Fiber conduits will run from ground level to the rooftop and across the enclosure.

### **Discussion:**

#### Design and Development Standards

Staff reviewed the proposed wireless facility for compliance with Subsections 17.40.170(B) finding the proposal is generally compliant as follows:

1. *The facility shall not bear any signs or advertising devices other than certification, public safety, warning, or other required seals or required signage.*

The facility would not bear signs or private advertising devices other than for public safety purposes.

2. *Any and all accessory equipment, or other equipment associated with the operation of the facility, including but not limited to transmission cables, shall be located within a building, enclosure, or underground vault in a manner that complies with the development standards of the zoning district in which such equipment is located. In addition, if equipment is located above ground, it shall be visually compatible with the surrounding buildings and either (1) shrouded by sufficient landscaping to screen the equipment from view, or (2) designed to match the architecture of adjacent buildings. If no recent and/or reasonable architectural*

*theme is present, the Planning Commission may require a particular design that is deemed by the Commission to be suitable to the subject location.*

The wireless facility proposes to draw power from an existing Southern California Edison utility pole, undergrounding the fiber conduit at the street level, then running the conduit up the building within a rigid conduit painted to match the building and along the roof to the proposed enclosure. All additional support equipment would be located within the proposed enclosure behind the existing parapet wall.

- 3. The facility exterior shall be comprised of non-reflective material(s) and painted or camouflaged to blend with surrounding materials and colors.*

The screening enclosure for the proposed wireless communication facility would be painted and textured to match the existing building.

- 4. Any screening used in connection with a wall mounted and/or roof mounted facility shall be compatible with the architecture, color, texture and materials of the building or other structure to which it is mounted.*

The existing building is a split-face concrete block building, and the proposed enclosure is designed to blend in with the existing building by matching the exterior building materials (texture and paint color).

- 5. The facility shall be placed to the centermost location of the roof top to screen it from view from the street and adjacent properties.*

The facility would be in the center of the L-shaped building at the elbow of the L and setback ten feet from the property line behind an enclosure that is painted and textured to match the existing building, thus screening the WTF from view from the street and adjacent properties.

- 6. The facility shall not be permitted on residentially zoned property.*

The facility is not located on a residentially zoned property. The project is located in the Specific Plan Area 7 Zone and is within the Housing Element Overlay Zone. Although the zoning permits residential uses, the property has a base zoning of Service Commercial (SC).

- 7. The facility shall not include the use or installation of a monopole.*

The facility does not involve the installation of a monopole. The proposed WTF consists of a roof mounted installation located within an enclosure.

Staff reviewed the proposed wireless facility for compliance with Subsections 17.40.170(C) finding the proposal is generally compliant as follows:

- 1. The facility shall be considered an accessory structure. If the facility is located within two hundred (200) feet of a residential use, then the facility shall comply with the setback requirements for such zone. In all other instances, the extent of*

*compliance with the setback requirements for the zone in which the facility is located shall be considered, in accordance with the following guidelines, by the City in connection with its processing of any facility permit.*

The facility is located within 200 feet of a residential use and therefore is subject to residential setback requirements. The nearest residential zoning district abutting the project to the west is R-2, and the required residential front yard setback is eight feet, plus two feet for each additional story per HBMC Section 17.38.320 (C)(3), totaling a setback of ten feet. The screened structure is located ten feet away from the west property line.

Screening and Site Selection Guidelines:

Section 17.40.170(D) requires that the City consider the extent to which the proposed facility is screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures. As proposed, the wireless facility installation consists of nine (9) Panel Antennas, (6) Radios, (2) DC surge and (3) equipment cabinets along with additional supporting equipment all to be placed within a new 588-square-foot screened structure located on the roof of the existing building.

Staff reviewed the proposed wireless facility for adherence to the Guidelines in Subsection 17.40.170(D) finding the proposal meets the below guidelines:

1. *The extent to which the proposed facility blends into the surrounding environment or is architecturally integrated into a concealing structure, taking into consideration alternate sites that are available.*

The applicant proposes to screen the facility to match the existing architectural features of the building. Thus, the proposed facility would be architecturally integrated into a concealed structure. The proposed screening structure is further detailed below.

2. *The extent to which the proposed facility is screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures.*

The proposed antennas would be screened by a non-reflective structure on the top of the existing roof. The proposed screening enclosure would match the existing building materials. All existing and proposed support equipment would be located behind the existing building parapet wall and within the proposed enclosure.

3. *The total size of the proposed facility, particularly in relation to surrounding and supporting structures.*

The overall footprint of the antennas and associated equipment on the building encompasses approximately 588.5 square feet on top of an 8,775-square-foot building that is 29.5-feet-high in the Pacific Coast Highway character area. The height of the structure would sit at the 35-foot height requirement of the SPA-7 Zone. Based on these factors, the facility is not out of scale for the surrounding areas.

4. *The availability of suitable alternative locations for the facility.*

As part of the application, the applicant submitted a Gap Identification and Coverage Solution Report (**Attachment 7**), which asserts that the project site was the most feasible location analyzed that would meet the FCC's RF requirements, comply with zoning, meet Verizon's coverage goals, and has a willing property owner to permit the facility's deployment. Verizon's report notes that there are no other towers or suitable tall structures available in their targeted search area where Verizon Wireless would like to improve network coverage. Verizon contends that their coverage goals cannot be covered by existing or future sites located outside the City given height and other development restrictions, and the lack of suitable sites outside the city boundaries available to host a wireless facility.

5. *Preference shall be given to facilities located on publicly owned structures, co-location and shared sites.*

The building is privately owned. The applicant is not proposing to co-locate or share the site but has submitted a colocation letter noting they do not oppose colocation as feasible (**Attachment 8**). The applicant notes that there are no other towers or suitable tall structures available in their targeted search area where Verizon Wireless would like to improve network coverage, which would include potential publicly owned structures, collocation locations or existing shared sites.

6. *Preference shall be given to sites which are not located along primary street frontage, front yard areas or adjacent to residential uses.*

The site is located adjacent to both arterial and residential streets; however, the proposed facility will be completely screened from view from 5<sup>th</sup> Street behind a screened structure on the roof which will be painted and textured to match the existing split-face concrete block building

7. *Whenever possible, wireless communication facilities should be located on existing buildings, existing poles, or other existing support structures.*

The facility would be located on an existing building, thereby avoiding the need to install a new support structure.

Facility Height, Location and Other Issues:

Section 17.46.210(C) addresses facility height, location, and other issues. Staff reviewed the proposed wireless facility for compliance with Subsections 17.46.210(C) finding the proposal is generally compliant with the following, all of which have been incorporated as conditions if the project is approved:

1. *Except as herein provided, no such device shall be allowed to exceed the height limit applicable in the zone in which the device is located. The height limit in any particular zone shall apply whether or not the device is placed on the roof or in the rear yard. For the purposes of this chapter, all such devices placed upon a roof*

*shall be combined for measurement. The surface area of the device shall be measured at its maximum projection above the height limit.*

The top of the proposed antennas is at a height of thirty-four feet six inches with the top of the proposed enclosure at thirty five feet. The maximum height of the SPA-7 zone is thirty five feet, thus the proposed WTF is within the maximum allowed height for the applicable zone it is located in.

- 2. Said devices shall be allowed to exceed the height limit only to the extent that the surface area of the device on its widest side shall not exceed twelve (12) square feet of surface area over the height limit, but in no event to exceed fifteen (15) feet above the highest point of the building. The surface area measurement shall only include measurement of the surface area of the device that exceeds the applicable height limit. It shall not include the surface area of the device below the height limit. For a device placed on the rooftop of an existing building nonconforming to the height limit, the surface area measurement shall only include measurement of the surface area of the device that exceeds the height of the existing roof or parapet wall, whichever is greater.*

The proposed WTF will not exceed the maximum allowable height for the applicable zone.

- 3. Such devices shall be located and designed to reduce visual impact from surrounding properties and from public streets and shall be screened in a manner compatible with existing architecture and/or landscaping. However, no screening shall be required which blocks the ability of any such device to receive signals. Based on a determination by the community development director or his designee, screening of a type and construction compatible with the architecture of the building in question may be required.*

The applicant proposes to screen the facility to match the existing architectural features of the building. Thus, the proposed facility would be architecturally integrated into a concealed structure. All existing and proposed support equipment would be located behind the existing building parapet wall and within the proposed enclosure.

- 4. All devices regulated under this section and the construction and installation thereof shall conform to applicable city building code, zoning code, and electrical code regulations and requirements.*

The proposed Resolution will require that building permits be obtained, including electrical permits which ensure conformance to regulations. This Conditional Use Permit process conforms with the applicable zoning regulations. Although the City is limited in regulating the placement of WTF due to RF emissions if RF emissions have been complied with, the applicant has submitted **Attachment 6, pages 4 and 5 (Figures 2.1 and Figure 3)** to demonstrate the RF emissions as they impact the adjacent residential homes.

The RF Report (**Attachment 6**), Radio Frequency Emissions Compliance Report, states that “Power density decreases significantly with distance from any antenna. The antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level and incident at adjacent structures, the maximum predicted RF power density level resulting from all operations is depicted in Figure 2. The proposed operations will not expose members of the public to hazardous levels of RF energy at ground level or in adjacent buildings”.

Staff recommends that the approval be conditioned to implement all safety recommendations stated in Attachment 6.

5. *Such devices shall meet all manufacturer’s specifications, and all antennas and screens shall be fire-resistive and of corrosive resistant material, and shall be erected in a secure, wind resistant manner. They shall also be maintained in good condition.*

Condition Number 10 of the proposed Resolution requires conformance with this standard.

6. *Every such device shall be adequately grounded for protection against a direct strike of lightning.*

Condition Number 11 of the proposed Resolution requires conformance with this standard.

7. *No building permit shall be issued until there is filed with the city a site plan and building elevations showing conformance with this section. For the purposes of this section, a building permit shall be required for all satellite dishes and for other antennas or aerials which exceed ten (10) feet in height above the existing roof line when measured from the base of the antenna or aerial.*

**Attachment 3** contains the site plan and building elevations for the project and the proposed Resolution requires that the development and continued use of the project shall be in conformance with the plans received and reviewed by the Planning Commission, and that building permits be obtained. Additionally, the proposed antennas do not exceed ten feet in height above the existing roof line.

Conditional Use Permit:

Additionally, a Conditional Use Permit may only be approved or conditionally approved when positive findings can be made for all of the findings pursuant to HBMC Code § 17.56.050:

- A. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Title and all other titles of the**

### **Hermosa Beach Municipal Code.**

The proposed project is for the construction and operation of an unmanned WTF building located at 725 5<sup>th</sup> Street. The project proposes to construct a 588.5-square-foot enclosed WTF on the roof of the existing commercial building with 3 sectors with 3 panel antennas per sector, six (6) radios, two (2) raycaps, and three (3) equipment cabinets in SPA-7. HBMC Section 17.38.300 Plan Area No. 7 permitted uses subsection A states, "Commercial permitted uses shall be the same as those permitted in C-3 General Commercial Zone as contained in Section 17.26.040, and nonconforming uses shall be subject to the provisions of Chapter 17.52." HBMC Section 17.26.030 C-1, C-2, and C-3 land use regulations require a conditional use permit for wireless communications facilities in the C-3 (and C-1 and C-2) zones. HBMC Section 17.40.170 contains the City's primary regulations for the siting of wireless telecommunications facilities outside of the public right-of-way and regulates conditions and standards that apply to the siting of a facility. The proposed use complies with all applicable provisions of the HBMC.

### **B. The proposed use is consistent with the General Plan and any applicable specific plan.**

The proposed project is consistent with the following Goals and Policies of the General Plan:

#### *Infrastructure Element*

### **Goal 1. Infrastructure systems are functional, safe, and well maintained.**

Policies:

- **1.1 Infrastructure systems plan.** Establish and adopt an integrated, holistic systems approach to guide infrastructure development, improvement, maintenance, and resilience.
- **1.5 New technologies.** When feasible, utilize emerging technologies and funding strategies that improve infrastructure efficiency, sustainability, and resiliency.
- **1.6 Utility Infrastructure Siting.** Ensure new infrastructure is sited in a manner to minimize negative impacts to the community and prioritize projects to address the greatest deficiencies.
- **1.7 Aesthetic and urban form.** Require infrastructure and infrastructure improvements that are aesthetically pleasing and consistent with the scenic character of the surrounding area.

### **Goal 7. A reliable and efficient telecommunications network available to every resident, business, and institution.**

Policies:

- **7.1 Accommodate future technologies.** Encourage telecommunications providers and building developments to size infrastructure and facilities to accommodate future expansion and changes in the need for technology.

- **7.2 Appropriate siting of telecommunications infrastructure.** Design and site all facilities to minimize their visibility, prevent visual clutter, and reduce conflicts with surrounding land uses while recognizing that the entire community can have access to communication infrastructure.
- **7.5 Access for all.** Encourage the installation and availability of facilities that provide free telecommunication access at key activity and business centers throughout the community.

**C. The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.**

Local authority to approve or deny a WTF application by any state or local government is subject to limitations established by federal law. Therefore, in addition to the City’s local regulatory process for approval of a WTF, the Federal Telecommunications Act of 1996 (“Telecom Act”) requires that any decision to deny a request to place, construct, or modify a WTF must be supported by substantial evidence contained in written record (47 U.S.C. 332(c)(7)). Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of radio frequency (“RF”) emissions (including health effects) of the proposed facility if the WTF will operate in compliance with federal regulations. The applicant submitted a Radio Frequency Emissions Compliance Report to demonstrate compliance with federal law. Additionally, Condition of Approval 9 requires the applicant to modify or remove its wireless facility or obtain adjacent property owner consent to mitigation measures on the adjacent property if required to maintain compliance with any laws applicable to human exposure to RF emissions. The proposed use will not be adverse to the public health, safety, or general welfare, nor be detrimental to surrounding properties or improvements.

**D. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity.**

The design, location, size, and operating characteristics of the proposed WTF is compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity. The 588.5 square foot WTF is located on the roof of an existing commercial building and within an enclosure painted and textured to match the existing building.

**E. The site is physically suitable for the type of the use being proposed, including access, utilities, and the absence of physical constraints.**

The project site is physically suitable for the type of use being proposed. The project site is developed with an existing commercial building and the WTF will be setback ten from the property line. Utilities will be supplied underground from an adjacent power pole and from a meter on site.

### **General Plan Consistency:**

This report and associated recommendation have been evaluated for their consistency with the City's General Plan. The proposed project is consistent with the following Goals and Policies of the General Plan:

#### *Infrastructure Element*

### **Goal 1. Infrastructure systems are functional, safe, and well maintained.**

Policies:

- **1.1 Infrastructure systems plan.** Establish and adopt an integrated, holistic systems approach to guide infrastructure development, improvement, maintenance, and resilience.
- **1.5 New technologies.** When feasible, utilize emerging technologies and funding strategies that improve infrastructure efficiency, sustainability, and resiliency.
- **1.6 Utility Infrastructure Siting.** Ensure new infrastructure is sited in a manner to minimize negative impacts to the community and prioritize projects to address the greatest deficiencies.
- **1.7 Aesthetic and urban form.** Require infrastructure and infrastructure improvements that are aesthetically pleasing and consistent with the scenic character of the surrounding area.

### **Goal 7. A reliable and efficient telecommunications network available to every resident, business, and institution.**

Policies:

- **7.1 Accommodate future technologies.** Encourage telecommunications providers and building developments to size infrastructure and facilities to accommodate future expansion and changes in the need for technology.
- **7.2 Appropriate siting of telecommunications infrastructure.** Design and site all facilities to minimize their visibility, prevent visual clutter, and reduce conflicts with surrounding land uses while recognizing that the entire community can have access to communication infrastructure.
- **7.5 Access for all.** Encourage the installation and availability of facilities that provide free telecommunication access at key activity and business centers throughout the community.

### **Environmental Determination:**

The proposed project is Categorically Exempt from the California Environmental Quality Act as defined in Section 15303, Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal pertains to an existing structure and involves only minor alterations to the existing wireless facility. Class 3 exemptions include the installation of small new equipment and facilities, such as the proposed wireless antennas. While this may include a variety of potential impacts, federal regulations preempt the City from considering impacts from radio-frequency emissions.

### **Public Notification:**

For the March 17, 2026 Planning Commission hearing, a total of 572 public hearing notices were mailed to the applicant, and occupants and property owners of properties within a 500-foot radius on March 5, 2026. A legal ad was published on March 5, 2026, in the Easy Reader, a newspaper of general circulation. Additionally, a notice was posted on-

site a minimum of ten days in advance of the public hearing, in accordance with HBMC 17.68.050. Public notification materials are included as **Attachment 9**. As of the writing of the report, staff has received public comments in response to the notice, and which are included as **Attachment 10**.

**Attachments:**

1. Draft Resolution 26-XX
2. Location-Radius Map
3. Project Plans
4. Project Photo Simulations
5. Telecom Act 47 U.S.C. 332(c)(7) Excerpt
6. Radio Frequency Emissions Compliance Report
7. Gap Identification and Coverage Solution Report
8. Colocation Letter
9. Public Notification Package
10. March 9-10 Emailed Public Comments

**Respectfully Submitted by:** DeDe Tran, Assistant Planner

**Concur:** Alexis Oropeza, Planning Manager

**Legal Review:** Sarah Locklin, Interim Assistant City Attorney

**Approved:** Alison Becker, AICP, Community Development Director