

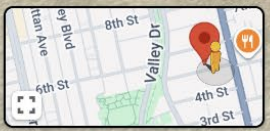
Planning Commission Meeting – March 17, 2026

**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**



CITY OF
HERMOSA
BEACH

Photo of Existing Site



Google Maps



Zoning Map

Zoning Map

Planning Commission Meeting
March 17, 2026

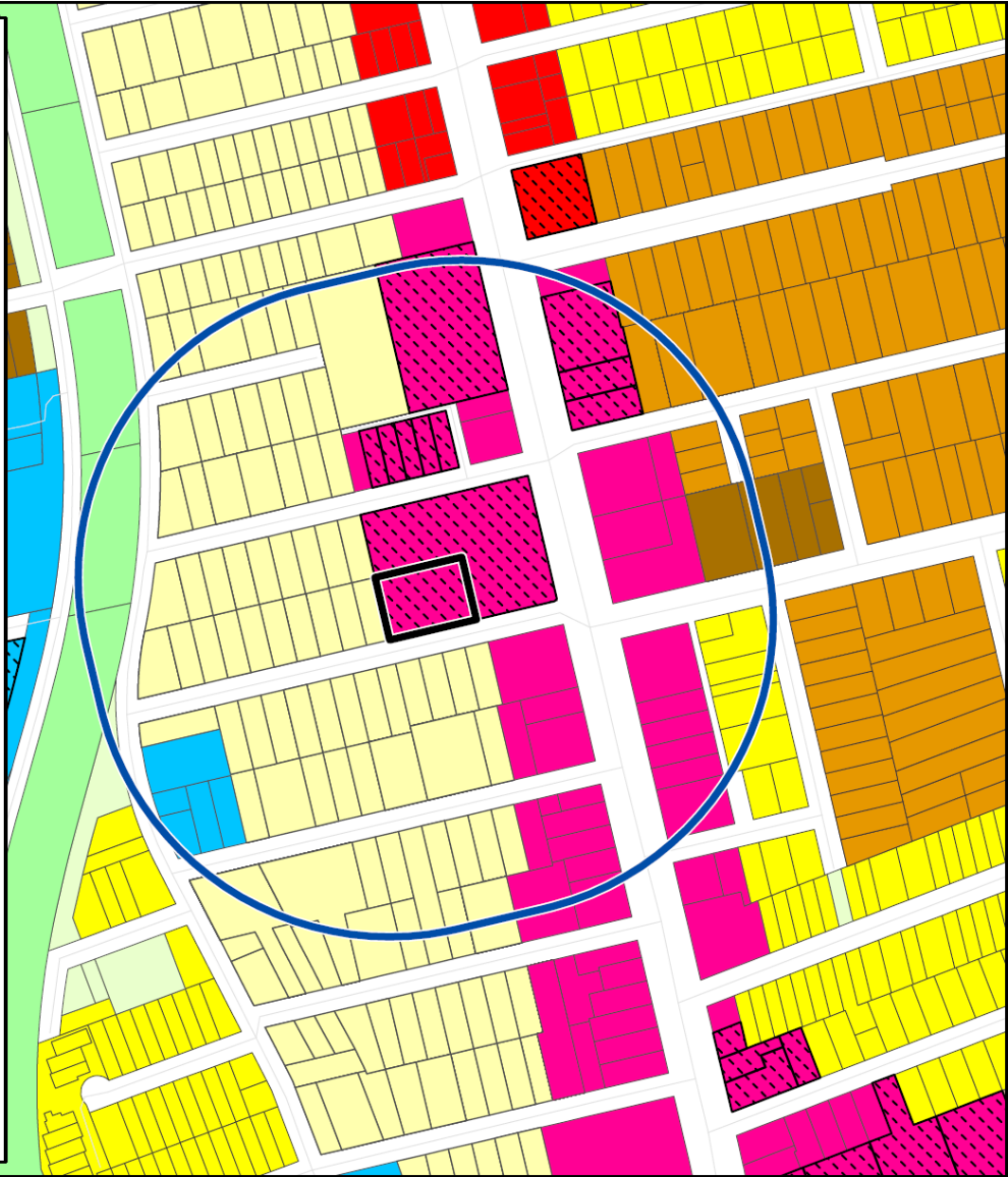


Description

725 5th St
APN: 4188-030-001
Zone: SPA-7-HE Specific Plan Area 7

Conditional Use Permit (CUP 25-04)

- R-1 Single Family Residential
- R-1A Limited Single-Family Residential
- R-2 Two Family Residential
- R-2B Limited Multiple Family Residential
- R-3 Multiple Family Residential
- R-P Residential-Professional
- RPD Residential Planned Development
- R-3PD Multiple Family Planned Development
- C-1 Neighborhood Commercial
- C-2 Downtown Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- OS Open Space
- OS-1 Restricted Open Space
- OS-2 Restricted Open Space
- OS-O Open Space Overlay
- MHP Mobile Home Park
- SPA Specific Plan Area (Residential)
- SPA Specific Plan Area (Commercial)
- HE Housing Element Overlay
- 500' Notification Radius



CITY OF
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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

Background

- **Municipal Code:**

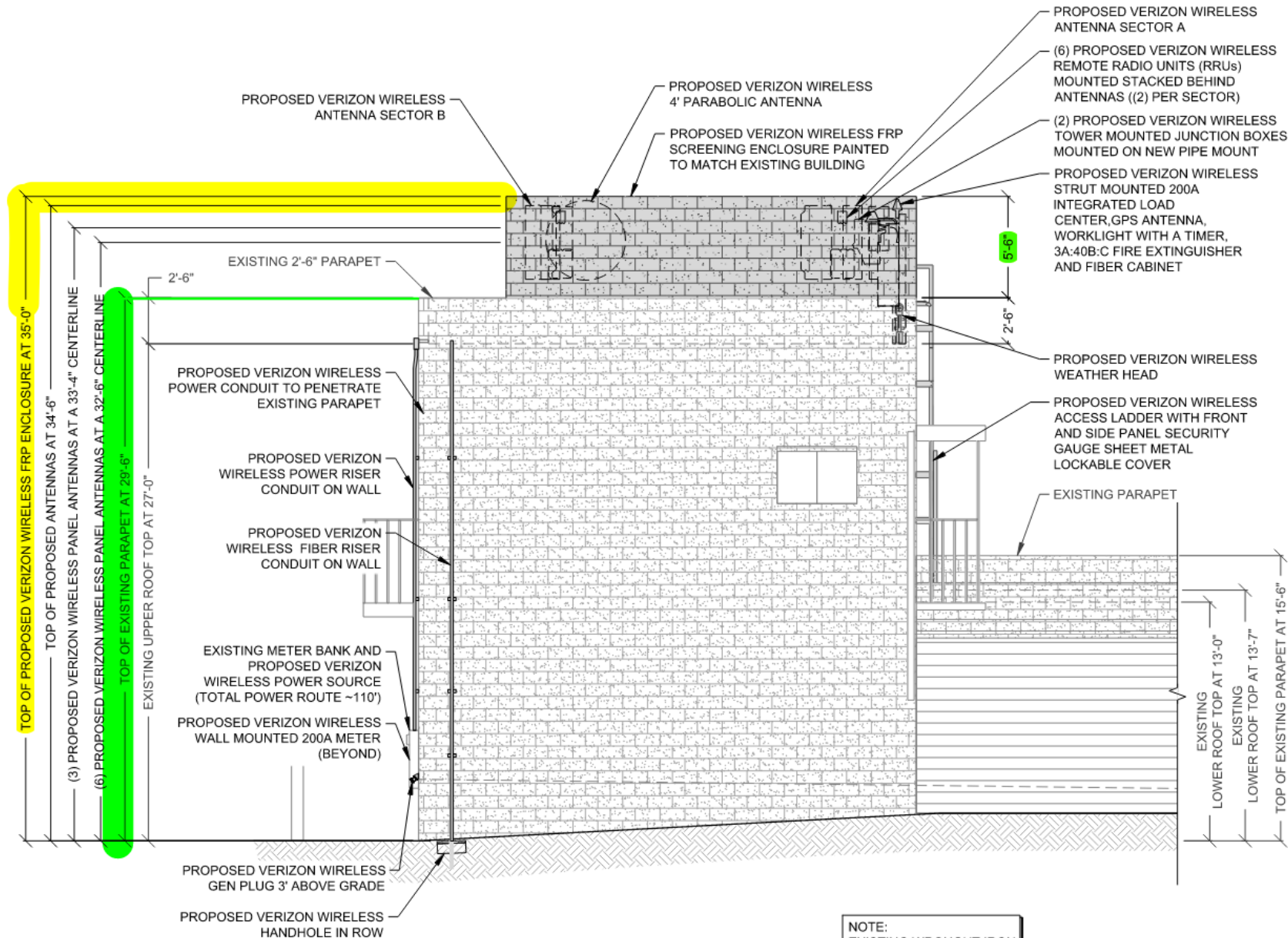
- Hermosa Beach Municipal Code (HBMC) Section 17.38.300
- HBMC Section 17.26.030 C-1, C-2, and C-3 land use regulations require a conditional use permit for wireless communications facilities in the C-3 zone
- HBMC Section 17.40.170 contains the City's primary regulations for the siting of wireless telecommunications facilities
- 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



Background

- **Additional Requirements for WTF Approval - Federal Telecommunications Act of 1996:**
 - *Limits of local authority*
 - Substantial written evidence
 - Environmental effects of radio frequency (RF) emissions

Project Description

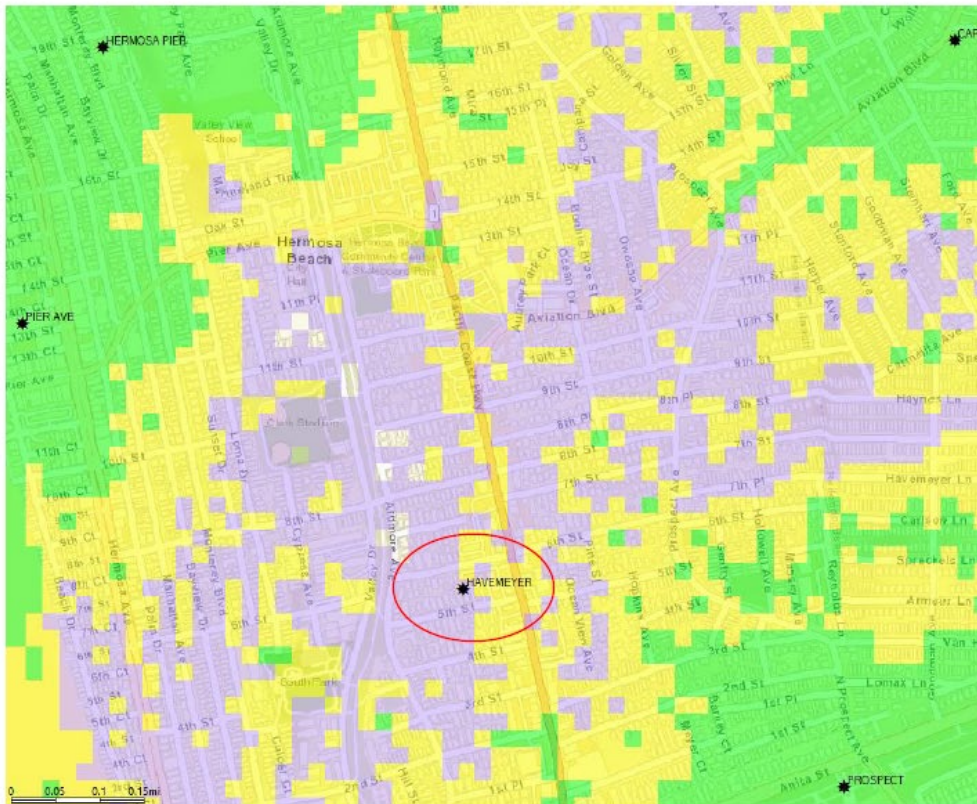


Project Description- Photo Simulations

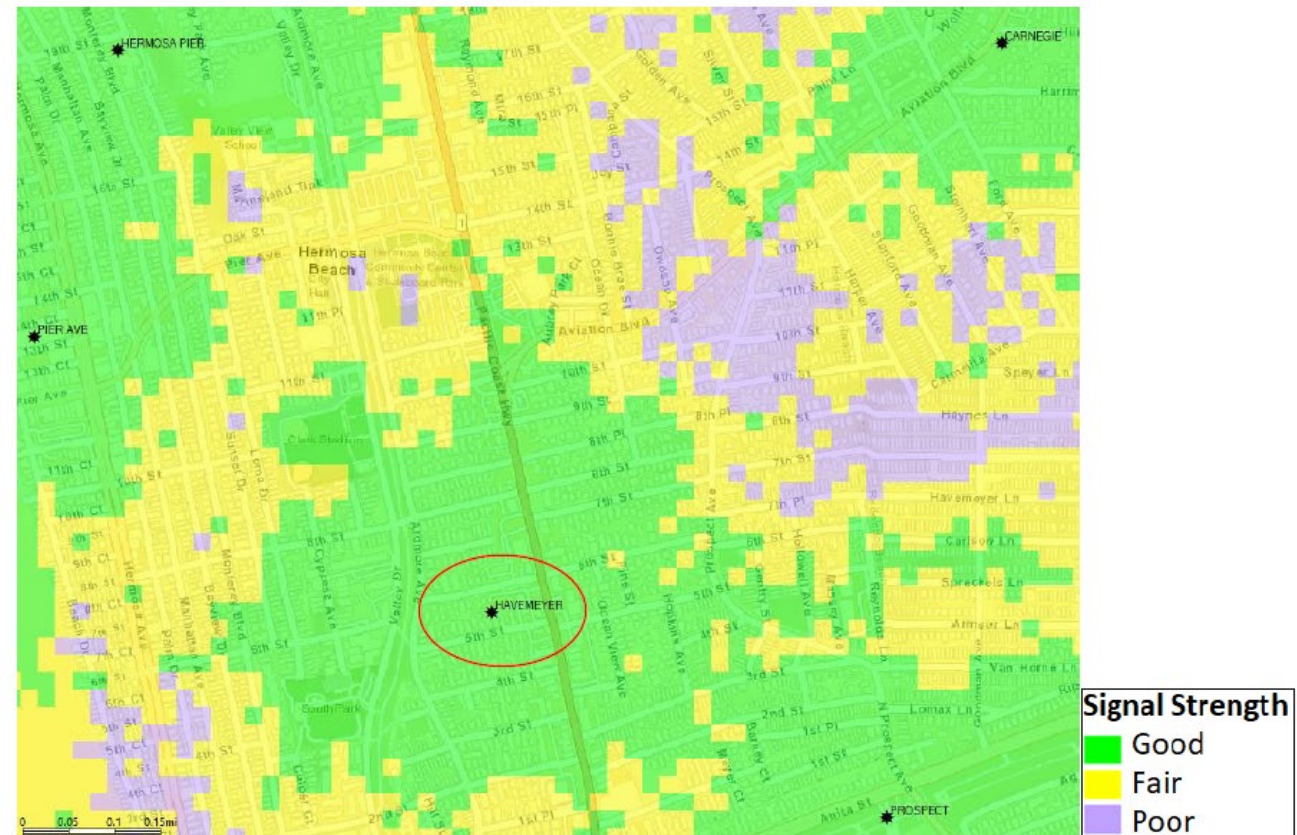


Screening and Site Selection Guidelines

Verizon Coverage without HAVEMEYER



Verizon Coverage with HAVEMEYER



Screening and Site Selection Guidelines

HAVEMEYER - A	300 Pacific Coast Hwy	Hermosa Beach	CA	Los Angeles	90254	33.85716	- 118.39063 2
HAVEMEYER - B	501 Pacific Coast Hwy	Hermosa Beach	CA	Los Angeles	90254	33.858873	- 118.39178 9
HAVEMEYER - C	600 Pacific Coast Hwy	Hermosa Beach	CA	Los Angeles	90254	33.859731	- 118.39136 4
HAVEMEYER - E	901 Aviation Blvd	Hermosa Beach	CA	Los Angeles	90254	33.863441	- 118.39101 2

Facility Height, Location and Other Issues

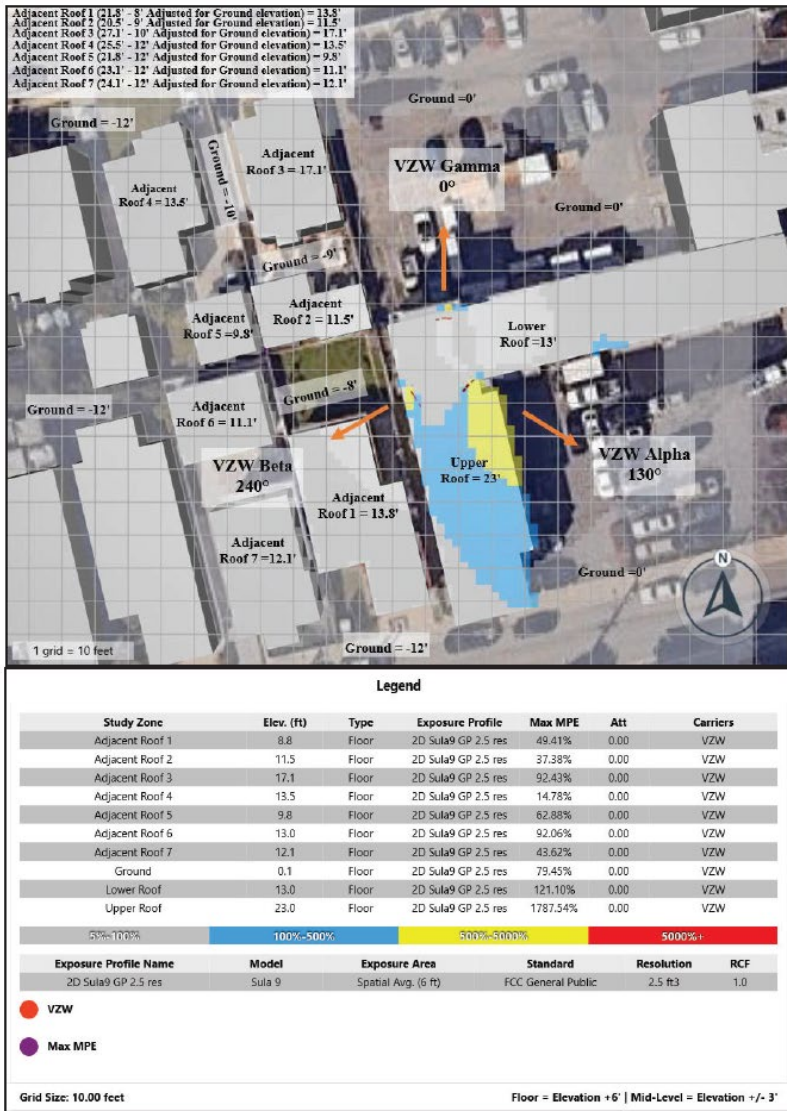


Figure 2.1: Predicted MPE as Percentage of FCC General Population Limits

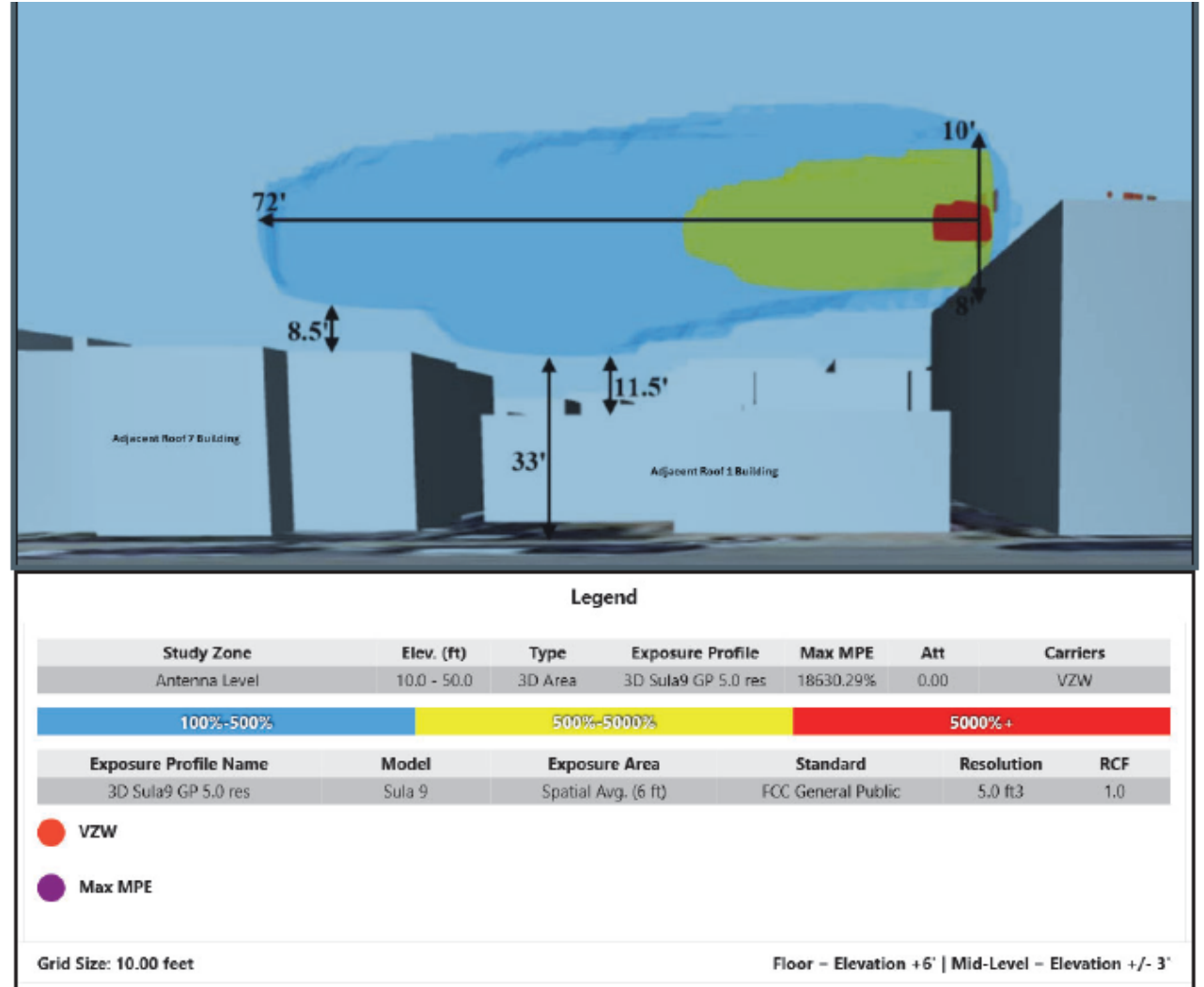


Figure 3: Predicted MPE at Antenna Elevation as Percentage of FCC General Population Limits

Condition 9 of Proposed Resolution

9. **Compliance with Applicable Laws/RF Emissions Exposure Limits.** The permittee shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law (“Laws”) applicable to the permittee, the subject property, the wireless facility or any use or activities in connection with the use authorized in this permit, including any Laws applicable to human exposure to RF emissions. **This permit is not granting the permittee any rights to make any portion of the adjacent properties inaccessible to the general public or to hinder future lawful development of adjacent properties as a mitigation measure to ensure the wireless facility will comply with Laws applicable to human exposure to RF emissions, absent agreement from the adjacent land owner.** The permittee understands that if site conditions change in the future due to lawful development on adjacent property, the permittee may need 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. **If the Community Development Director finds good cause to believe that the wireless facility is not in compliance with any Laws applicable to human exposure to RF emissions, the Director may require the permittee to submit a written report, signed by an RF engineer under penalty of perjury, that:** (1) **the installation is operated in compliance with 47 U.S.C. § 324 (use of minimum power);** and (2) the installation complies with all applicable FCC rules and regulations for human exposure to RF emissions and will not cause members of the general public to be exposed to RF levels that exceed the maximum permission exposure levels deemed safe by the FCC. The applicant shall submit the requested written RF report within sixty calendar days of notification in writing by the Director. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee’s obligations to maintain compliance with all Laws.



Conditional Use Permit: Required Findings

- 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.**
- B. The proposed use is consistent with the General Plan and any applicable specific plan.**
- 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.**
- 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.**
- E. The site is physically suitable for the type of the use being proposed, including access, utilities, and the absence of physical constraints.**



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~~ commercial building. 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 Noticing

- **March 5, 2026**
 - 572 public hearing notices mailed to the business, occupants and property owners within a 500-foot radius
 - Legal Ad published in the Easy Reader
 - Notice posted at business



Staff Recommendation

- 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)
- Determine the project is categorically exempt from CEQA

THANK YOU!

Contact us.

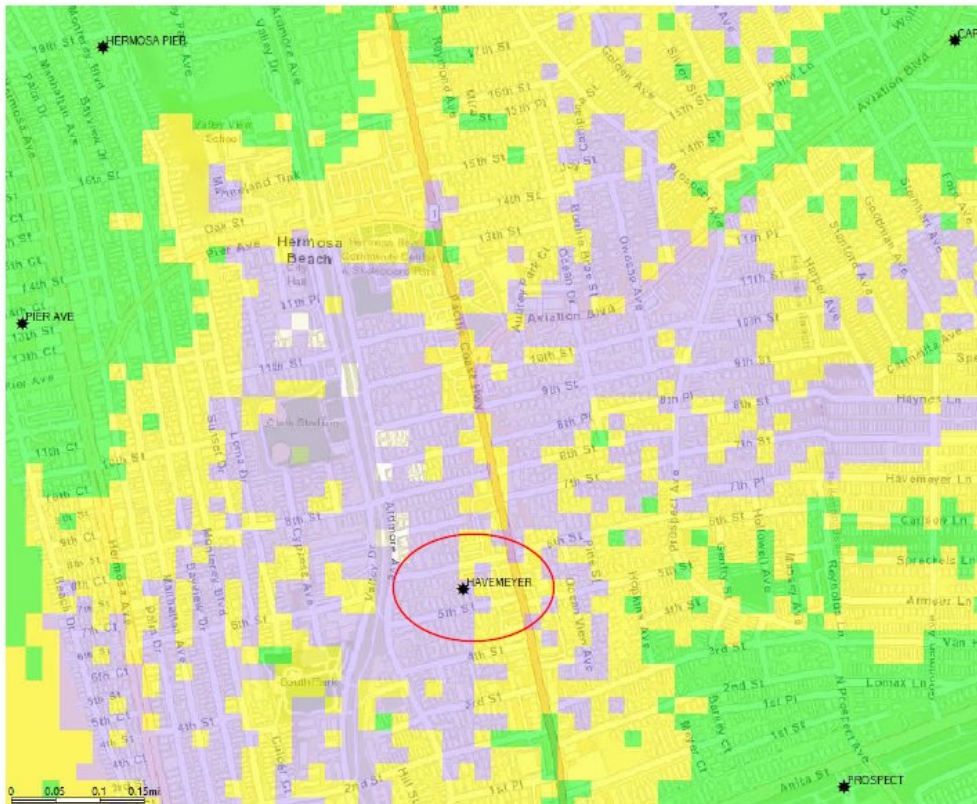
DeDe Tran, Assistant Planner

310-318-0243

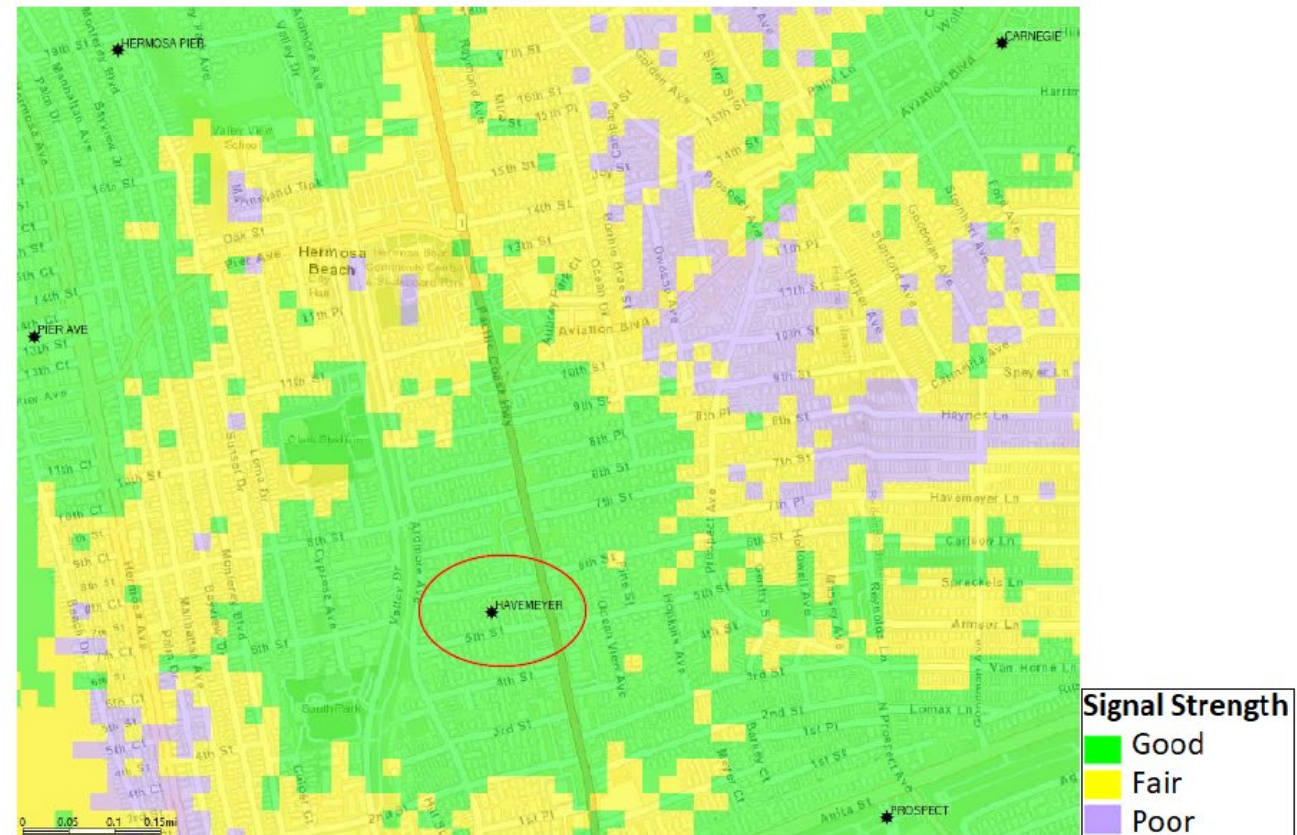
Planning@hermosabeah.gov

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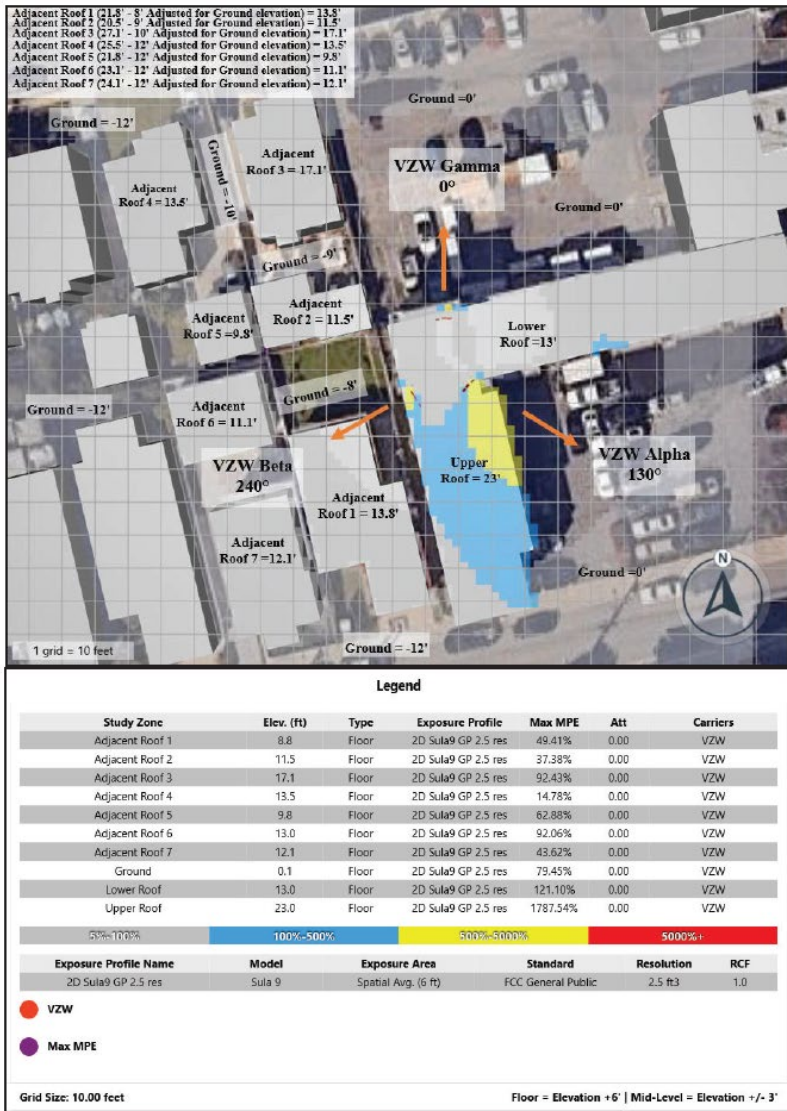


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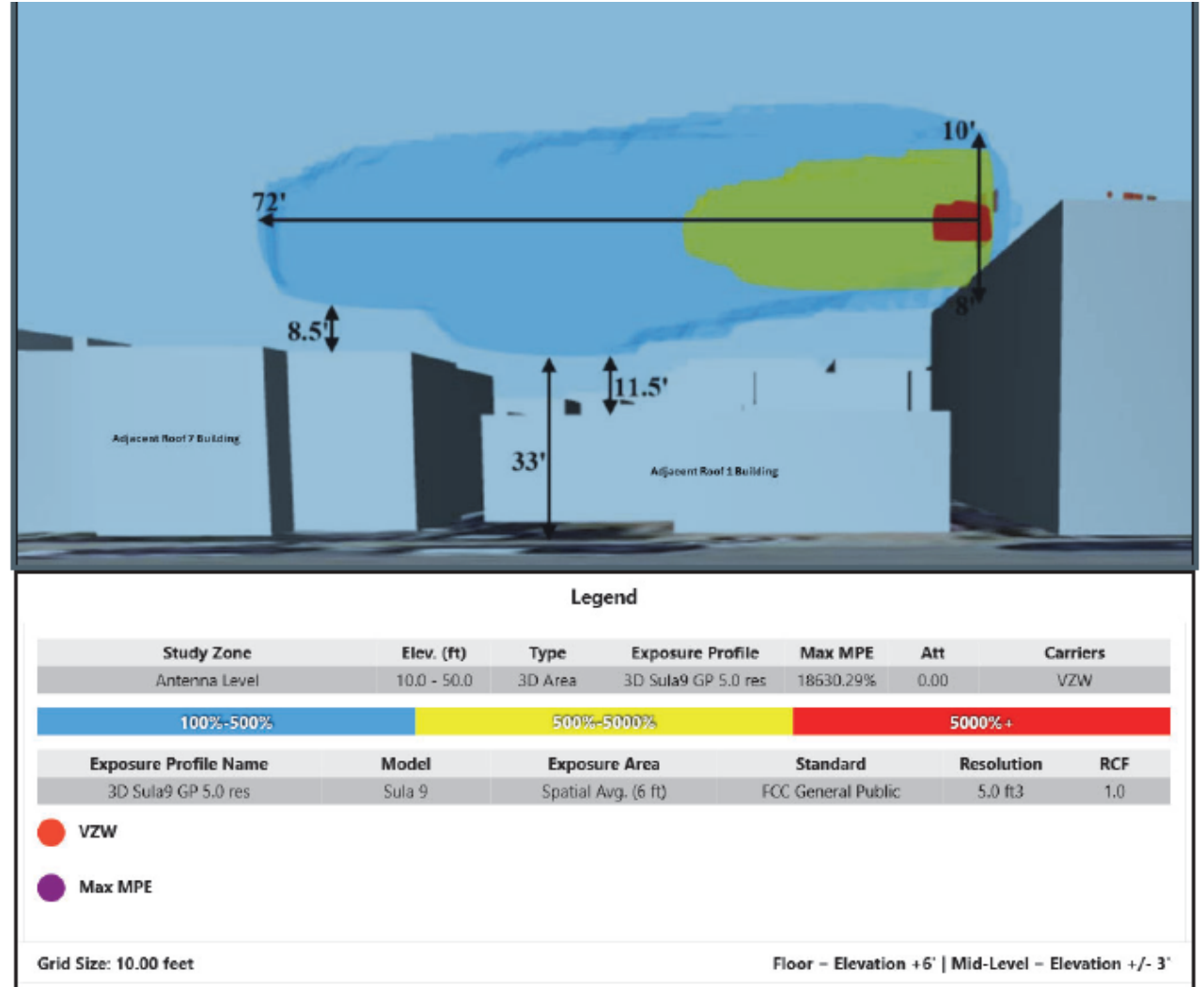


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