

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 07-012 (VERIZON WIRELESS)
APN: 009-611-045

DATE: AUGUST 28, 2007

Needs: For the Planning Commission to consider the applicant's request to develop a new wireless communication facility located at Paso Robles High School, 801 Niblick Road.

- Facts:
1. The proposed facility would consist of a wireless communication facility (cell-tower) consisting of a new 85'-tall sport light pole with flush-mounted antennas, and separate equipment building.
 2. The new sport light/monopole with attached antennas will be located in the vicinity of the baseball fields and will replace an existing field light standard.
 3. The property is zoned R1 (Single Family Residential) and the General Plan designation is PF (Public Facilities).
 4. Ordinance No. 934 amended the zoning code to allow cellular facilities in the R1 zoning district. The amendment requires that cellular facilities be associated with public or quasi-public facilities such as schools and be camouflaged so that they are not noticeable from the street. In the vicinity of the other baseball field lights, the replacement 83-foot tall monopole will appear similar to the other light standards. The existing light poles at the high school vary in height from 75 to around 90-feet tall.
 5. Section 21.16.200 of the Municipal Code requires approval of a Conditional Use Permit for transmission and receiving stations in the R1 zoning district.
 6. The Planning Division staff has determined that this application is Categorical Exempt from environmental review per Section 15303 of the State's Guidelines to Implement CEQA. Section 15303 exempts new construction of small structures. The monopole and equipment building would be small structures.

7. The Development Review Committee (DRC) reviewed this project at its meeting of July 30, 2007, where the Committee recommended that the Planning Commission approve the request.

Analysis
and

Conclusions: As stated above, new telecommunication facilities in the City are required to be camouflaged. In this case the sports light standard will appear very similar to other lights and will “blend in.” However, as can be seen from the project plans and photos taken of a similar installation in San Luis Obispo (attached), the antennas will be visible to the naked eye. The question for the Commission is whether this particular installation meets the intent of the City’s new regulation that requires camouflaging. Given the remoteness of the site and the fact that there are tall sports lights in the area of the proposed mono-pole that the exposed antennas appears to blend in with the other tall light poles in the vicinity. Will the antennas be noticeable from adjoining properties or from the public right of way? One option that has been discussed is whether a screening dome could be installed to hide the antennas. While screening may be possible, the Commission should consider whether such an addition would actually draw more attention to the light standard and appear out of character from the other light standards . The equipment building and the fencing are also compatible with other buildings and fences in this area of the school.

Policy

Reference: Zoning Code, General Plan, Economic Strategy

Fiscal

Impact: None

Options:

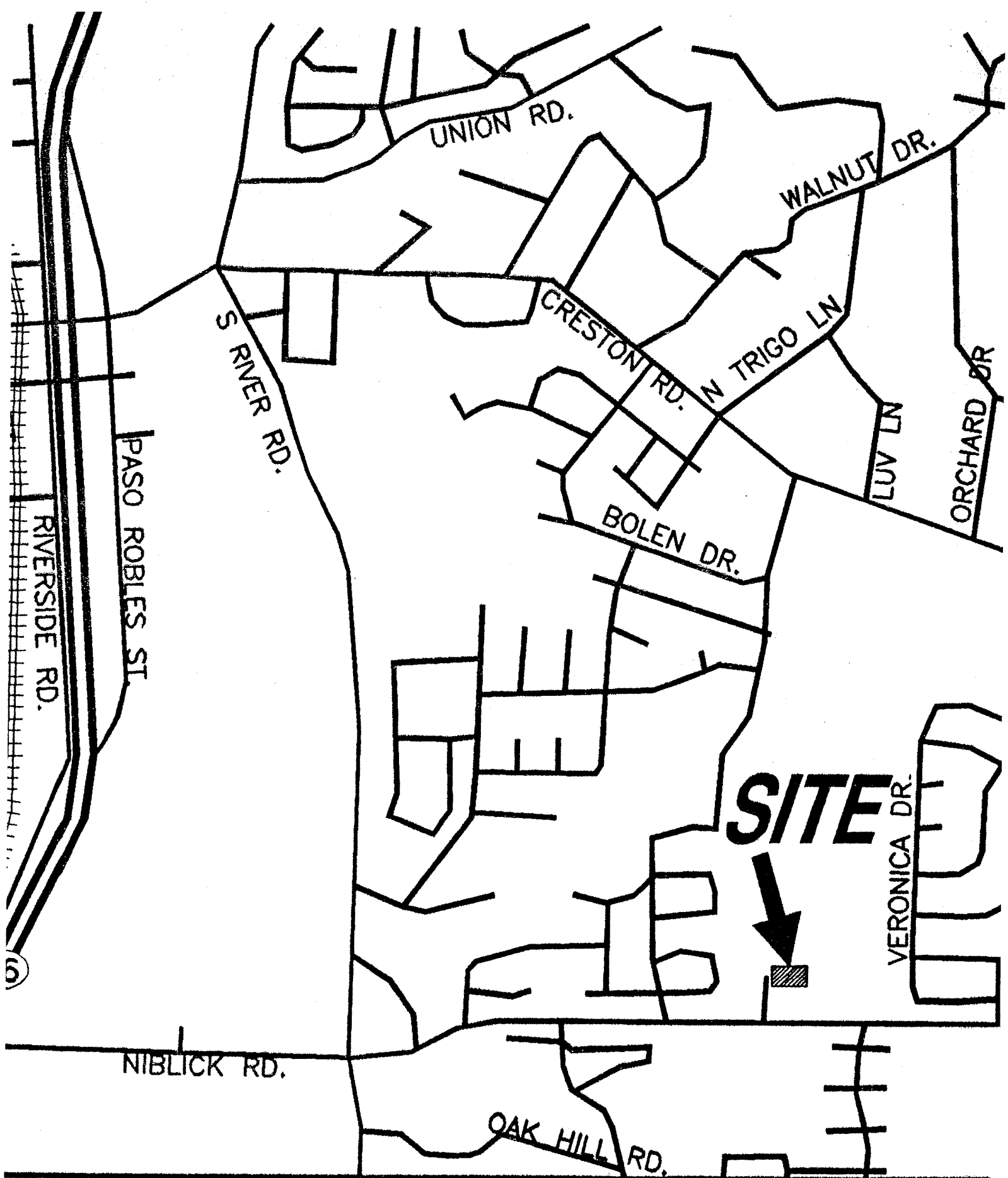
After consideration of any public testimony, the Planning Commission should consider the following options:

- a). Determine that the proposed design is considered camouflaged and adopt the attached resolution granting approval of Conditional Use Permit 07-012.
- b). Determine the proposed design is not camouflaged, deny the application, and direct the applicant to present a design that complies with the intent of the City’s regulations.
- c). Amend, modify or alter the above noted options.

Attachments:

1. Location Map
2. Photosimulations of existing and proposed appearance of location
3. Photo samples of existing sports light poles with flush-mounted antennas
4. Resolution approving CUP 07-012
5. Newspaper notice and mail affidavits

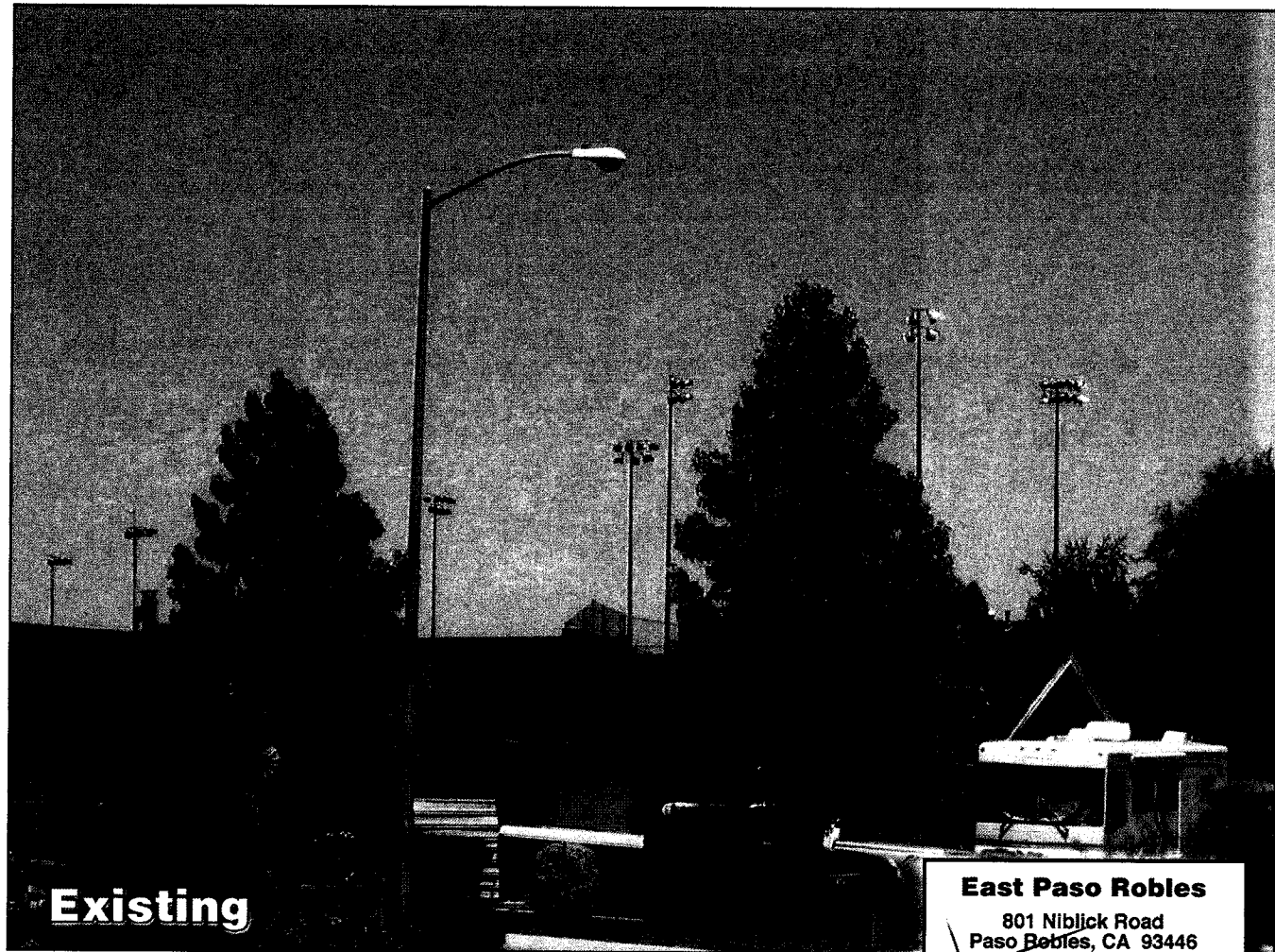
H:/darren/CUP/CUP07-012Clearwire/StaffReport



VICINITY MAP



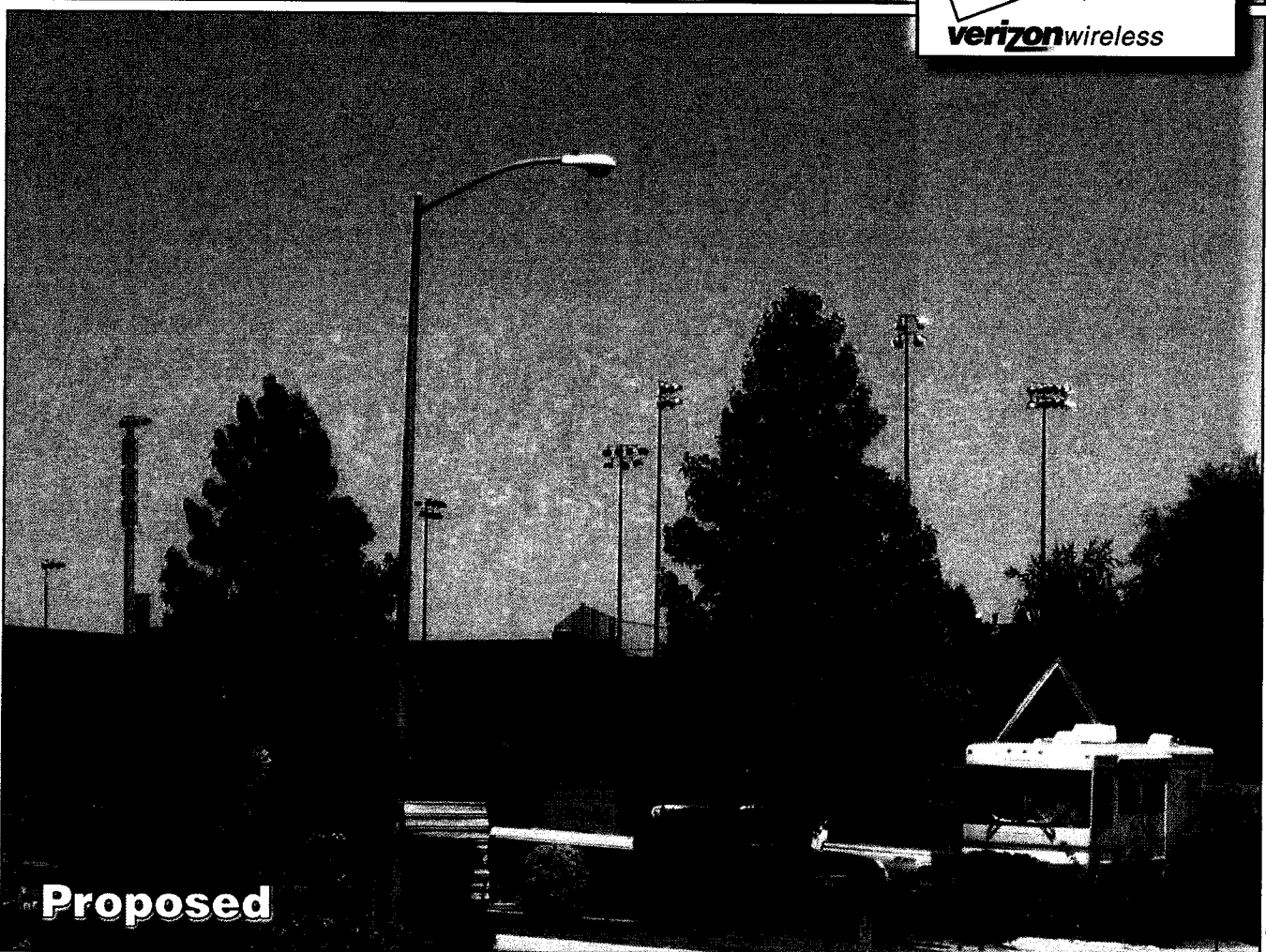
Photosimulation of view looking northeast from Appaloosa Drive.



Existing

East Paso Robles
801 Niblick Road
Paso Robles, CA 93446

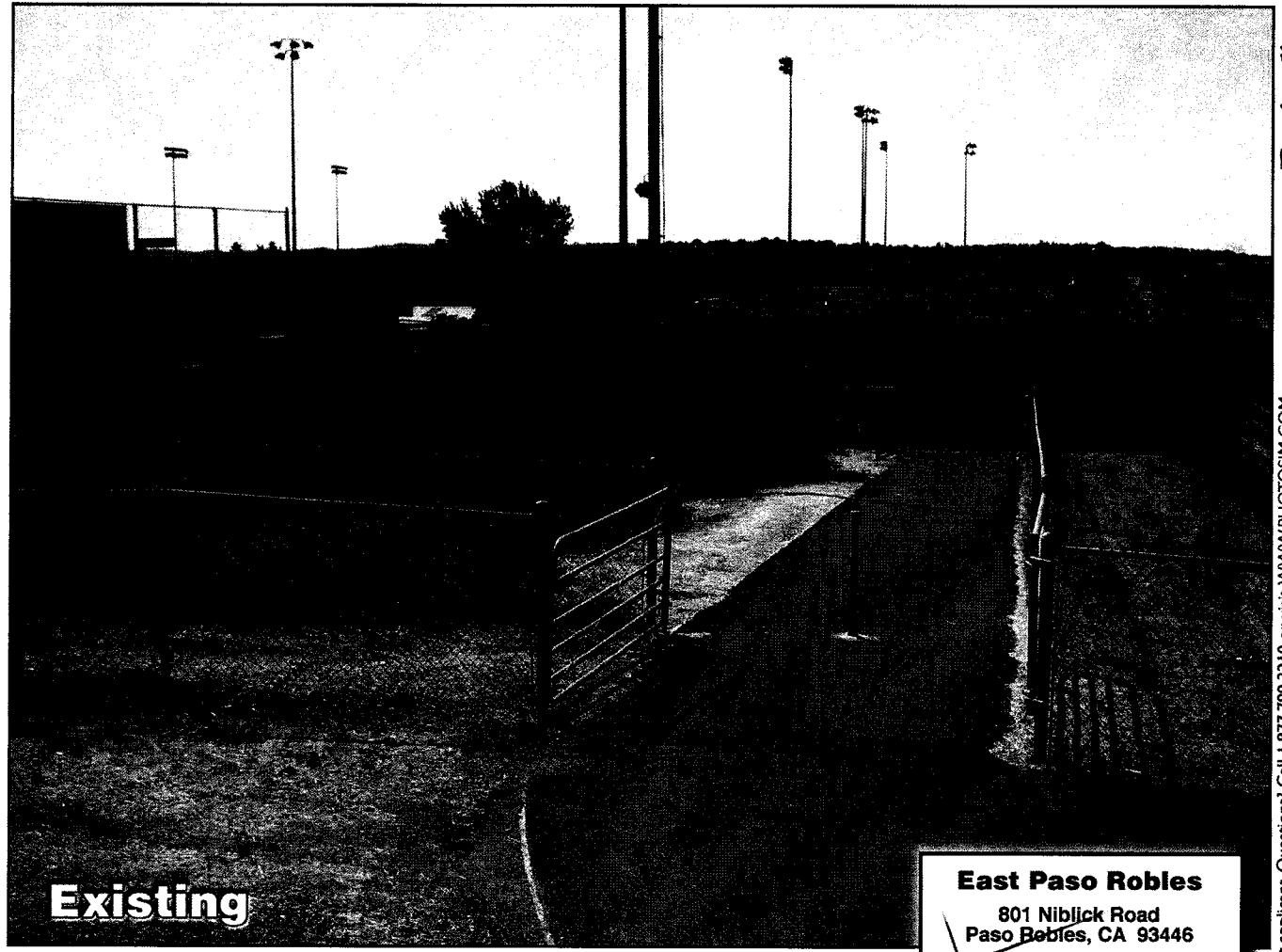
verizonwireless



Proposed

© Copyright 2007, Previsualists Inc., all rights reserved. Accuracy of this photosimulation based upon information provided by project applicant. Questions? Call 1.877.799.3210 or visit WWW.PHOTOSIM.COM

Photosimulation of view looking south at the proposed equipment area.

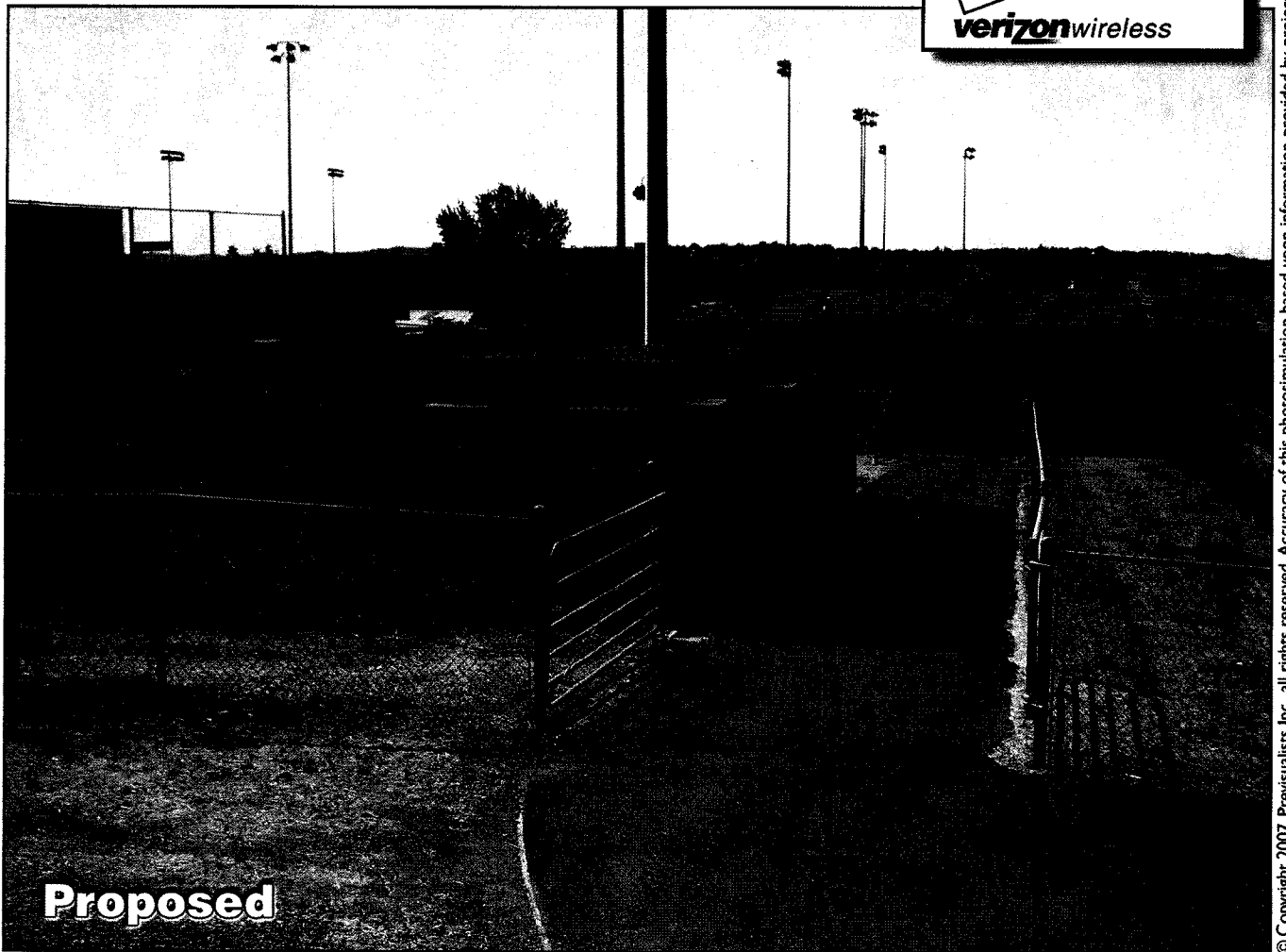


Existing

East Paso Robles

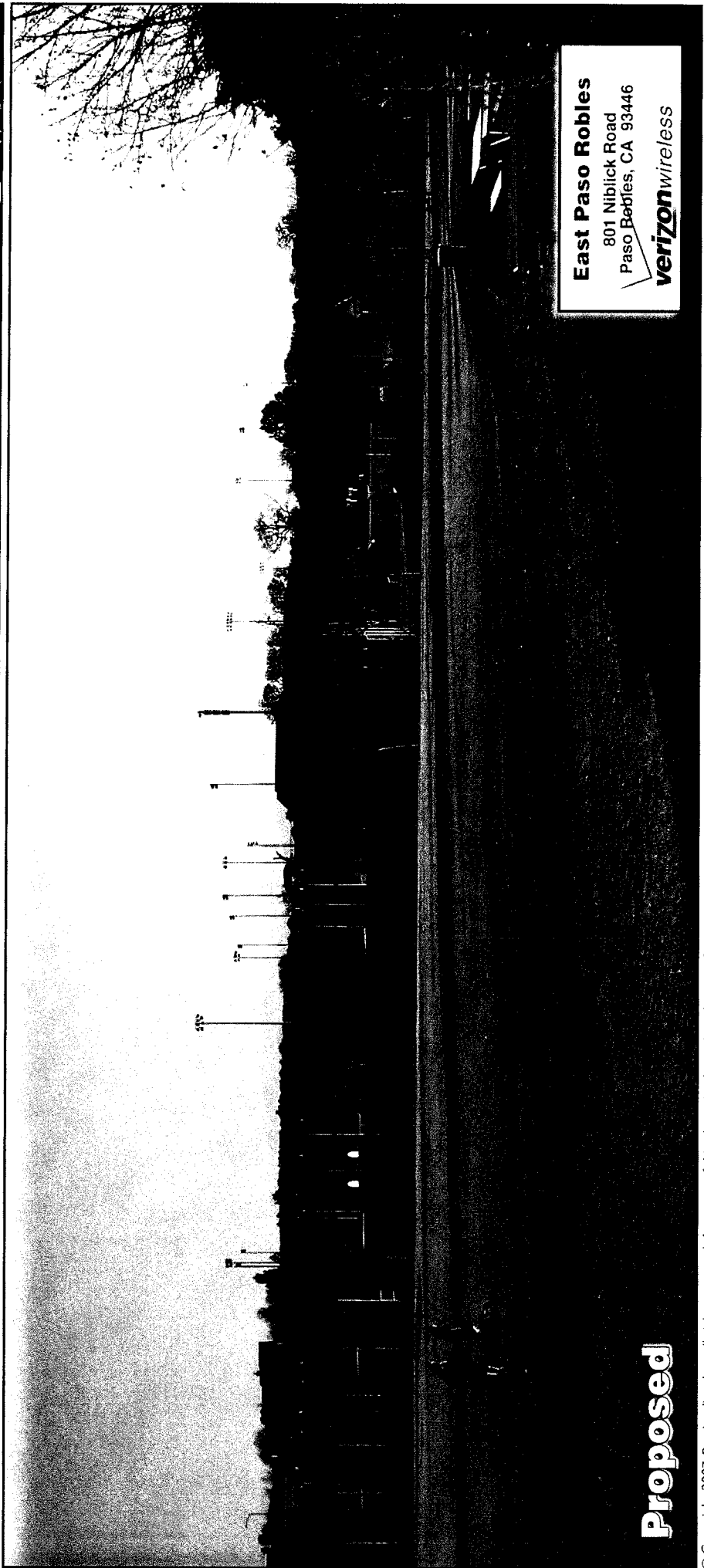
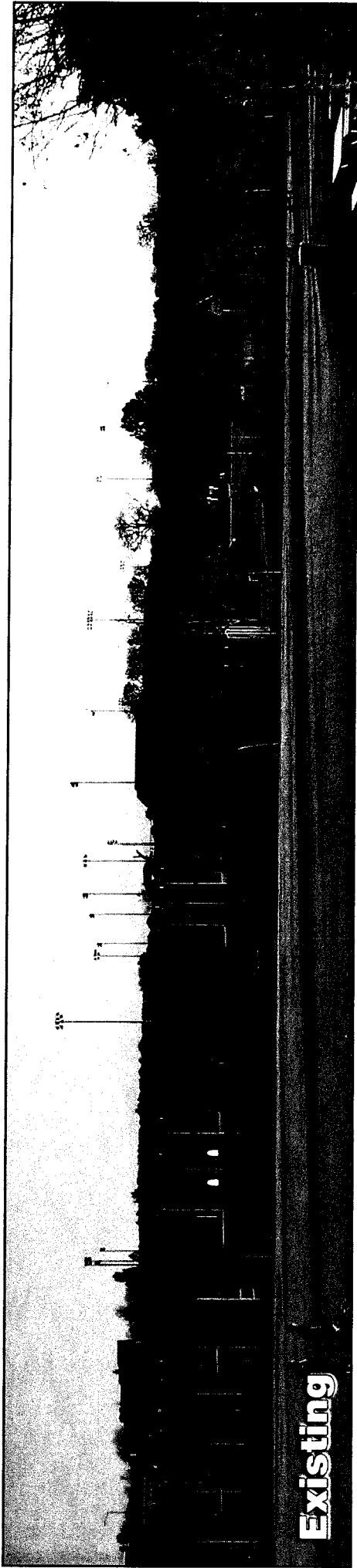
801 Niblick Road
Paso Robles, CA 93446

verizonwireless



Proposed

Photosimulation of view looking south from Winifred Pifer Elementary School off Creston Rd.



East Paso Robles
801 Niblick Road
Paso Robles, CA 93446
verizonwireless

Proposed

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 07-012
(VERIZON WIRELESS)
APN: 009-441-048

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for transmission and receiving stations in the R1 zoning district; and

WHEREAS, the applicant, Verizon Wireless, has filed a Conditional Use Permit application to construct a wireless communication facility as a sports light standard located at 801 Niblick Road; and

WHEREAS, The school installation meets the Zoning Regulations requiring that the site be public or quasi-public; and

WHEREAS, the facility will have a camouflaged design, consisting of a new 85'-tall sport light/monopole blending with other similarly designed poles at the school; and

WHEREAS, separate equipment would be located inside of a new 11'-5"x30'-0" equipment shelter; and

WHEREAS, and since the antennas will be attached to a sports field light pole and blend with other similar "utility structures," the project would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure; and

WHEREAS, a public hearing was conducted by the Planning Commission on August 28, 2007, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance and operation for the requested use and building would be consistent with the General Plan and not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 07-012 subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Title Sheet
B	Site Plans
C	Equipment Plans
D	Elevations
E	Site & Boundary Plan
F	Boundary Plan

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility at 801 Niblick Road, where the antenna panels would be attached to a new 85'-tall sport light pole, in a manner described in attached exhibits.
3. This project approval shall expire on August 28, 2009, unless a building permit is issued for the project, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
5. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
6. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

PASSED AND ADOPTED THIS 28th day of August, 2007 by the following Roll Call
Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

H:\darren\CUP07-012\Clearwire\.resolution

Paso Robles

JUL 19 2007

Planning Division



verizon wireless

EAST PASO ROBLES

SITE#: 158595

801 NIBLICK ROAD
PASO ROBLES, CA 93446
COUNTY OF SAN LUIS OBISPO

PROJECT INFORMATION: EAST PASO ROBLES SITE #: 158595 801 NIBLICK ROAD PASO ROBLES, CA 93446 COUNTY OF SAN LUIS OBISPO	
CURRENT ISSUE DATE: 07/18/07	ISSUED FOR: 100% ZONING
REV:-DATE 01/21/07 03/12/07 06/29/07 07/18/07	DESCRIPTION: BOX ZONING 100% ZONING 100% ZONING 100% ZONING
COORDINATING ARCHITECT: 	
CONSULTANT: 	
DRAWN BY: CIP CHK: NB TUR	SHEET TITLE: TITLE SHEET
SHEET NUMBER: T-1	REVISION: 755-75A

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	
A-1	SITE AND ENLARGED SITE PLANS	
A-2	EQUIPMENT AREA AND ANTENNA PLANS	
A-3	ELEVATIONS	
C-1	SITE AND BOUNDARY PLAN	
C-2	BOUNDARY PLAN	

PROJECT TEAM

ARCHITECT:
 NAME: OAK DESIGN GROUP, INC.
 CONTACT: DAVE HERRERA
 ADDRESS: 2100 S. MAIN ST., SUITE 210
 CITY: PASO ROBLES, CA 93446
 PHONE: (805) 544-3700
 FAX: (805) 544-4327

SURVEYOR:
 NAME: OAK DESIGN GROUP, INC.
 CONTACT: DAVE HERRERA
 ADDRESS: 2100 S. MAIN ST., SUITE 210
 CITY: PASO ROBLES, CA 93446
 PHONE: (805) 544-3700
 FAX: (805) 544-4327

UTILITY COORDINATOR
 NAME: TELECOM PLUS
 CONTACT: DAVE HERRERA
 ADDRESS: 2100 S. MAIN ST., SUITE 210
 CITY: PASO ROBLES, CA 93446
 PHONE: (805) 544-3700
 FAX: (805) 544-4327

UTILITY CONTACTS:
 NAME: SBC SERVICE
 CONTACT: SBC SERVICE
 PHONE: 800.546.6326
 ADDRESS: 10000 W. 14TH ST.
 CITY: AUSTIN, TX 78741
 CONTACT: SBC SERVICE
 PHONE: 599.894.5372

ZONING:
 NAME: OAK DESIGN GROUP, INC.
 CONTACT: DAVE HERRERA
 ADDRESS: 2100 S. MAIN ST., SUITE 210
 CITY: PASO ROBLES, CA 93446
 PHONE: (805) 544-3700
 FAX: (805) 544-4327

SITE ACQUISITION:
 NAME: OAK DESIGN GROUP, INC.
 CONTACT: DAVE HERRERA
 ADDRESS: 2100 S. MAIN ST., SUITE 210
 CITY: PASO ROBLES, CA 93446
 PHONE: (805) 544-3700
 FAX: (805) 544-4327

CONSTRUCTION MANAGER:
 NAME: OAK DESIGN GROUP, INC.
 CONTACT: DAVE HERRERA
 ADDRESS: 2100 S. MAIN ST., SUITE 210
 CITY: PASO ROBLES, CA 93446
 PHONE: (805) 544-3700
 FAX: (805) 544-4327

PROJECT DESCRIPTION

VERIFY ALL UTILITIES PRIOR TO INSTALLATION.
 VERIFY WIRELESS PROPOSER TO INSTALL EQUIPMENT CARRIERS IN A NEW 11'-5.25" x 4' MONUMENT LIGHTPOLE.
 (2) 5/8" ANTENNAS INSTALLED ON SIDE OF PROPOSED CONCRETE WALL. TO PERMANENTLY STABILIZE INSIDE EQUIPMENT SHELTER.
 INSTALLATION OF COAXIAL CABLE RING FROM EXISTING ANTENNA TO WITHIN 60' OF RICE BRIDGE. INSTALLATION OF ELECTRIC AND TELEPHONE SERVICE RINGS TO EQUIPMENT.

PROJECT SUMMARY

LESSEE
 NAME: VERIZON WIRELESS
 CONTACT: DAVE HERRERA
 ADDRESS: 2100 S. MAIN ST., SUITE 210
 CITY: PASO ROBLES, CA 93446
 PHONE: (805) 544-3700
 FAX: (805) 544-4327

PROPERTY INFORMATION
 OWNER: PASO ROBLES JOINT UNITED SCHOOL DISTRICT
 ADDRESS: 801 NIBLICK RD # 03446
 CONTACT: SHELDO SMITH, DIST. 209
 PHONE: (805) 237-3339
 AREA OF CONSTRUCTION: 900 SQ. FT.
 ZONING: CUP-1
 CARRIER ZONING: INSTITUTIONAL
 ACCESSIBILITY REQUIREMENTS:
 NONE
 HUMAN ASSAULT HAZARD: NONE
 ACCESS NOT REQUIRED.

COORDINATES:
 POINTS: 486.271
 UTM: 11S 711.14
 LONGITUDE: 121.92471114
 LATITUDE: 33.52371316

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
RADIO		
MICROWAVE		
TELCO		
EQUIPMENT		
ADMINISTRATOR		
ADMINISTRATOR		

VERIZON SIGNATURE BLOCK

RIDGE SIGNATURE BLOCK

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CITY OF PASO ROBLES LOCAL ORDINANCES, NOTING IN THE LOCAL PERMITS CODES AS APPLICABLE TO THE WORK NOT CONFORMING TO THESE CODES.


1. CALIFORNIA ADMINISTRATIVE CODE 5. MAG/BA-222-2, USE WETRY
 2. URBAN BLUING CODE 2001
 3. CALIFORNIA PLUMBING CODE 2001
 4. URBAN MECHANICAL CODE 2001
 5. CALIFORNIA ELECTRICAL CODE 2001
 6. URBAN MECHANICAL CODE 2001
 7. CALIFORNIA ELECTRICAL CODE 2001
 8. URBAN MECHANICAL CODE 2001
 9. URBAN MECHANICAL CODE 2001

VICINITY MAP

DRIVING DIRECTIONS

FROM WALNUT CREEK, TAKE 680 SOUTH TO 101 SOUTH. TAKE THE 16TH ST EXIT TOWARD RIVERSIDE AVE. TURN RIGHT ON S. RIVER RD. TURN LEFT ON NIBLICK RD. ARRIVE AT 801 NIBLICK ROAD, PASO ROBLES.

Exhibit A
Title Sheet
CUP 07-012
(Verizon Wireless)





PROJECT INFORMATION:
 EAST PASO ROBLES
 SITE #: 158595
 80 NIBUCKROAD
 PASO ROBLES, CA 93446
 COUNTY OF SAN LUIS OBISPO

CURRENT ISSUE DATE:
07/18/07

ISSUED FOR:
100% ZONING

REV.	DATE	DESCRIPTION	BY
1	01/31/07	80% ZONING	CP
2	07/12/07	100% ZONING	CP
3	08/29/07	100% ZONING	CP
4	07/18/07	100% ZONING	CP

COORDINATING ARCHITECT:

 Ogilvy & Mather
 1000 B Street, Suite 1000
 San Francisco, CA 94102
 Phone: 415.774.4000
 Fax: 415.774.4001
 Email: ogilvy@ogilvy.com

CONSULTANT:

 RIDGE COMMUNICATIONS, INC.
 DRAWN BY: --- CHK: --- APV: ---
 SHEET TITLE: SITE AND ENLARGED SITE PLANS
 SHEET NUMBER: A-1
 REVISION: 755-75A

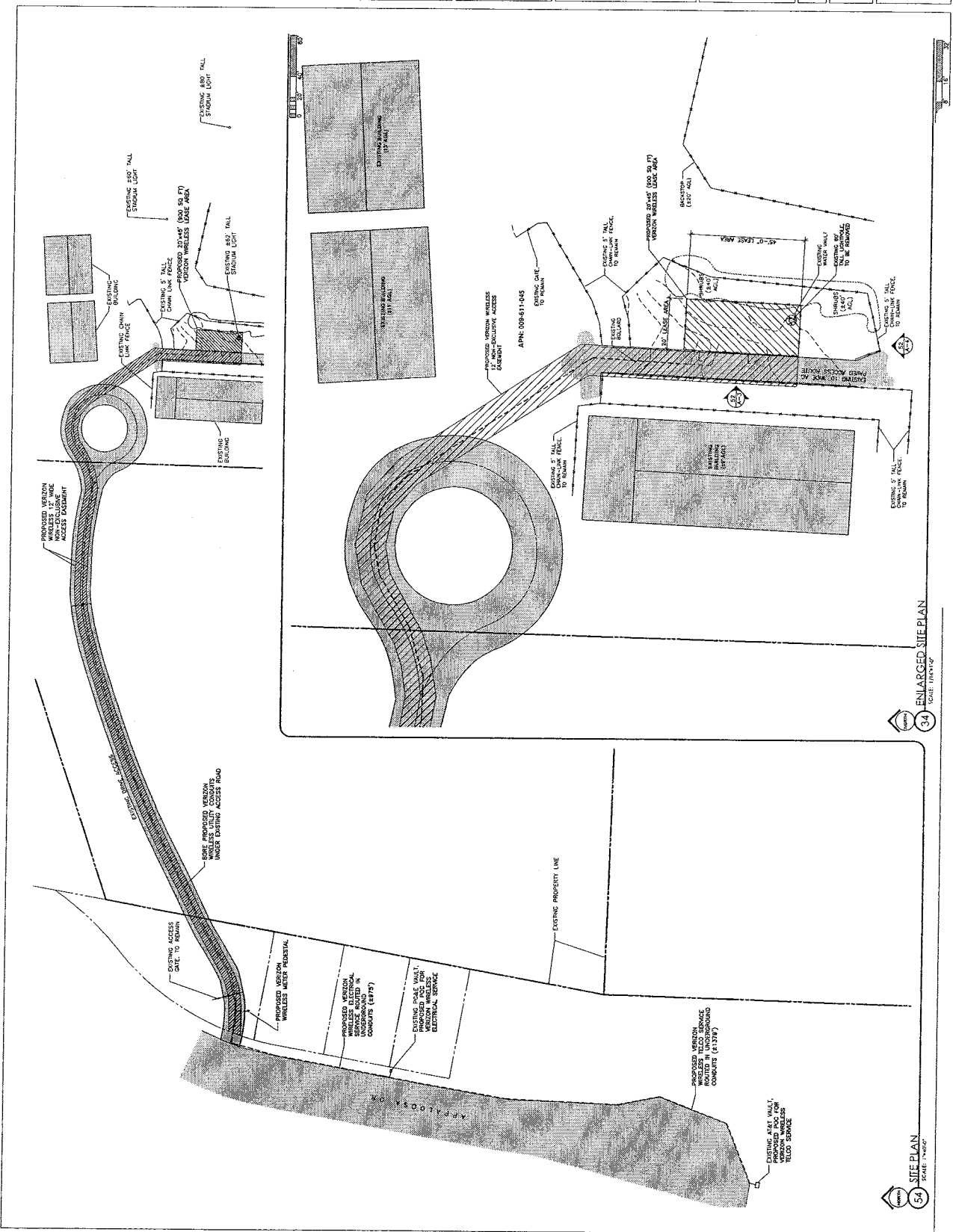



Exhibit B
 Site Plans
 CUP 07-012
 (Verizon Wireless)



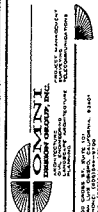
PROJECT INFORMATION:
 EAST PASO ROBLES
 SITE #: 158595
 801 NIELCK ROAD
 PASO ROBLES, CA 93646
 COUNTY OF SAN LUIS OBISPO

ISSUED FOR: 07/18/07

REV. DATE: 100% ZONING


REV.	DATE	DESCRIPTION	BY
1	07/18/07	100% ZONING	CJP
2	07/18/07	100% ZONING	CJP
3	07/18/07	100% ZONING	CJP

COORDINATING ARCHITECT:



OMNIT DESIGN GROUP
 10000 S. GARDEN AVENUE, SUITE 100
 GARDEN GROVE, CA 92640
 TEL: (714) 261-1100
 FAX: (714) 261-1101
 WWW.OMNITDESIGN.COM

CONSULTANT:



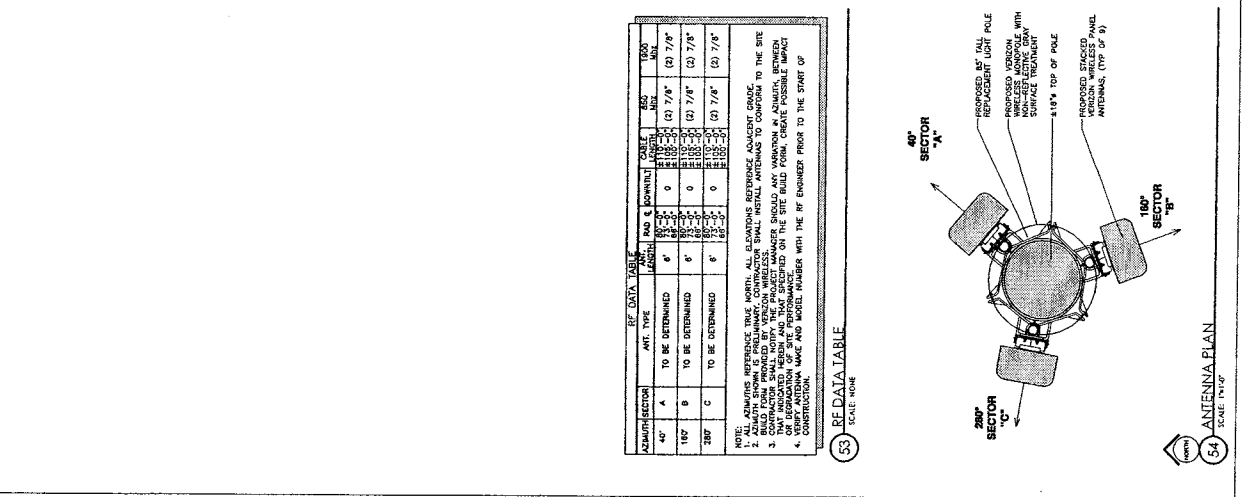
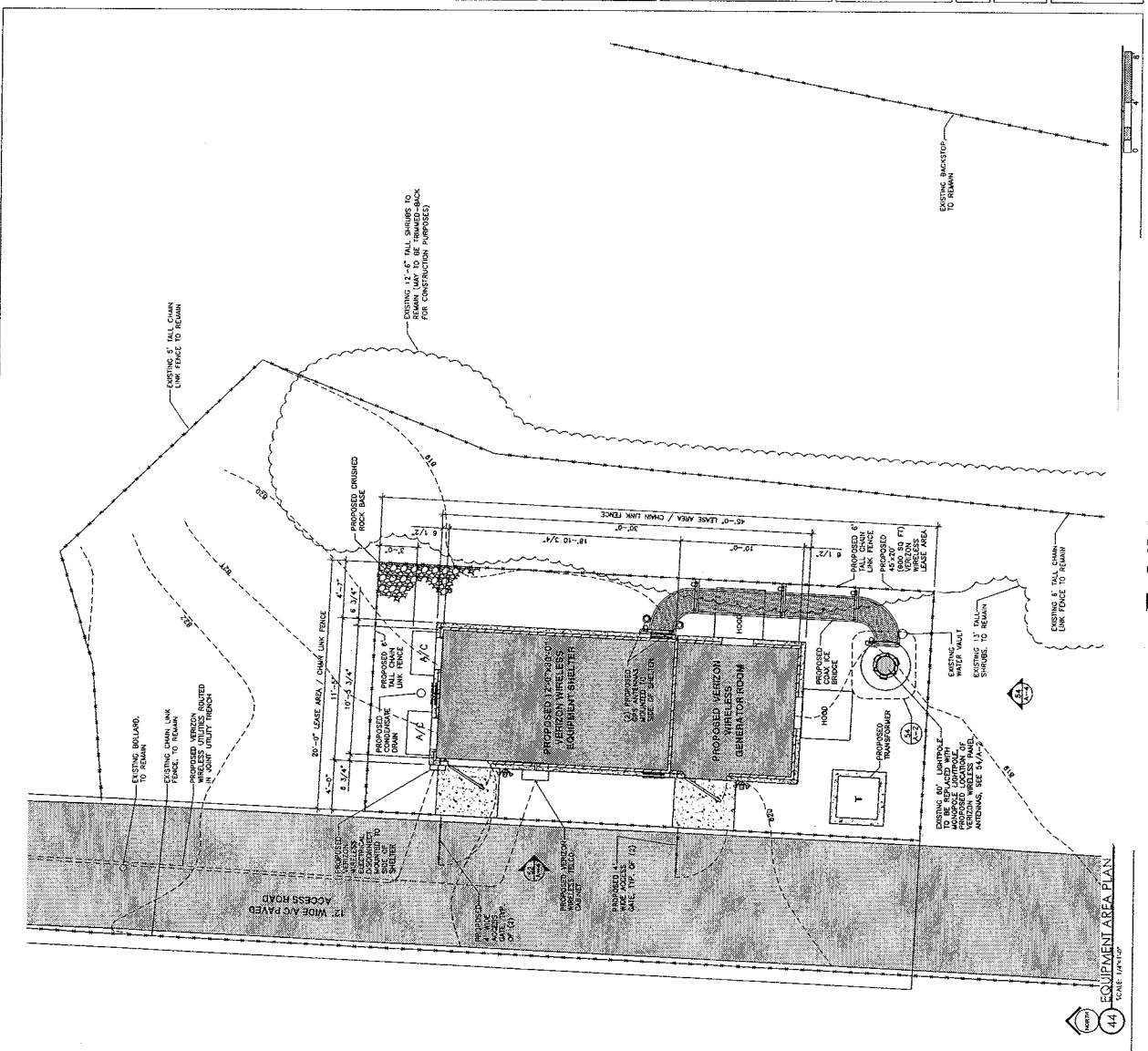
RIDGE COMMUNICATIONS INC.
 10000 S. GARDEN AVENUE, SUITE 100
 GARDEN GROVE, CA 92640
 TEL: (714) 261-1100
 FAX: (714) 261-1101
 WWW.RIDGECOMM.COM

TRAIN BY: CIP

SHEET TITLE: EQUIPMENT AREA AND ANTENNA PLANS

SHEET NUMBER: A-2

REVISION: 755-75A




53 REFERENCE TABLE
SCALE: NONE

SECTOR	ANT. TYPE	ANT. HGT.	ANT. DIA.	ANT. WGT.	ANT. SWL	ANT. SWL	ANT. SWL	ANT. SWL
40°	A	TO BE DETERMINED	6"	10.0"	0	0	0	0
160°	B	TO BE DETERMINED	6"	10.0"	0	0	0	0
200°	C	TO BE DETERMINED	6"	10.0"	0	0	0	0

NOTE:
 1. ALL ANTENNAS REFERENCE SHOWN WITH ALL DIMENSIONS REFERENCE ADJACENT GRADE TO THE SITE.
 2. BUILD FORM PROVIDED BY VERIZON WIRELESS.
 3. VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 4. VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.

Exhibit C
Equipment Plans
CUP 07-012
(Verizon Wireless)




PROJECT INFORMATION:
EAST PASO ROBLES
 SITE #: 158595
 801 NIELCK ROAD
 PASO ROBLES, CA 94646
 COUNTY OF SAN LUIS OBISPO

ISSUED FOR: 07/18/07


100% ZONING

REV.	DATE	DESCRIPTION
△	01/21/07	BOX ZONING
△	03/12/07	100% ZONING
△	06/29/07	100% ZONING
△	07/18/07	100% ZONING

COORDINATING ARCHITECT:



CONSULTANT:



DRAWN BY: CHC: APV

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3

REVISION: 755-75A

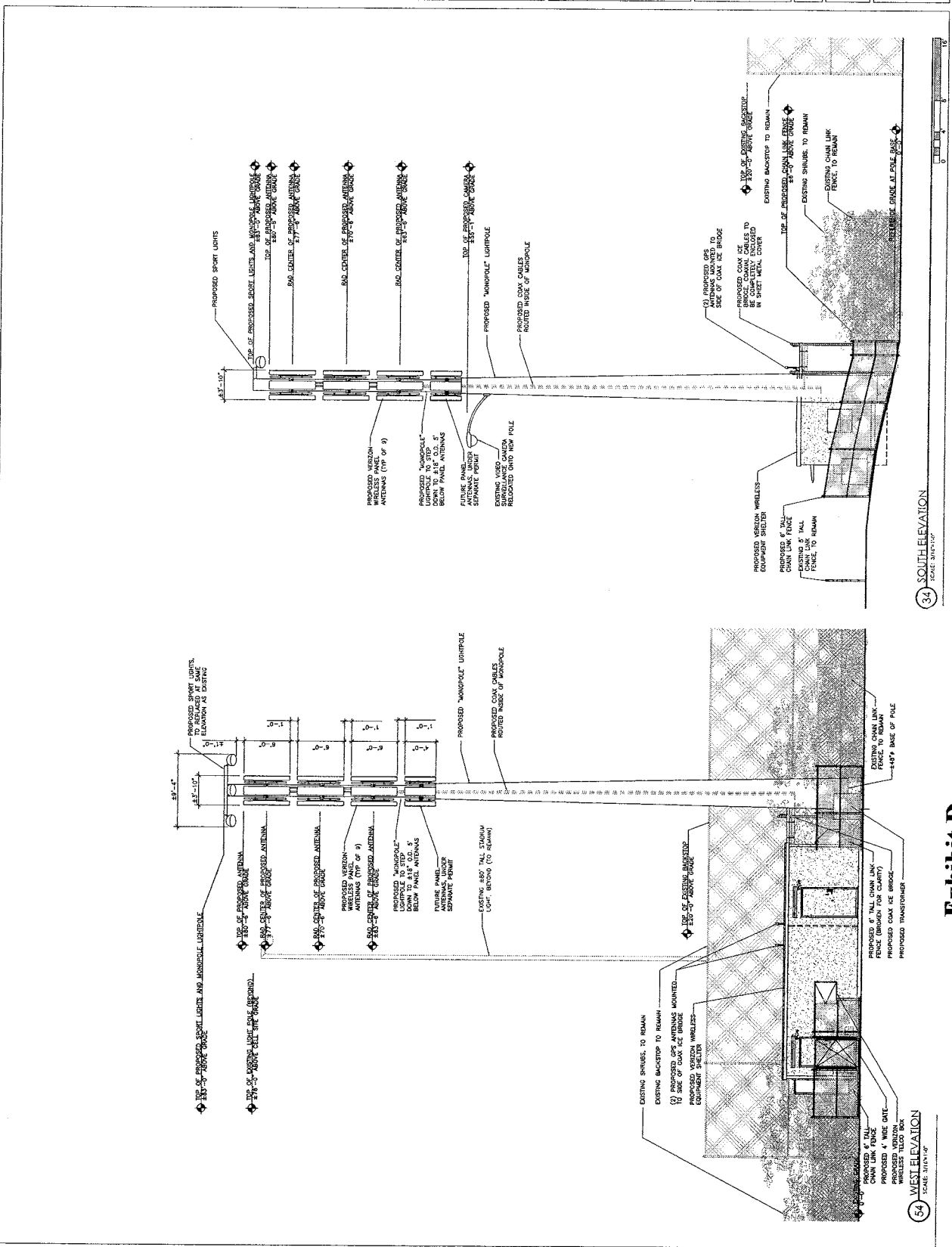


Exhibit D
Elevations
CUP 07-012
(Verizon Wireless)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

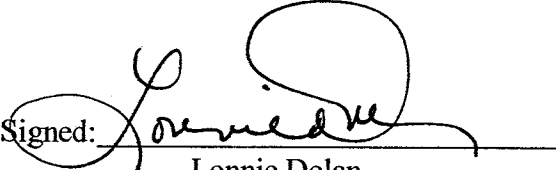
Newspaper: Tribune

Date of Publication: August 15, 2007

Meeting Date: August 28, 2007
(Planning Commission)

Project: Conditional Use Permit 07-012
(Verizon Wireless - 85' tall
sport light pole w/antennas @
PRHS, 801 Niblick Rd.)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 07-012, a request filed by Verizon Wireless, to install a wireless communications facility consisting of a new 85' tall sport light pole with attached wireless antennas. The new light/monopole will be located in the vicinity of the existing baseball fields. The site is located at Paso Robles High School, 801 Niblick Road.

This hearing will take place in the City Hall Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, August 28, 2007, at which time all interested parties may appear and be heard.

Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

If you challenge the Conditional Use Permit application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Darren R. Nash, Associate Planner
August 15, 2007

6622116

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Danny Ross, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 07-012 on this 8th day of August 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 

Danny Ross

forms\mailaffi.691