

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 07-004 (Sprint/Nextel) APN 009-461-049

DATE: September 11, 2007

Needs: For the Planning Commission to consider the applicant's request to install a wireless communication facility located at the existing Country Club Golf Course, 1600 Country Club Drive.

Facts:

1. The proposed facility would consist of installing up to 12 panel antennas mounted inside a 50'-tall faux "flagpole" monopole with an accessory equipment shelter. The facility will be located near the existing clubhouse at the existing Country Club Golf Course. (see Site Plan, Exhibit B)
2. The property is zoned POS (Parks & Open Space) and the General Plan designation is POS (Parks & Open Space).
3. Ordinance No. 934 amended the zoning code to allow cellular facilities in the POS zoning district. The amendment requires that cellular facilities be camouflaged so that they are not noticeable from the street. The DRC recommends a flagpole design that would be a complement structure to the clubhouse.
4. Section 21.16.200 of the Municipal Code requires approval of a Conditional Use Permit for transmission and receiving stations in the POS zoning district.
5. 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.
6. The Development Review Committee (DRC) reviewed this project at its meeting of August 6, 2007, where the Committee reviewed the plans for both the flag pole and the palm tree designs. The Committee was more in favor of the flag pole design than the palm tree. They felt that the flag pole would better blend in and be more camouflaged than the palm tree.

Analysis  
and

Conclusions: New telecommunication facilities in the City are required to be camouflaged. Flagpoles are structures that are commonly found on the grounds of a variety of clubhouses. The incorporation of its use would not be out of the ordinary and would blend in with the structural architecture of the area. The antennas would be hidden inside the pole and not be visible. By hiding the antennas and using a flagpole design the structure could be considered camouflaged. The flag pole has been revised to have an 18-inch diameter pole rather than a 25-inch diameter as originally proposed. The equipment building and the fencing are also compatible with other buildings and fences in this area of the country club clubhouse.

Policy

Reference: Zoning Code, General Plan, Economic Strategy

Fiscal

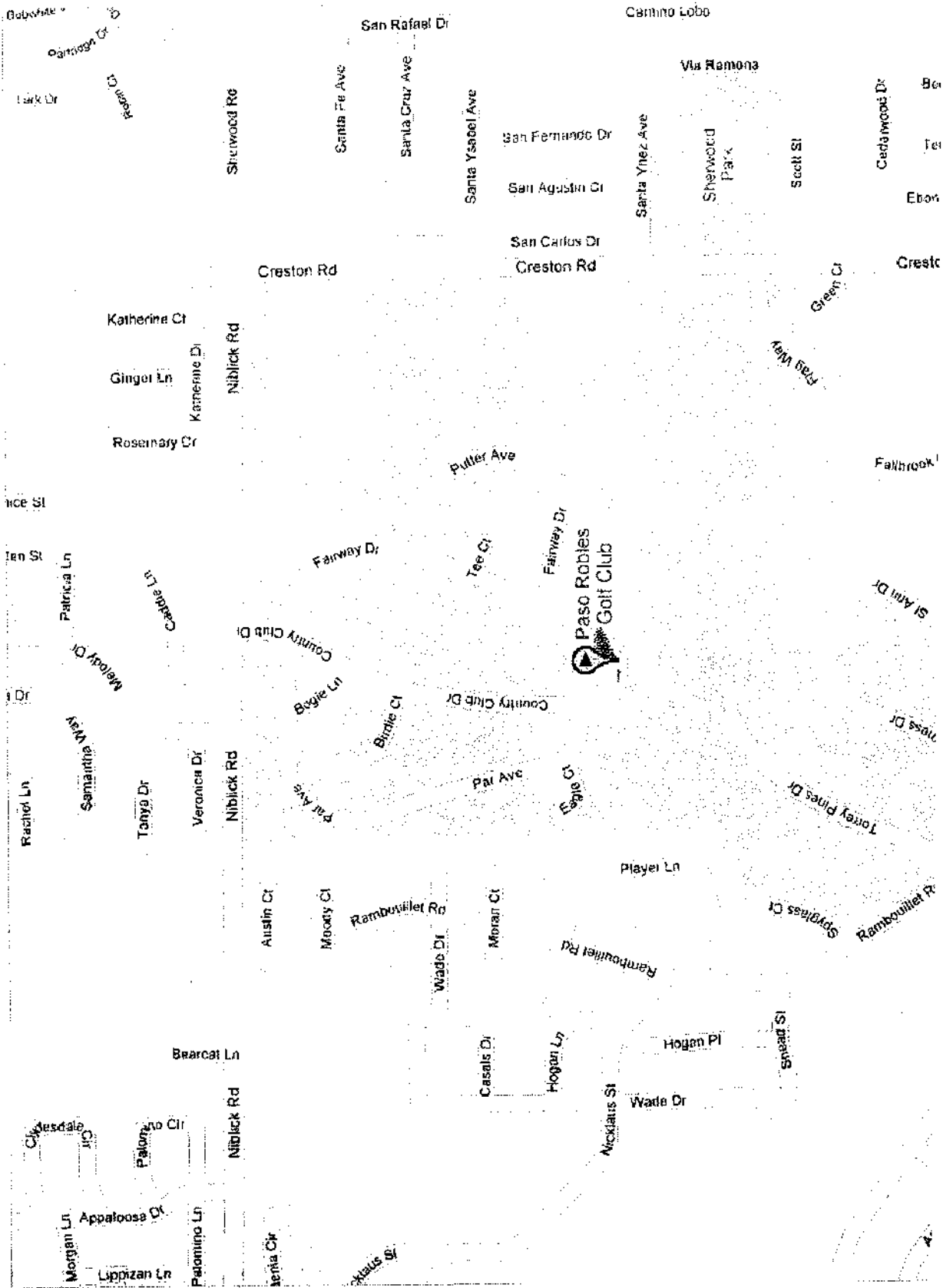
Impact: None

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

- a). Adopt the attached resolution granting approval of Conditional Use Permit 07-004.
- b). Amend, modify or alter the above noted options.

Attachments:

1. Location Map
2. Resolution Approving CUP 07-004
3. Newspaper notice and mail affidavits



## Vicinity Map

RESOLUTION NO: \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 07-004  
(SPRINT/NEXTEL)  
APN: 009-461-049

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 POS zoning district; and

WHEREAS, the applicant, Sprint/Nextel Corporation, has filed a Conditional Use Permit application to construct a wireless communication facility as a flagpole located at 1600 Country Club Drive; and

WHEREAS, the facility would have a camouflaged design, consisting of 12 panel antennas mounted inside a 50'-tall flagpole to be located near the existing clubhouse at the existing Country Club Golf Course; and

WHEREAS, separate equipment would be located inside of a new equipment shelter; and

WHEREAS, and since the antennas would be disguised as flagpole a near a clubhouse, 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 September 11, 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 or operation for the requested use or building applied for would be consistent with the General Plan, and will not, under the circumstances of the particular case, 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 07-004 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, Equipment Plans
C	Antenna Plans
D	Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility at 1600 Country Club Drive, where the antenna panels would be integrated into a 50' tall flagpole, in a manner described in attached exhibits and as required by the conditions contained within this resolution.
3. This project approval shall expire on September 11, 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 11<sup>th</sup> day of September, 2007 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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CHAIRMAN, MARGARET HOLSTINE

ATTEST:

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RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

H:\darren\CUP07-004\Clearwire\.resolution



Together with NEXTEL

LINNE

**SITE CA-7372F**  
**FLAGPOLE/SHELTER**  
 PASO ROBLES GOLF COURSE  
 1600 COUNTRY CLUB DR.  
 PASO ROBLES, CA 93446

DATE: 08/01/07	APPROVED: [Signature]
DESIGNED BY: CPERO	CHECKED BY: JMONROE
APPROVED: D. JAMICHI	PROJECT NO: 07000
PROJECT NO: 07000	SHEET NO: 1
PROJECT INFORMATION PROJECT LOCATION: PASO ROBLES GOLF COURSE, 1600 COUNTRY CLUB DR., PASO ROBLES, CA 93446 PROJECT DESCRIPTION: FLAGPOLE/SHELTER	

### SHEET INDEX

T-1 TITLE SHEET  
 A-1 SITE, EQUIPMENT PLANS  
 A-2 ANTENNA PLANS  
 A-3 ELEVATIONS

## LINNE CA-7372F FLAGPOLE/SHELTER

APPLICANT	PROJECT DATA
LINNE 1600 COUNTRY CLUB DR. PASO ROBLES, CA 93446 CONTACT: [Phone Number] PROJECT NO: 07000	APPLICANT: LINNE PROJECT NO: 07000 SHEET NO: 1 PROJECT NAME: FLAGPOLE/SHELTER PROJECT LOCATION: PASO ROBLES GOLF COURSE, 1600 COUNTRY CLUB DR., PASO ROBLES, CA 93446 PROJECT DESCRIPTION: FLAGPOLE/SHELTER PROJECT DATE: 08/01/07 PROJECT SCALE: AS SHOWN PROJECT DRAWN BY: [Name] PROJECT CHECKED BY: [Name]

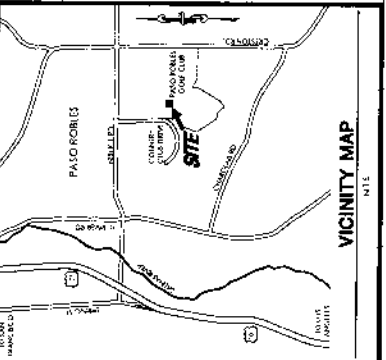
APPROVALS																												
THE FOLLOWING PARTIES HAVE REVIEWED AND APPROVED THE CONSTRUCTION DOCUMENTS, AND ANY CHANGES AND MODIFICATIONS PERTAINING TO THE PROJECT.																												
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UTILITY CONTACTS																
ALL UTILITIES HAVE BEEN LOCATED AND MARKED. NO UTILITIES WERE FOUND TO BE AFFECTED BY THIS PROJECT.																
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SUBMITTAL RECORD																					
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### SCOPE OF WORK

THE PROPOSED PROJECTIVITY IS:  
 INSTALLATION OF PROPOSED EQUIPMENT SHELTER ON PROPOSED CONCOURSE  
 INSTALLATION OF A PROPOSED FLAGPOLE/SHELTER, MONOPOLE  
 INSTALLATION OF INSULATED COAXIAL CABLE RUNS FROM EQUIPMENT SHELTER TO ANTENNAS  
 INSTALLATION OF INSULATED POWER AND TELECOM SERVICES FROM BUILDING POLE TO EQUIPMENT SHELTER



**EXHIBIT A**  
 Title Sheet  
 CUP 07-004  
 (Sprint/Nextel)









PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

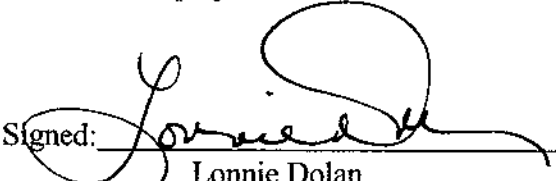
Newspaper: Tribune

Date of Publication: August 15, 2007

Meeting Date: August 28, 2007  
(Planning Commission)

Project: Conditional Use Permit 07-004  
(Sprint/Nextel – monopole or  
Palm @1600 Country Club Dr)

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

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**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 07-004, a request filed by Sprint/Nextel Corporation, to install a wireless communications facility consisting of up to 12 panel antennas mounted on either a monopole either in the form of a flag pole or a palm tree. The site is located at 1600 Country Club Drive, near the existing clubhouse at the Country Club Golf Course.

The 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 H. Nash, Associate Planner  
August 15, 2007 6622114

**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 07-004 on this 8th day of August 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Danny Ross

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