

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 08-008 (METRO PCS) APN 025-403-014
DATE: NOVEMBER 25, 2008

Needs: For the Planning Commission to consider the applicant's request to install a wireless communication facility located at 2025 Mesa Road.

- Facts:**
1. The request is to install three antennas within a proposed faux-cupola.
 2. The antennas would be screened within the proposed faux-cupola which will architecturally match existing cupolas on the commercial building. The support equipment is proposed to be located within existing storage units on the property. Neither the antennas nor the equipment would be visible from a public street.
 3. The property is zoned C-3 (Commercial/Light Industrial) and the General Plan designation is CS (Commercial Service).
 4. Section 21.16.200 of the Municipal Code requires approval of a Conditional Use Permit for transmission and receiving stations in the C-3 zoning district.
 5. The Planning Division staff has determined that this application is Categorical Exempt from environmental review per Section 15301 of the State's Guidelines to Implement CEQA.
 6. The Development Review Committee (DRC) reviewed this project at its meeting of November 3, 2008, where the Committee recommended that the Planning Commission approve the request.

**Analysis
and**

Conclusions: Wireless telecommunications antennas and support equipment are allowed in the C-3 zoning district with approval of a conditional use permit provided the Commission determines that the facility is camouflaged. In this case the project could be considered "camouflaged," since the antennas and equipment would be incorporated into the faux-cupola and utilize the existing building for the associated equipment. Staff believes the proposed installation would be consistent with the intent of the Zoning Regulations and consistent with General Plan policies related to visual identity (LUE Policy 2B).

Policy

Reference: Zoning Code, General Plan, Economic Strategy

Fiscal

Impact: None

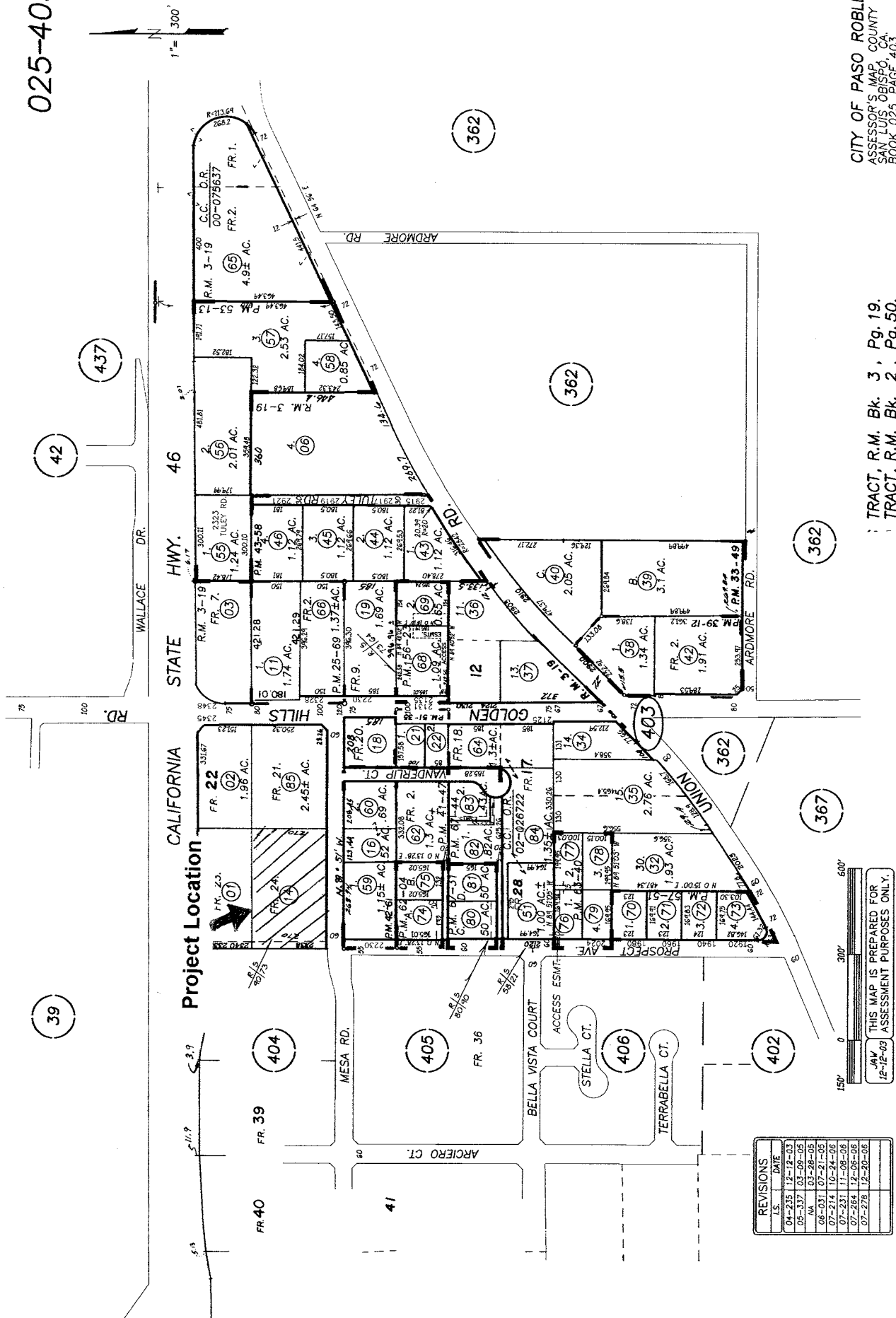
Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a). Adopt the attached resolution granting approval of Conditional Use Permit 08-008.
- b). Amend, modify or alter the above noted options.

Attachments:

1. Location Map
2. Project Information provided by Applicant
3. Resolution Approving CUP 08-008
4. Newspaper notice and mail affidavits

025-403



REVISIONS	LS.	DATE
04-235	12-12-03	
09-337	03-09-05	
NA	03-28-05	
08-031	07-21-05	
07-214	10-24-06	
07-231	11-08-06	
07-264	12-06-06	
07-278	12-20-06	

CITY OF PASO ROBLES
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 025 PAGE 403

TRACT, R.M. Bk. 3, Pg. 19.
TRACT, R.M. Bk. 2, Pg. 50.

**Attachment 1:
Location Map**

The Applicant

MetroPCS was formed in 1994 to provide voice transmission services to residential and business customers in large metropolitan areas. The company owns licenses covering nearly 22 million people in three of the largest metropolitan areas in the United States, including San Francisco / Sacramento, Miami, Florida and Atlanta, Georgia. MetroPCS is permitted and regulated by the Federal Communications Commission (FCC) to operate in the 1896 to 1989 MHz range of the radio-frequency spectrum.

MetroPCS launched initial service in the Bay Area in October of 2002 and currently has over one million subscribers. The proposed site located at 2025 Mesa Road is necessary to enhance wireless services for customers living and traveling along this portion of Paso Robles.

Project Location

The proposed site is an architecturally-integrated design on an existing commercial (storage building) property. Surrounding land uses are predominantly commercial to the north, south, east and west.

Project Design

MetroPCS is proposing to completely conceal the antennas inside a new, faux cupola to match the style and shape of the existing cupola currently on the building to minimize potential visual impacts as much as possible.

Antennas:

A total of three (3) antennas are proposed to be placed inside the new faux cupola that will completely conceal the antennas from public view. The antennas will be at a height of approximately 25'4" above ground level (AGL) to top of the antennas and cupola structure. The antennas will measure approximately 26.1 inches tall by 6.7 inches wide by 2.7 inches deep. A manufacturer's specification sheet for the proposed antennas has been included in Section 5 of this application packet.

Equipment:

MetroPCS proposes to install an approximately 192-square foot equipment area inside one of the underutilized storage units on the property (out of public view). No grading will be required to place the equipment. The equipment cabinets contain electronic equipment that controls the operation of the antennas. The equipment cabinet material is an all-weather, outdoor cabinet comprised of a painted steel material. The equipment cabinets proposed are manufactured by Lucent Technologies and measure 72" tall by 35.4" wide by 31.90" deep. A manufacturer's



Technology and Site Selection Overview

The purpose of this analysis is to provide the City of San Luis Obispo with an overview of how the project location within an existing telecommunications compound at 2025 Mesa Road in Paso Robles was selected as the best location and design for the proposed MetroPCS wireless communication facility.

Technology

MetroPCS utilizes “Personal Communications Services” or “PCS” technology. PCS is a new generation of wireless technology that utilizes digital transmission to dramatically improve the quality of service for wireless consumers. PCS provides improved voice quality and consistency, increased security and privacy, feature-rich digital service choices such as voice mail, paging, and Caller ID, Digital data transmission, and alphanumeric paging capabilities. MetroPCS has chosen CDMA technology, which stands for “Code Division Multiple Access” technology which is considered an industry standard that offers cost-effective methods of providing “always-on” service to the mobile phone user when and where they need it.

Site Selection Criteria

MetroPCS evaluated other potential sites in or near the search ring issued by MetroPCS engineers. A search ring is a geographic area within which radio-frequency engineers identified a need to locate a new wireless communication facility. The search ring provides an overview of other MetroPCS sites in the network within the City of Paso Robles.

Variables such as community character and surrounding land uses, visual impacts, city codes and policies, topographical constraints, population density, anticipated site traffic, natural and man-made obstacles such as foliage and buildings, and coverage objectives are all taken into consideration when siting a new wireless facility.

Other considerations when selecting a site are a willing landlord, feasible location for a wireless facility, availability of power and telephone service, co-location opportunities, and the ability of the site to work effectively within the overall telecommunications network.



metro

46 East Storage

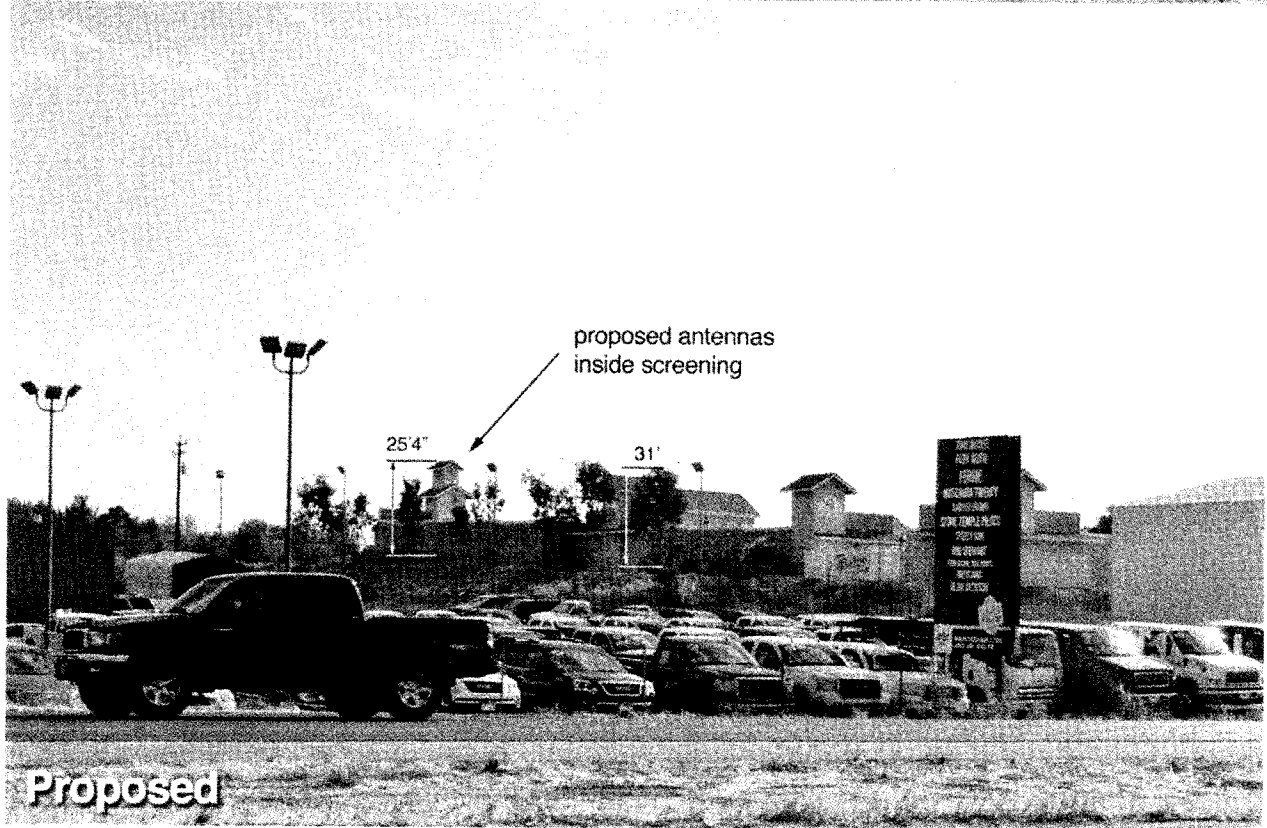
Site # SF 90080B

Looking Northeast from Mesa Road

6/18/08

2025 Mesa Road
Paso Robles, CA 93446

Applied Imagination 513.914.0500



metro

46 East Storage

Site # SF 90080B

Looking South from Park Road

6/18/08

2025 Mesa Road
Paso Robles, CA 93446

Applied Imagination 510 514-0500

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 08-008
(METRO PCS)
APN: 025-403-014

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 C-3 zoning district; and

WHEREAS, the applicant, Metro PCS, has filed a Conditional Use Permit application to construct a wireless communication facility within a proposed faux-cupola the associated equipment within existing storage units located at 2025 Mesa Road; and

WHEREAS, the facility would have a camouflaged design; the antennas would be completely screened within the proposed faux-cupola which is architecturally compatible to the existing cupolas and the support equipment is proposed to be located within existing storage units on the property, neither the antennas nor the equipment would be visible from a public street; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 25, 2008, 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, this application is Categorically Exempt from environmental review per Section 15301 Existing Facilities of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following finding:

1. The Planning Commission finds that the establishment, maintenance or operation of the communication facility will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the vicinity of the proposed use.
2. The Planning Commission finds that the proposed communication facility will not be injurious or detrimental to property and improvements in the area or to the general welfare of the City because it shall comply with all applicable zoning, building and municipal codes.
3. By allowing the use, the Planning Commission finds that proposed communication facility would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure since the antennas and equipment will not be visible; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 08-008 subject to the following conditions:

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

EXHIBIT	DESCRIPTION
A	Site Plan
B	Equip. Area / Antenna Layout
C	Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility within a faux-cupola and associated equipment to be located within existing storage units located at 2025 Mesa Road, where the faux-cupola is architecturally compatible with the existing cupolas and the equipment would be located within the existing storage units in a manner described in attached exhibits and as required by the conditions contained within this resolution.
3. This project approval shall expire on November 25, 2010, 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 25th day of November, 2008 by the following Roll Call Vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 CHAIRMAN, ED STEINBECK

ATTEST:

 RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

MICHAEL WILK ARCHITECTURE
 633 Market Street, #605
 San Francisco, CA 94103
 T: 415-699-9594
 F: 415-904-8886
 www.wilkarch.com

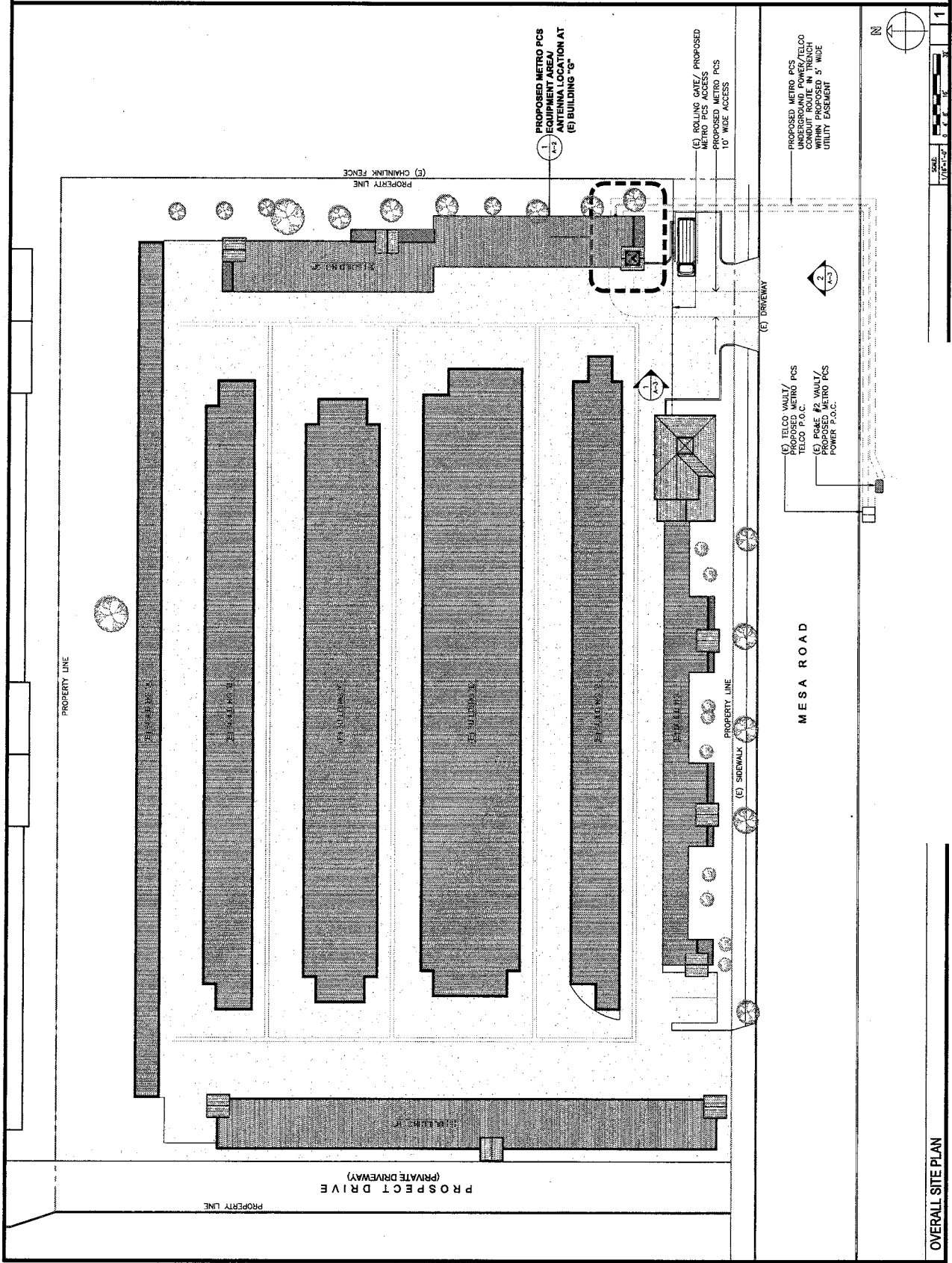
metro PCS
 I.T.C.
 1080 MARINA VILLAGE PKWY
 4TH FLOOR
 ALAMEDA, CA 94501

SF90080B
46 EAST STORAGE
2025 MESA ROAD
PASO ROBLES, CA 93446

NO.	DATE	ISSUE
1	09/19/08	90% ZONING
2	09/29/08	100% ZONING

DRAWN BY: SW/AV CHECKED BY: MW
 SHEET TITLE
OVERALL SITE PLAN
 SHEET NUMBER

A-1



OVERALL SITE PLAN
 SCALE 1/8"=1'-0"
 SHEET NUMBER 1

**Exhibit A:
 Site Plan**

MICHAEL WILK ARCHITECTURE
 633 Market Street, #605
 San Francisco, CA 94103
 T: 415-839-9594
 F: 415-904-8588
 www.mwarch.com

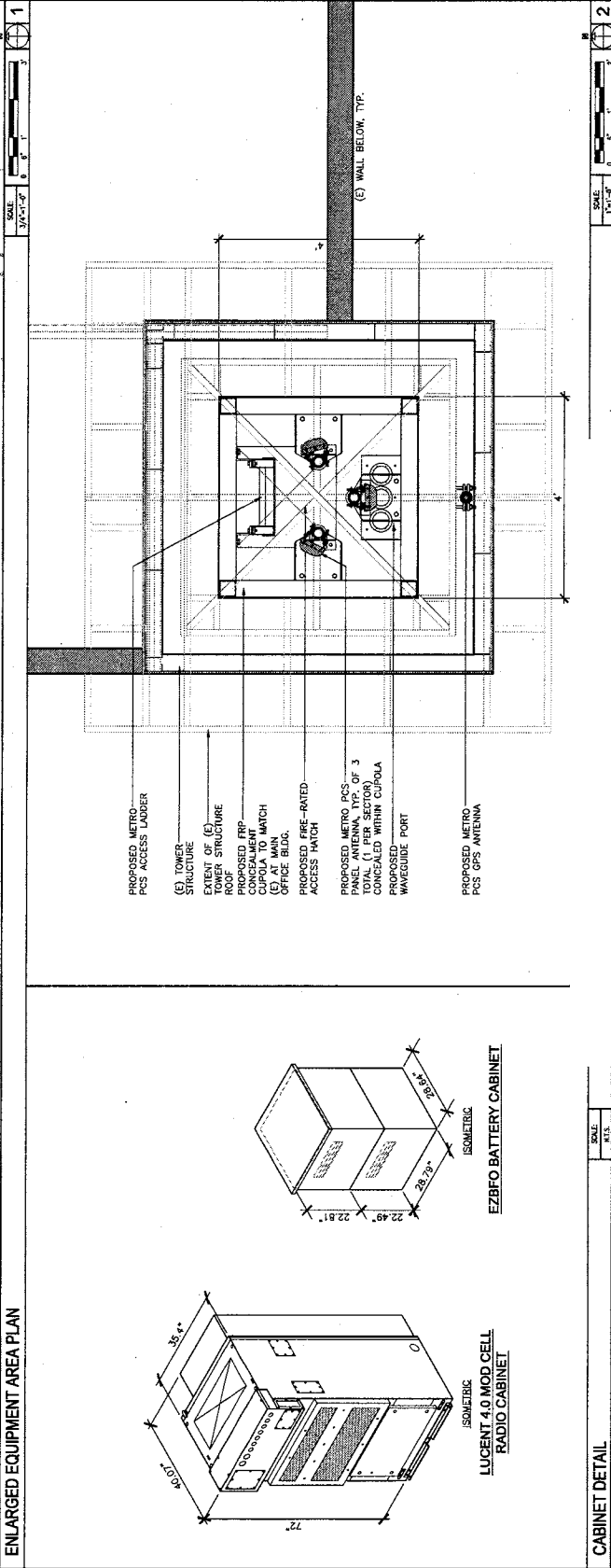
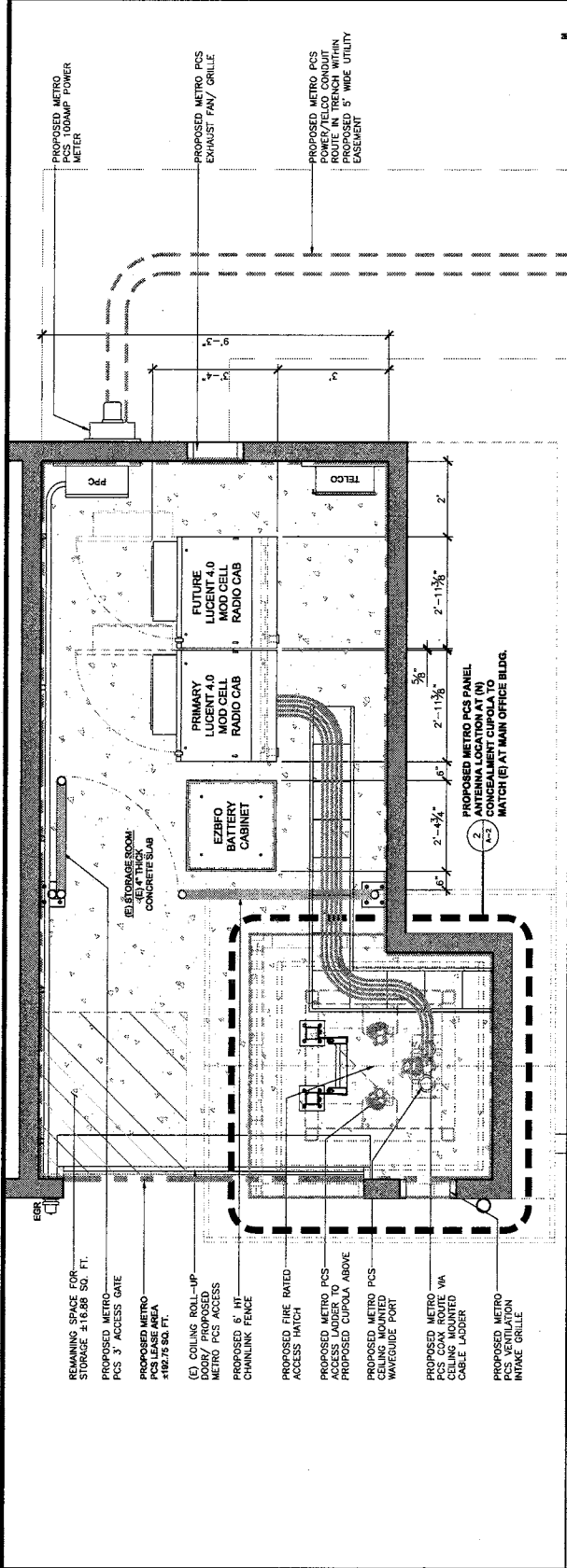
metro PCS
 ITRC
 1880 MARINA VILLAGE DRIVE
 4TH FLOOR
 ALAMEDA, CA 94601

SF90080B
 46 EAST STORAGE
 2025 MESA ROAD
 PASO ROBLES, CA 93446

NO.	DATE	ISSUE
1	09/19/08	50% ZONING
2	09/29/08	100% ZONING

ENLARGED EQUIP. AREA PLAN / ANTENNA LAYOUT
 SHEET NUMBER

A-2



**Exhibit B:
 Equip. Area / Antenna Layout**

MICHAEL WILK ARCHITECTURE
 833 Market Street, #605
 San Francisco, CA 94103
 T: 415-639-9694
 F: 415-904-8388
 www.wilkarch.com

metro PCS
 IFC
 1080 MARINA VILLAGE PKWY
 4TH FLOOR
 ALAMEDA, CA 94601

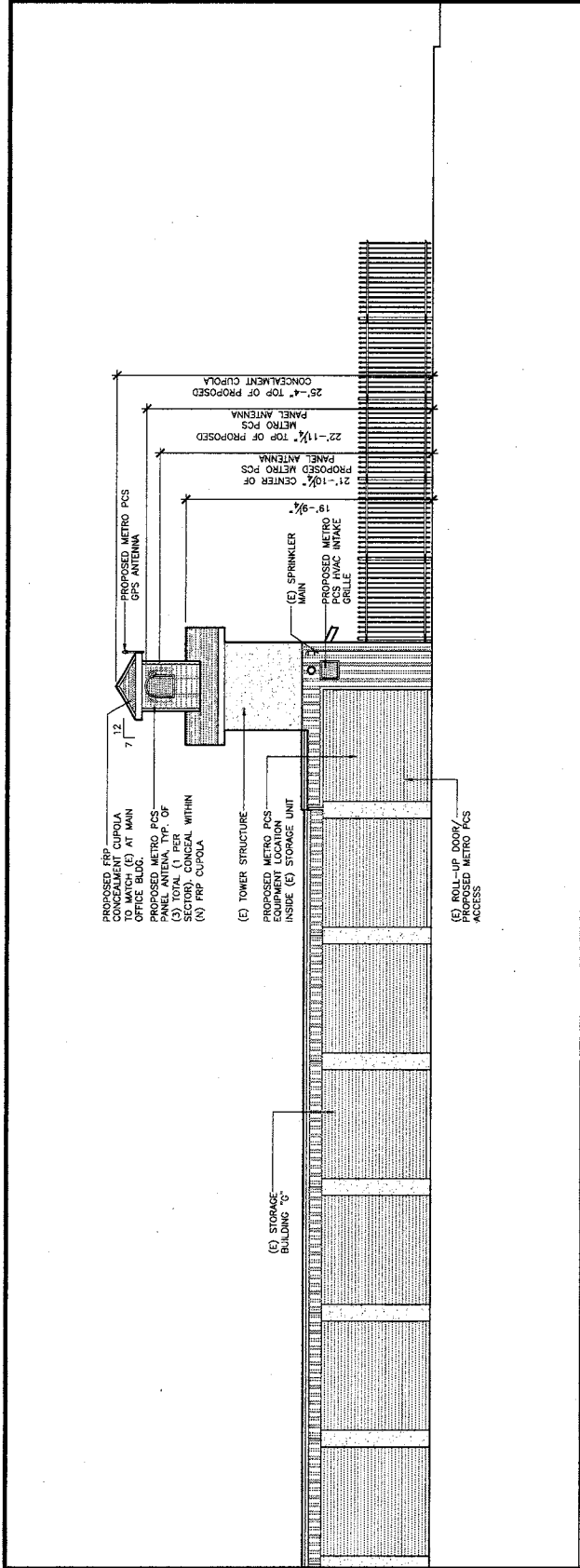
SF90080B
46 EAST STORAGE
2025 MESA ROAD
PASO ROBLES, CA 93446

DRAWN BY: SHAW		DATE	ISSUE
		1 09/18/08	90% ZONING
		2 09/30/08	100% ZONING

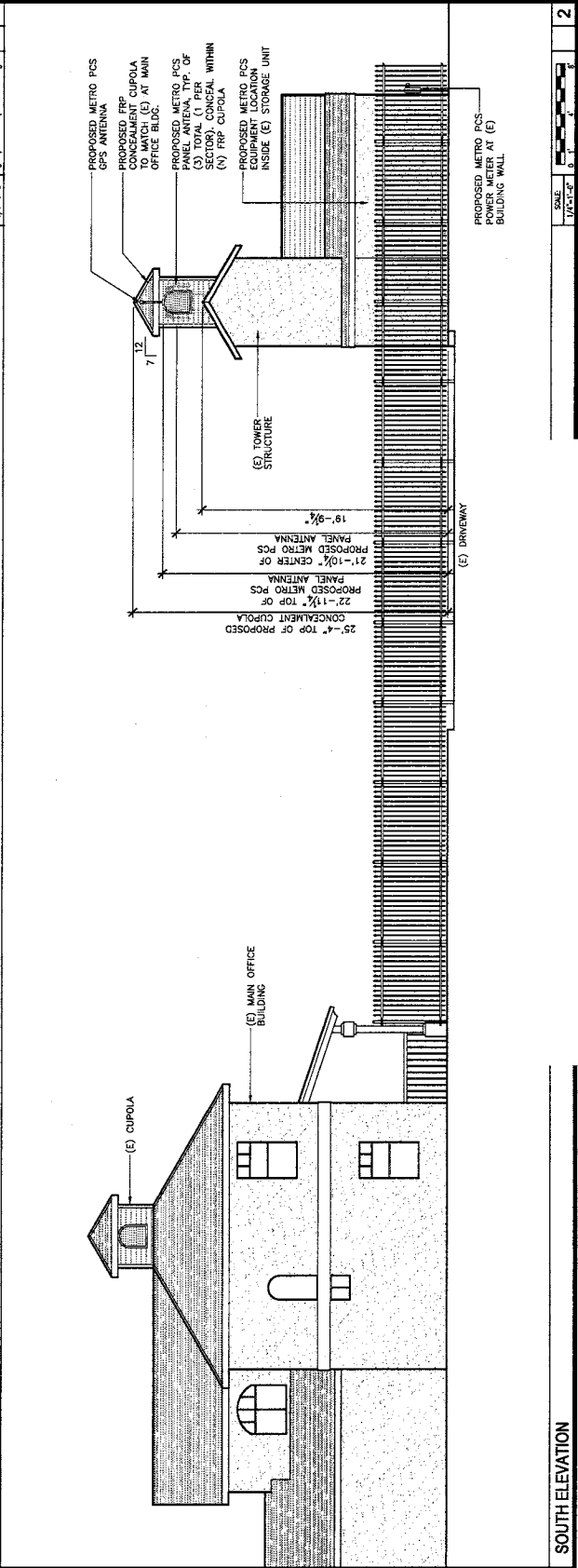
ELEVATIONS

SHEET NUMBER

A-3



WEST ELEVATION



SOUTH ELEVATION

**Exhibit C:
Elevations**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING


Newspaper: Tribune

Date of Publication: November 13, 2008

Hearing Date: November 25, 2008
(Planning Commission)

Project: Conditional Use Permit 08-008
(Metro PCS – 2025 Mesa 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 08-008, an application submitted by Maryann Novak on behalf of Metro PCS, requesting to install a wireless communication facility within a proposed cupola on an existing building located at 2025 Mesa 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, November 25, 2008, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

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.

Mathew Fawcett, Assistant Planner
November 13, 2008 6777929

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Mathew Fawcett, 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 08-008 (Metro PCS – 2025 Mesa Road) on this 10th day of November 2008.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Mathew Fawcett

forms/mailaffi.691