

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 12-002 (VERIZON WIRELESS)
APN: 008-171-016
DATE: APRIL 24, 2012

Needs: For the Planning Commission to open the public hearing continued from the April 10, 2012 Planning Commission meeting and consider the applicant's request to construct a new wireless communication facility located at 2340 Park Street.

- Facts:
1. The proposed facility would consist of a new 55'-tall cellular mono-pole, designed to be a mono-pine.
 2. The property is zoned TC-2, within the Uptown Town Center Specific Plan. Table 5.3-1 of the Specific Plan allows transmission and receiving stations with the approval of a Conditional Use Permit (CUP).
 3. The equipment associated with the cellular facility would consist of ground mounted equipment that would be located within a fenced in area adjacent to the mono-pine.
 4. The Development Review Committee (DRC) reviewed this project at its meeting on March 5, 2012, where the Committee recommended that the fencing originally proposed as chain link, be upgraded to masonry and metal to match the existing building. The DRC recommended that the Planning Commission approve the request. The plans provided with this staff report include the decorative wall details.
 5. The Planning Division staff has determined that this application is Categorically 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.

Analysis
and

Conclusions: New telecommunication facilities in the City are required to be camouflaged. In this case the mono-pine standard will be located in an area where there are existing trees. However, the antennas and mounting structure will be visible through the faux pine tree structure. The question for the Commission is whether this particular installation meets the intent of the City's regulations that requires camouflaging.

It will be up to the Planning Commission to take a look at the project plans and make a determination of whether the proposed facility can be considered camouflaged, or not.

Policy

Reference: Zoning Code, General Plan, Economic Strategy, Uptown Town Center Specific Plan

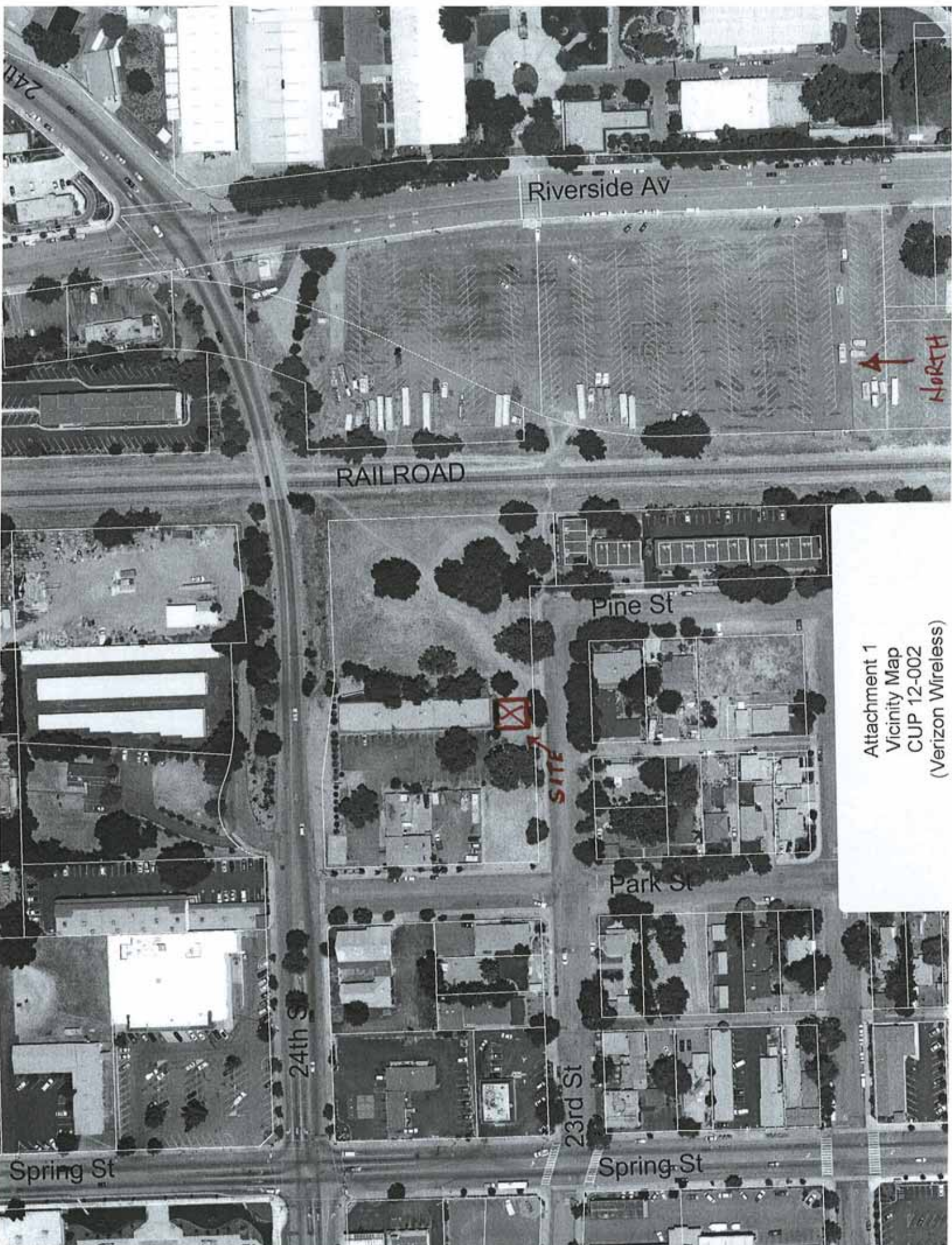
Fiscal
Impact: None

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 12-002.
- 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. Photo simulations of existing and proposed appearance of location
3. Resolution approving CUP 12-002
4. Newspaper notice and mail affidavits



Riverside Av

RAILROAD

Pine St

Park St

24th St

23rd St

Spring St

Spring St

NORTH
↑

SITE
↑

Attachment 1
Vicinity Map
CUP 12-002
(Verizon Wireless)

RECEIVED

JAN 25 2012

Engineering Division



9665 AVENIDA ENCINAS, SUITE 1402E
CALIFORNIA, CA 95060
OFFICE: (925) 237-9825

MID STATE FAIR PERM
PSL # 249605
230 PARK STREET
PASO ROBLES, CA 93446

verizonwireless

VICINITY MAP

PHOTOSIMULATION VIEWPOINTS



Attachment 2
Photo Simulations
CUP 12-002
(Verizon Wireless)



1985 AVENIDA ENCINAS, STE. 142E
CARLSBAD, CA 92008
OFFICE (760) 726-0023

verizonwireless
PSL # 249605
230 PARK STREET
PASO ROBLES, CA 93446

PHOTOSIMULATION VIEW 1





500 AVENIDA ENCINAS, STE. 142E
CARLSBAD, CA 92008
OFFICE (760) 235-9623

MID STATE FAIR PERM
PSL # 249605
230 PARK STREET
PASO ROBLES, CA 93446



PHOTOSIMULATION VIEW 2



PROPOSED



EXISTING

PHOTOSIMULATION VIEW 3



RESOLUTION NO. 12-xxx

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 12-002
(VERIZON WIRELESS)
APN: 008-171-016

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) of the City of El Paso de Robles requires approval of a Conditional Use Permit for transmission and receiving stations in the TC-2 (Town Center 2) zoning district; and

WHEREAS, the applicant, Verizon Wireless, has filed a Conditional Use Permit application to construct a wireless communication facility as a faux pine tree located at 2340 Park Street; and

WHEREAS, the facility will have a camouflaged design, consisting of a new 55'-tall monopole/mono-pine; and

WHEREAS, separate ground mounted equipment would be located within a 7-foot tall fenced/decorative wall, screened area; and

WHEREAS, and since the antennas will be camouflaged as a pine tree design, 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 April 10, 2012, to consider the facts as presented in the staff report prepared for this project, and the Planning Commission continued the hearing to the April 24, 2012 Planning Commission meeting to allow additional time for the applicant to provide the City with property owner information; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 24, 2012, 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 12-002 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:

EXHIBIT	DESCRIPTION
A	Site Plan
B	Enlarged Site Plan
C	Elevations (South & West)
D	Elevations (North & East)
E	Equipment Shelter

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility at 2340 Park Street, where the antenna panels would be concealed within a faux mono-pine tree, that would be 55 feet tall, in a manner described in attached exhibits.
3. This project approval shall expire on April 10, 2014, 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 24th day of April, 2012 by the following Roll Call Vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 AL GARCIA, CHAIRMAN

ATTEST:

 ED GALLAGER, SECRETARY OF THE PLANNING COMMISSION

NO.	DATE	DESCRIPTION	BY
1	06/21/11	ISSUE	SP
2	06/21/11	ISSUE	SP
3	06/21/11	ISSUE	SP
4	06/21/11	ISSUE	SP
5	06/21/11	ISSUE	SP
6	06/21/11	ISSUE	SP
7	06/21/11	ISSUE	SP
8	06/21/11	ISSUE	SP
9	06/21/11	ISSUE	SP
10	06/21/11	ISSUE	SP



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
 © 2011 VERIZON WIRELESS. ALL RIGHTS RESERVED.

Verizonwireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PSL # 249605
 MID STATE FAIR
 PERM
 2340 PARK STREET
 PASO ROBLES, CA 93446

SHEET TITLE
 SITE PLAN

A-1

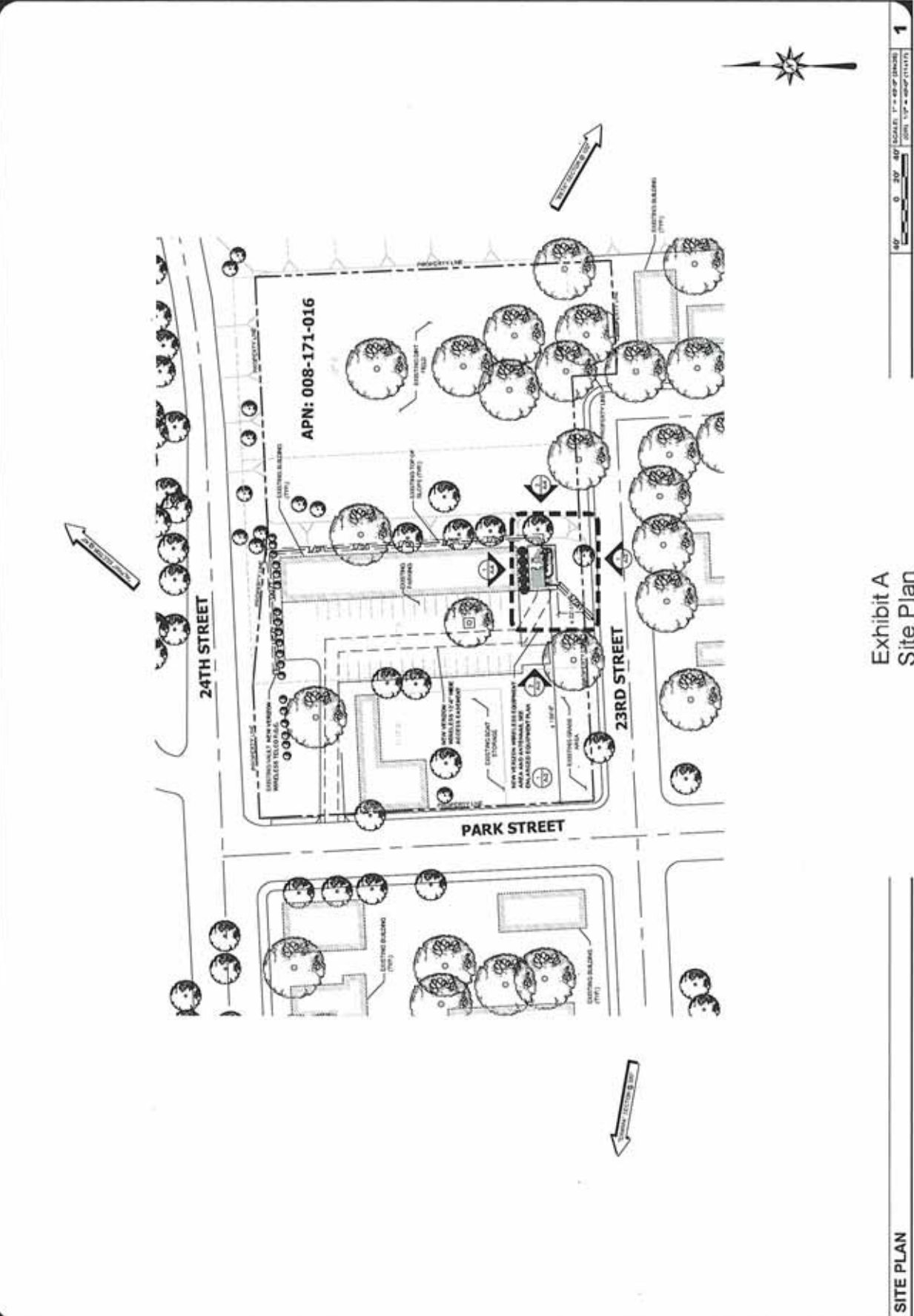


Exhibit A
 Site Plan
 CUP 12-002
 (Verizon Wireless)

1

SITE PLAN

ISSUE	DATE	DESCRIPTION	BY
1	06/01/11	ISSUE FOR PERM	DAK
2	06/01/11	ISSUE FOR PERM	DAK
3	07/26/11	REVISIONS TO PERM	DAK
4	07/26/11	ISSUE FOR PERM	DAK

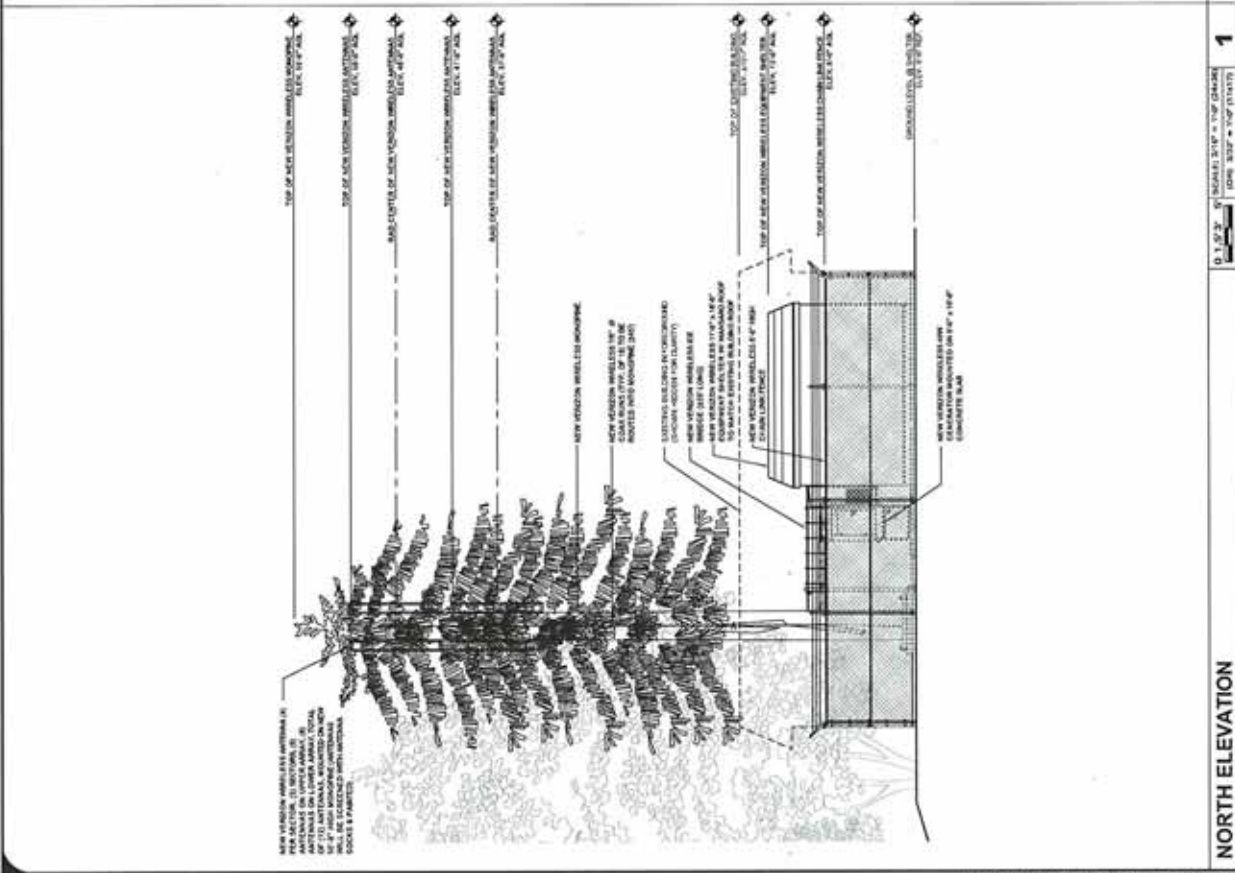
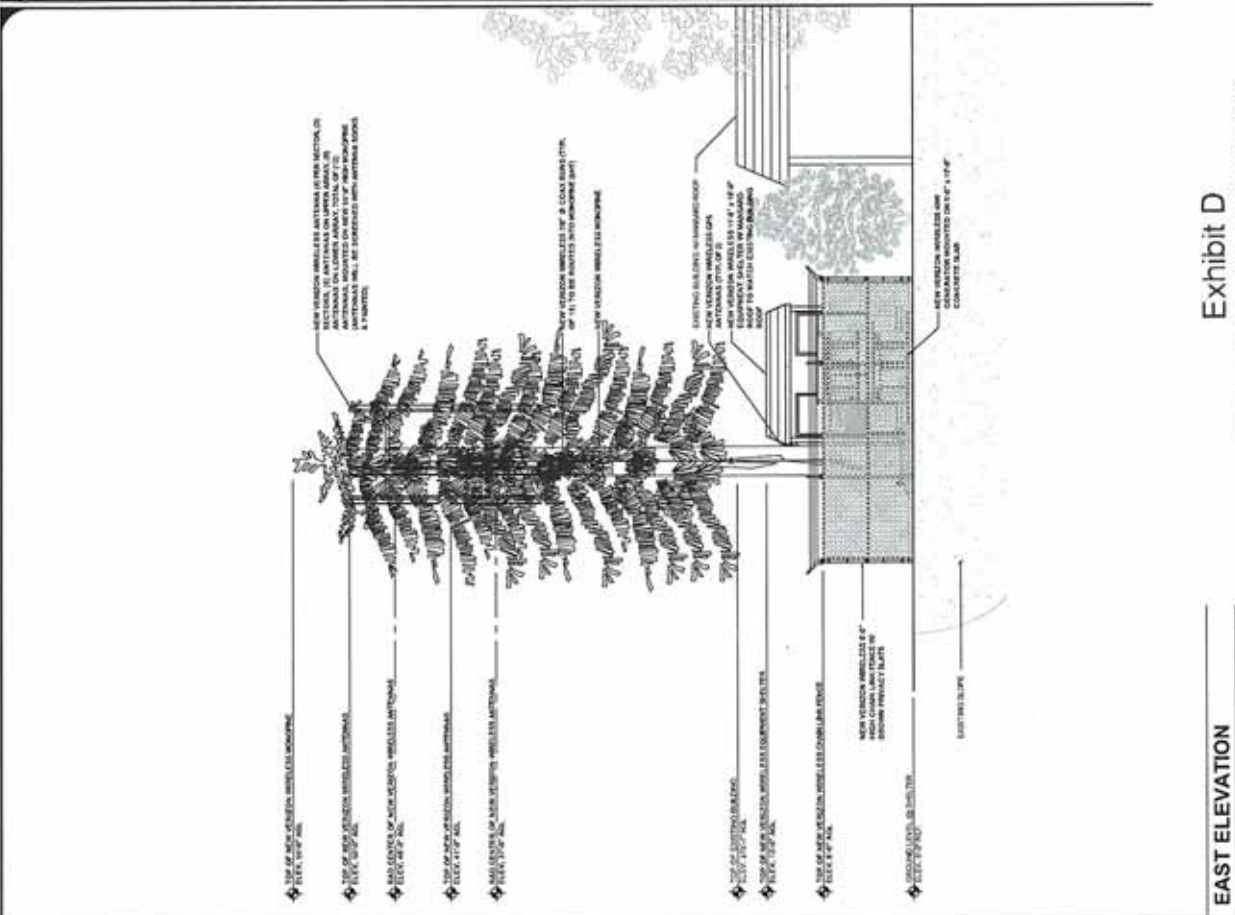


PROPRIETARY INFORMATION
 THE CONTENTS OF THIS DRAWING ARE THE PROPERTY OF WARELLA ENGINEERING GROUP, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WARELLA ENGINEERING GROUP, INC.



PSL # 249605
 MID STATE FAIR
 PERM
 2340 PARK STREET
 PASO ROBLES, CA 93446

SHEET TITLE:
 NORTH & EAST
 ELEVATIONS
A-4



NORTH ELEVATION | **1** | **EAST ELEVATION**

0 1/8" = 1' | 0 1/4" = 1' | 0 1/2" = 1' | 1" = 1'

Scale: 0 1/8" = 1' (North Elevation), 0 1/4" = 1' (East Elevation)

Exhibit D
 Elevations (East & North)
 CUP 12-002
 (Verizon Wireless)

NO.	DATE	DESCRIPTION
1	06/20/11	ISSUE FOR PERM
2	06/20/11	ISSUE FOR PERM
3	07/20/11	REVISIONS TO DRAWING
4	08/25/11	ISSUE FOR PERM
5	08/25/11	ISSUE FOR PERM

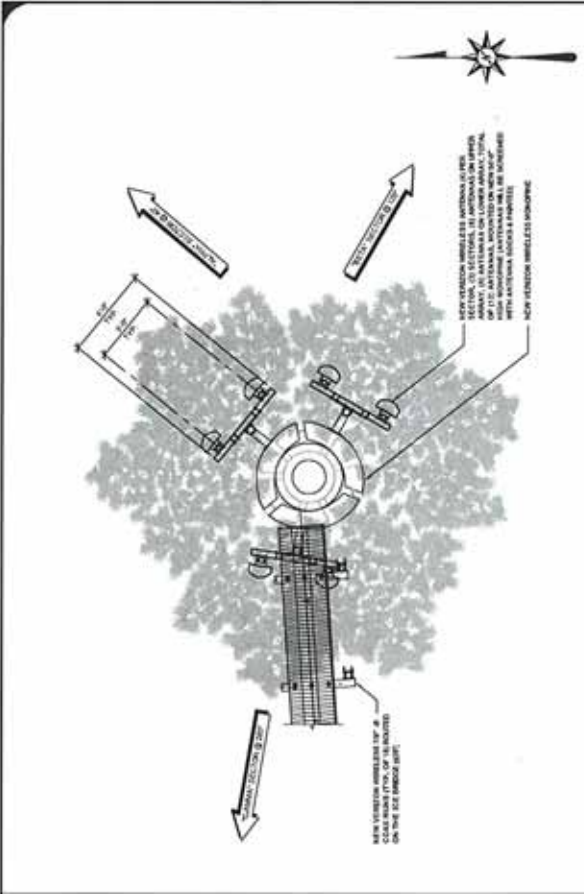


PROPRIETARY INFORMATION
THIS DRAWING IS THE PROPERTY OF VERIZON WIRELESS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

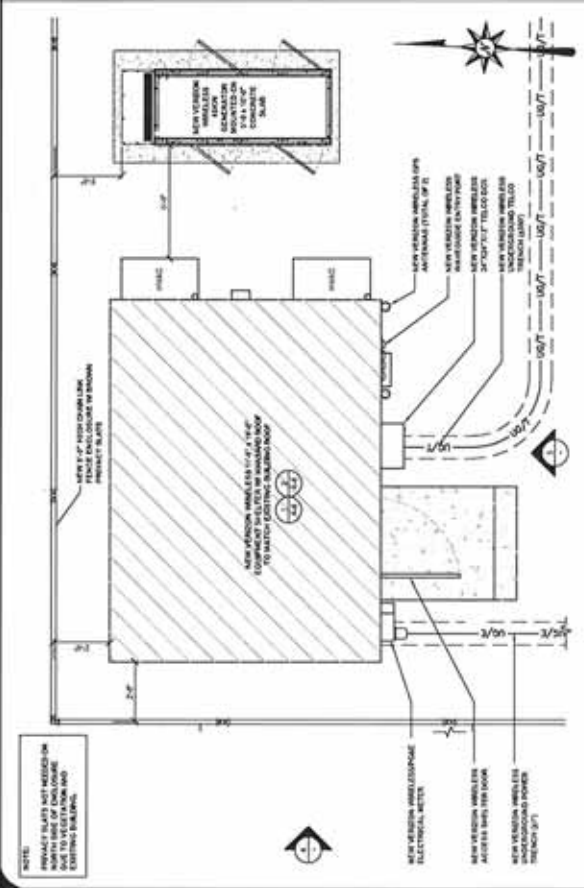
Verizon Wireless
2785 MITCHELL DRIVE, SUITE 3
WALNUT CREEK, CA 94598

PSL # 249605
MID STATE FAIR
PERM
2340 PARK STREET
PASO ROBLES, CA 93446

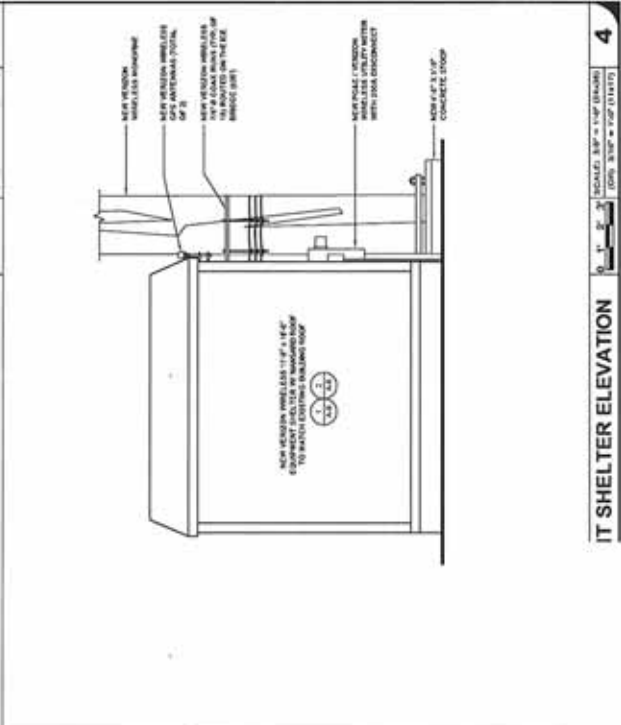
SHEET TITLE
ENLARGED EQUIPMENT &
ANTENNA LAYOUT
SHELTER ELEVATIONS
A-5



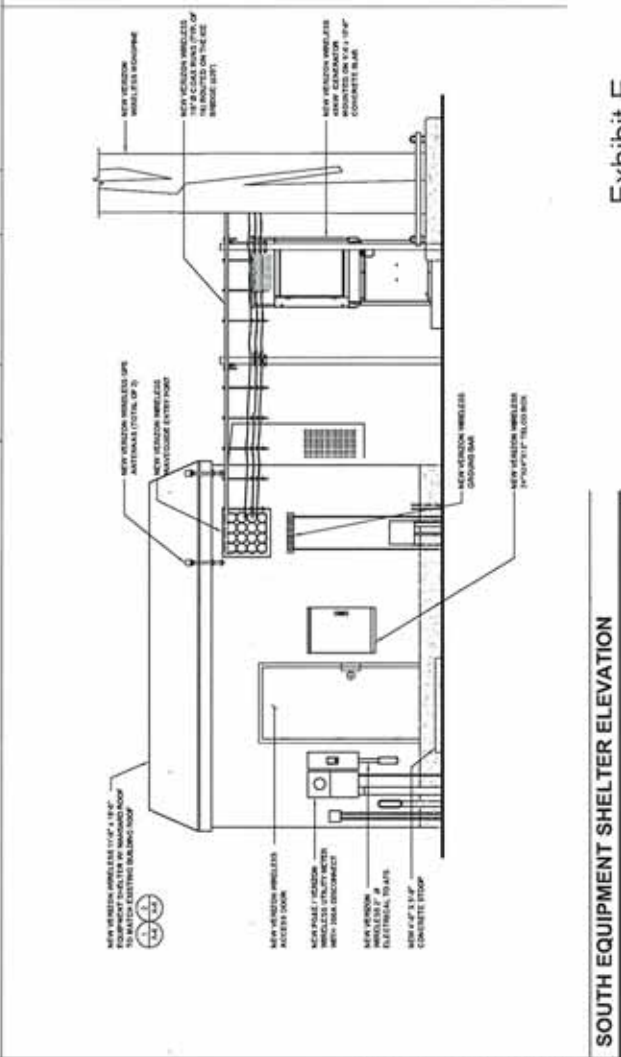
2 ENLARGED ANTENNA LAYOUT
SCALE: 3/8" = 1'-0" (GRAND)
OVER: 3/8" = 1'-0" (STAT)



1 ENLARGED EQUIPMENT LAYOUT
SCALE: 3/8" = 1'-0" (GRAND)
OVER: 3/8" = 1'-0" (STAT)



4 IT SHELTER ELEVATION
SCALE: 3/8" = 1'-0" (GRAND)
OVER: 3/8" = 1'-0" (STAT)



SOUTH EQUIPMENT SHELTER ELEVATION

Exhibit E
Equipment Shelter
CUP 12-002
(Verizon Wireless)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING


Newspaper: Tribune

Date of Publication: March 29, 2012

Hearing Date: April 10, 2012
(Planning Commission)

Project: Conditional Use Permit 12-002 (Knight/ Verizon)

I, Theresa Variano, 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: 
Theresa Variano

forms\newsaffi.691

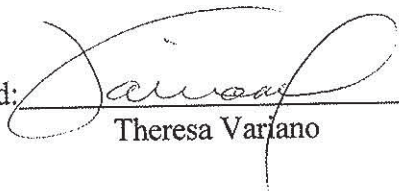
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 12-002, a request filed by Tricia Knight on behalf of Verizon, to establish a cellular antenna facility (faux pine tree) on the site located at 2340 Park Street. APN: 008-171-016
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, April 10, 2012, at which time all interested parties may appear and be heard.
Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.
This application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).
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 Nash, Associate Planner
March 29, 2012 6910225

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Theresa Variano, 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 12-002 (Knight/Verizon Wireless) on this 10th day of April 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed:


Theresa Variano