

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: JULY 10, 2012

Needs: For the Planning Commission to consider an application to construct a new wireless communication facility for Verizon Wireless.

- Facts:
1. Conditional Use Permit (CUP) 12-002 was filed by Tricia Knight on behalf of Verizon Wireless to establish a new "mono-pine" cell tower to be located at 2340 Park Street.
 2. The Planning Commission approved the project on April 24, 2012.
 3. An Appeal was filed on April 25, 2012, which outlined several concerns with the proposed cell tower including the proposed faux pine tree camouflage design, height and location.
 4. On June 5, 2012, the City Council determined that a cell tower would be suitable at this location without a "faux pine" design, but with additional landscaping trees planted around it to camouflage and screen the cell tower, and directed the project be reconsidered by the Planning Commission as modified.
 5. As noted in the attached letter from Tricia Knight, Verizon Wireless would like the Planning Commission to approve the design for the wireless facility as originally approved by the Commission on April 24th, with a faux-mono pine (See attachment 2).

Analysis
and

Conclusions: The City Council determined that the tower would not result in significant visual impacts and would be consistent with the Gateway Design Standards and the 2006 Economic Strategy with additional landscape tree planting.

The applicant is requesting the Commission approve the original faux-pine design. The Planning Commission has the option to approve the design recommended by Council (Option A) or approve the design that was originally approved on April 24th (Option B).

Policy

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

Fiscal

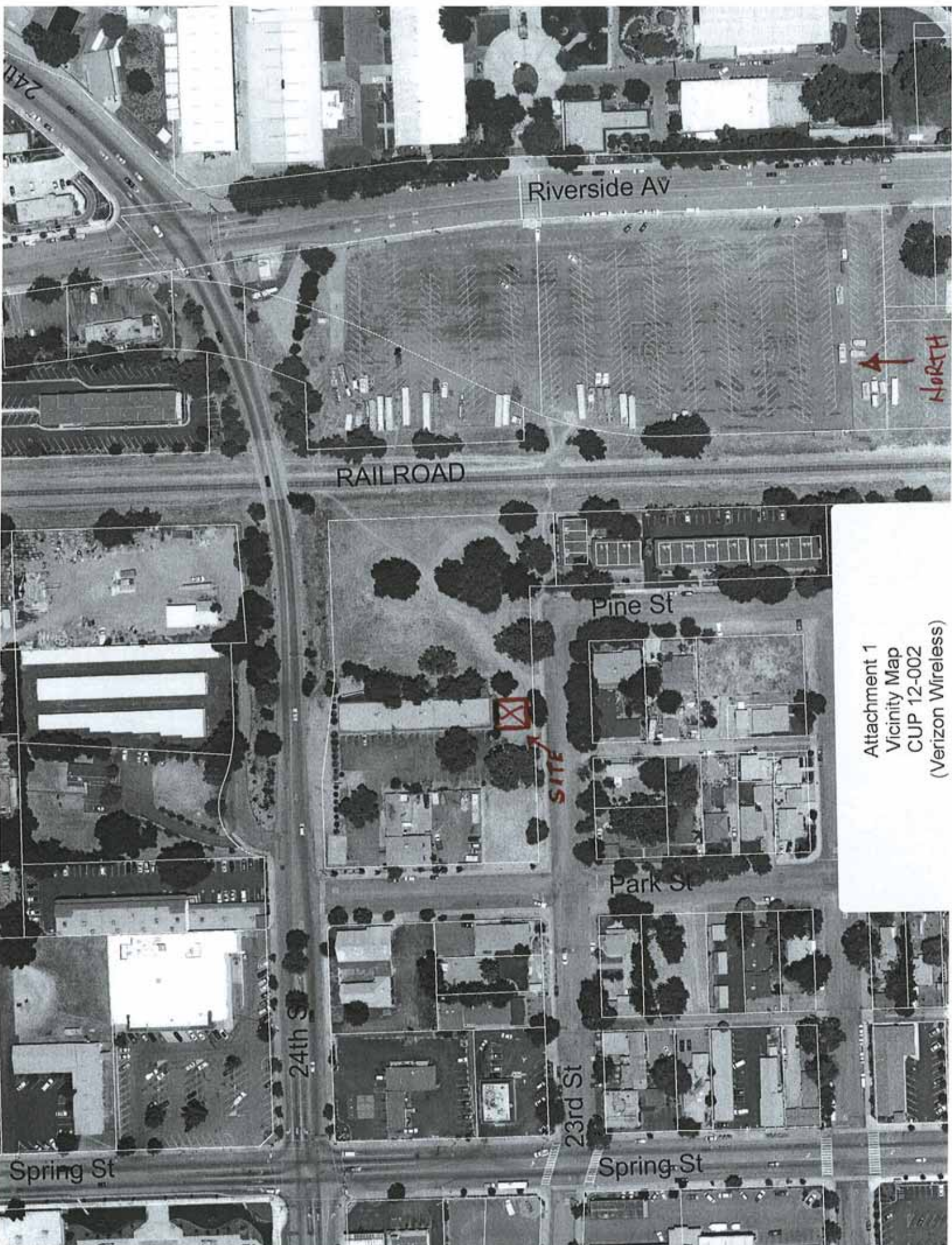
Impact: None

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

- a). Adopt the attached resolution approving Conditional Use Permit 12-002, as recommend by the City Council, to approve a 55-foot mono-pole, with trees to be planted at various locations, as approved by the Development Review Committee.
- b). Adopt the attached resolution approving Conditional Use Permit 12-002, as recommend by applicant, to approve a 55-foot mono-pine tree as originally approved by the Planning Commission on April 24th.
- c). Amend, modify or alter the above noted options.

Attachments:

1. Location Map
2. Tricia Knight Letter
3. Resolution approving CUP 12-002, approving a mono-pole, and planting trees
4. Resolution approving CUP 12-002, approving a mono-pine.
5. Newspaper notice and mail affidavits



NORTH ↑

Riverside Av

RAILROAD

Pine St

Park St

Spring St

Spring St

24th St

23rd St

SITE ↑

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



July 3rd, 2012

City of Paso Robles
Attn: Darren Nash
1000 Spring St.
Paso Robles, CA 93446

Re: Verizon Wireless Facility proposed at 2340 Park St.

To Whom it may Concern:

At the June 5th City Council meeting the above mentioned project was being heard on an appeal and in the end the Council opted to send it back to Planning Commission with the option of building the site as a non-stealth structure and just a plain monopole. They came to this conclusion without having seen any exhibits on what the pole would potentially look like with just landscaping and no screening by the faux foliage. I believe that if they would have seen the attached photosimulation comparison they may have opted for the faux tree with additional landscaping.

It is Verizon's desire to build the best facility to incorporate into the surrounding neighborhood and we strongly feel that the monopole as originally approved and possibly some additional landscaping would be the best option.

Sincerely,

A handwritten signature in black ink, appearing to read "Tricia Knight".

Tricia Knight
805-448-4221

VICINITY MAP

PHOTOSIMULATION VIEWPOINTS



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



5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-6828



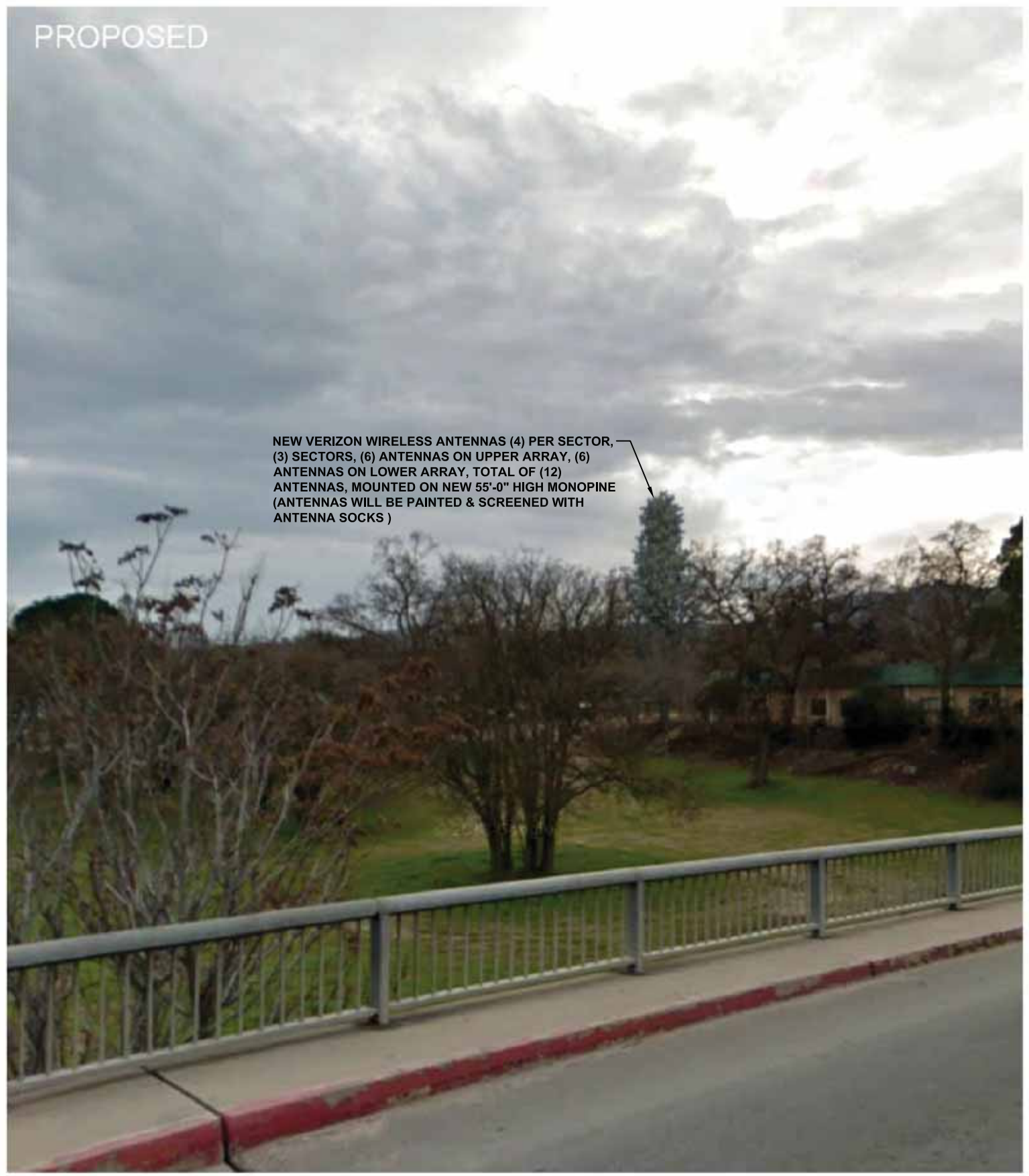


MID STATE FAIR PERM
PSL # 249605
230 PARK STREET
PASO ROBLES, CA 93446



5865 AVENIDA ENCINAS, STE. 142B
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PHOTOSIMULATION VIEW 1

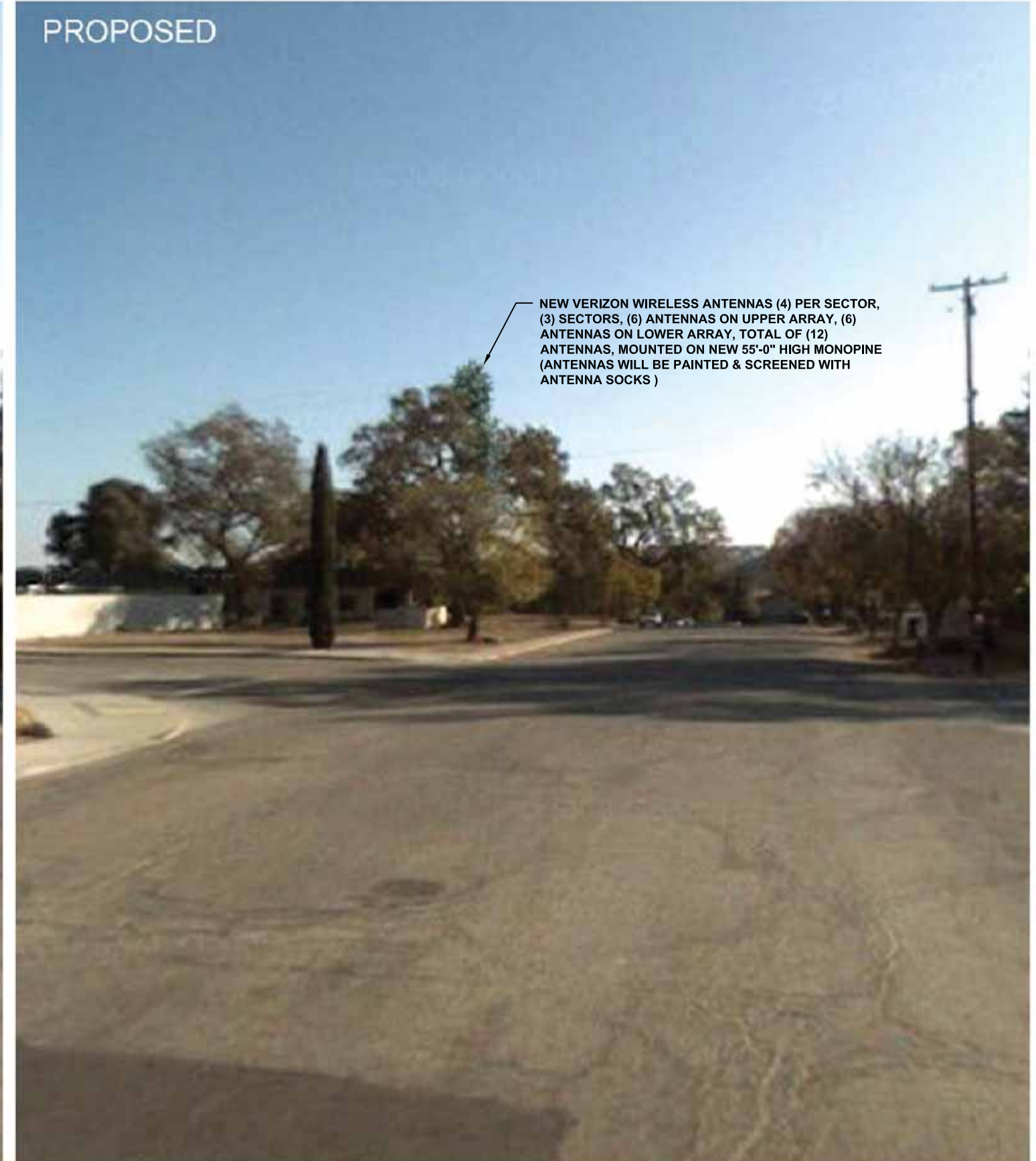


PHOTOSIMULATION VIEW 2

EXISTING



PROPOSED



NEW VERIZON WIRELESS ANTENNAS (4) PER SECTOR, (3) SECTORS, (6) ANTENNAS ON UPPER ARRAY, (6) ANTENNAS ON LOWER ARRAY, TOTAL OF (12) ANTENNAS, MOUNTED ON NEW 55'-0" HIGH MONOPINE (ANTENNAS WILL BE PAINTED & SCREENED WITH ANTENNA SOCKS)

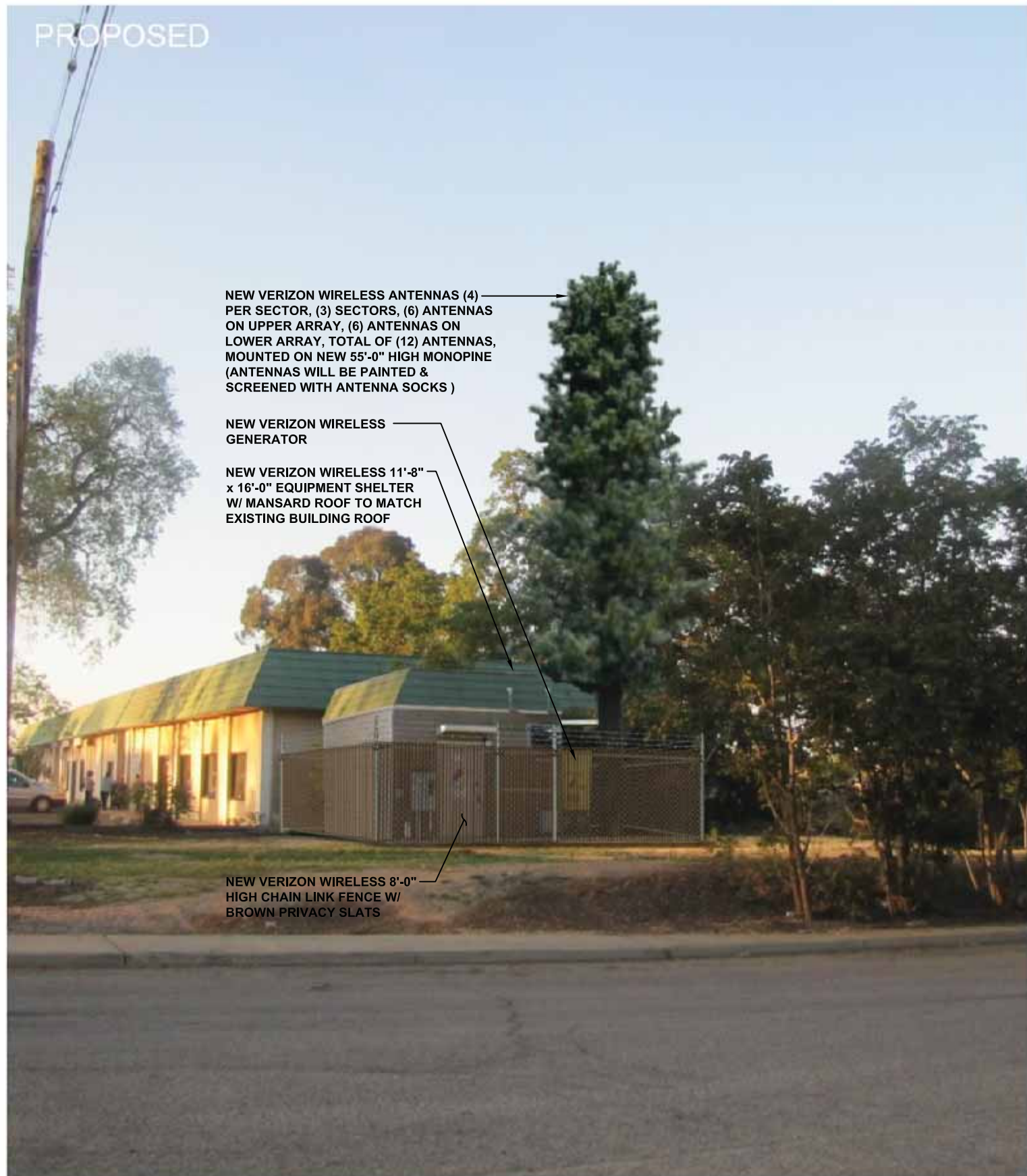


MID STATE FAIR PERM
PSL # 249605
230 PARK STREET
PASO ROBLES, CA 93446



5865 AVENIDA ENCINAS, STE. 142B
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PHOTOSIMULATION VIEW 3



NEW VERIZON WIRELESS ANTENNAS (4) PER SECTOR, (3) SECTORS, (6) ANTENNAS ON UPPER ARRAY, (6) ANTENNAS ON LOWER ARRAY, TOTAL OF (12) ANTENNAS, MOUNTED ON NEW 55'-0" HIGH MONOPINE (ANTENNAS WILL BE PAINTED & SCREENED WITH ANTENNA SOCKS)

NEW VERIZON WIRELESS GENERATOR

NEW VERIZON WIRELESS 11'-8" x 16'-0" EQUIPMENT SHELTER W/ MANSARD ROOF TO MATCH EXISTING BUILDING ROOF

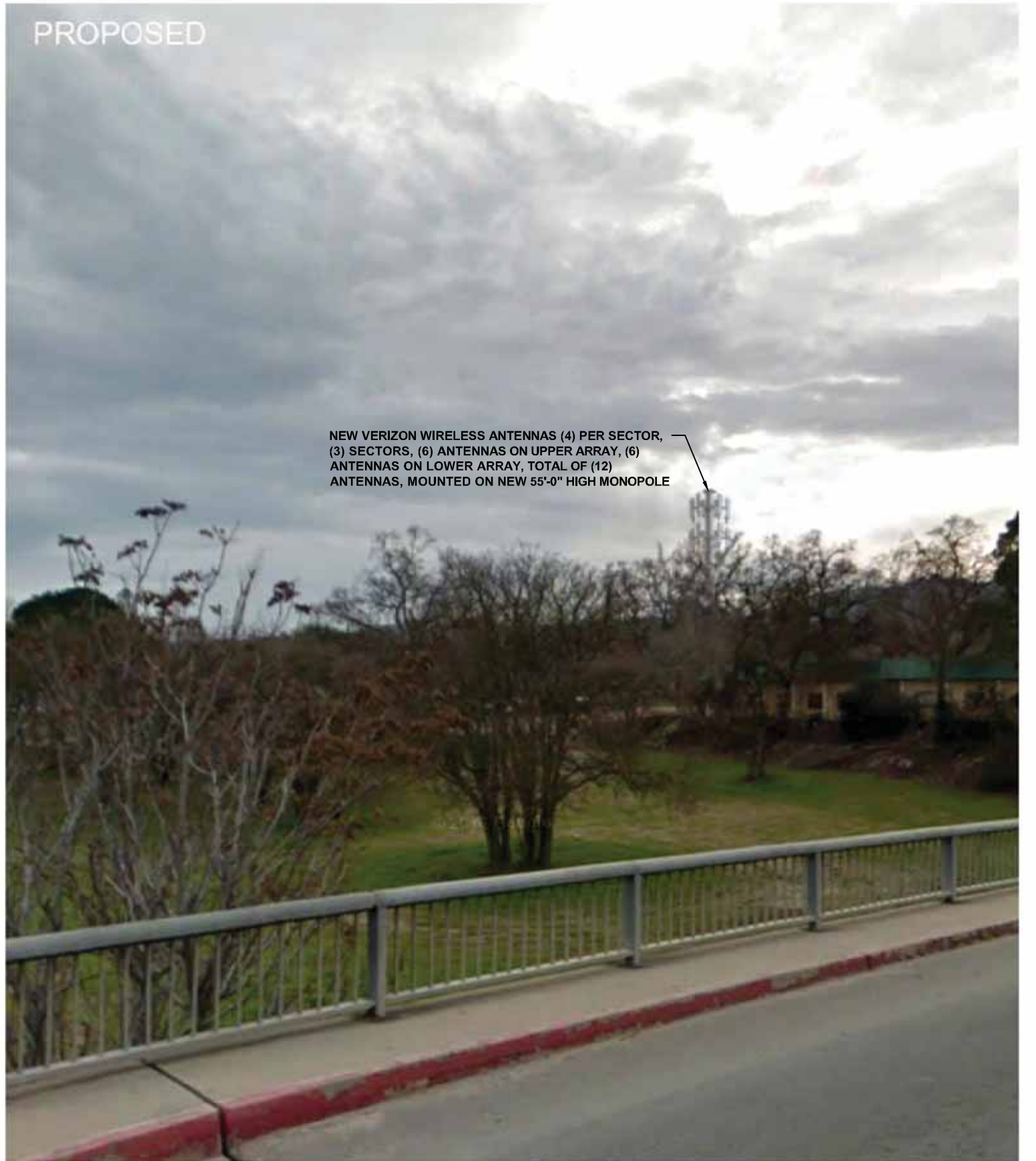
NEW VERIZON WIRELESS 8'-0" HIGH CHAIN LINK FENCE W/ BROWN PRIVACY SLATS

PHOTOSIMULATION VIEW 1

EXISTING



PROPOSED



NEW VERIZON WIRELESS ANTENNAS (4) PER SECTOR,
(3) SECTORS, (6) ANTENNAS ON UPPER ARRAY, (6)
ANTENNAS ON LOWER ARRAY, TOTAL OF (12)
ANTENNAS, MOUNTED ON NEW 55'-0" HIGH MONOPOLE



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

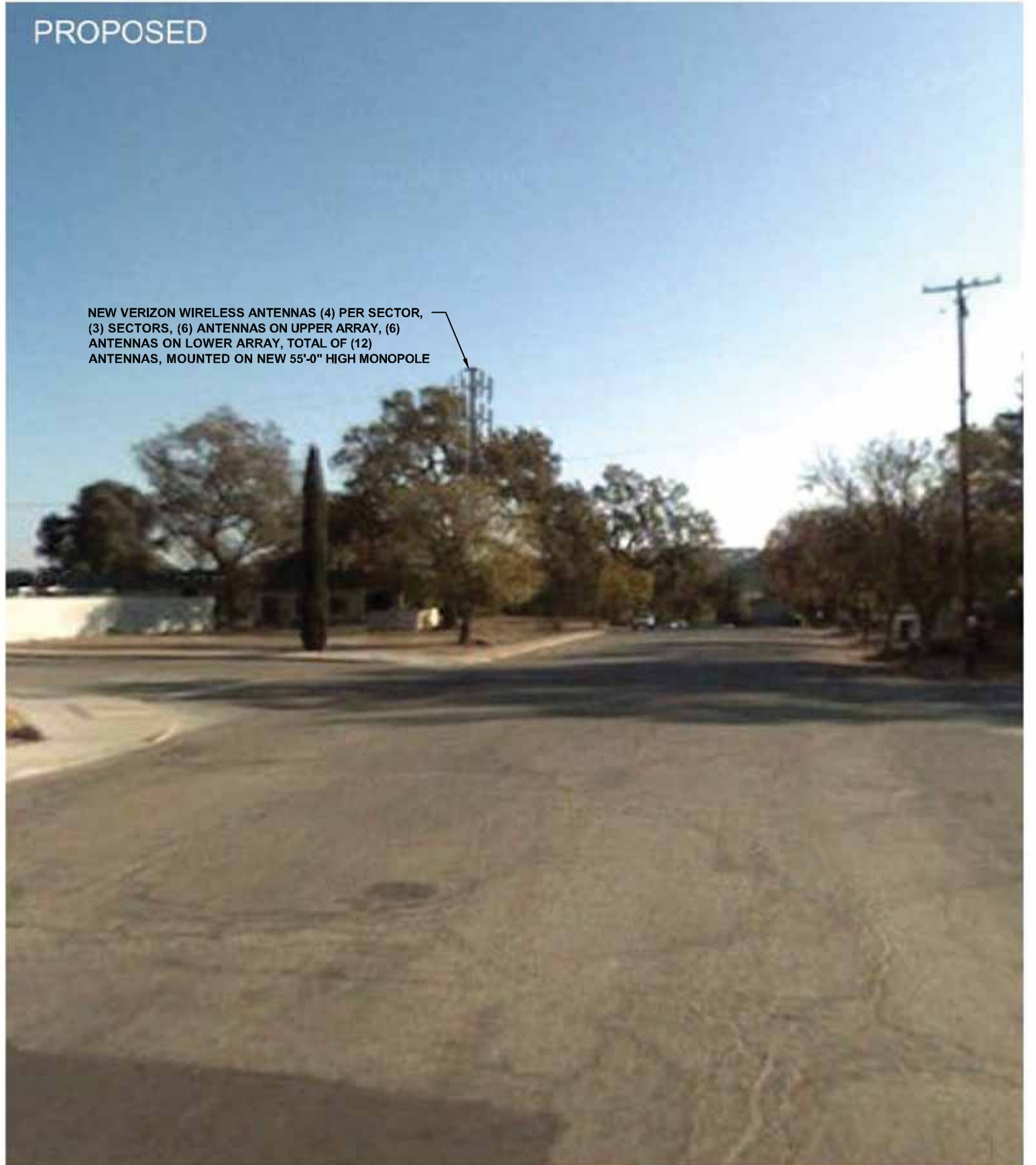
SAC
WIRELESS
5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-6828

PHOTOSIMULATION VIEW 2

EXISTING

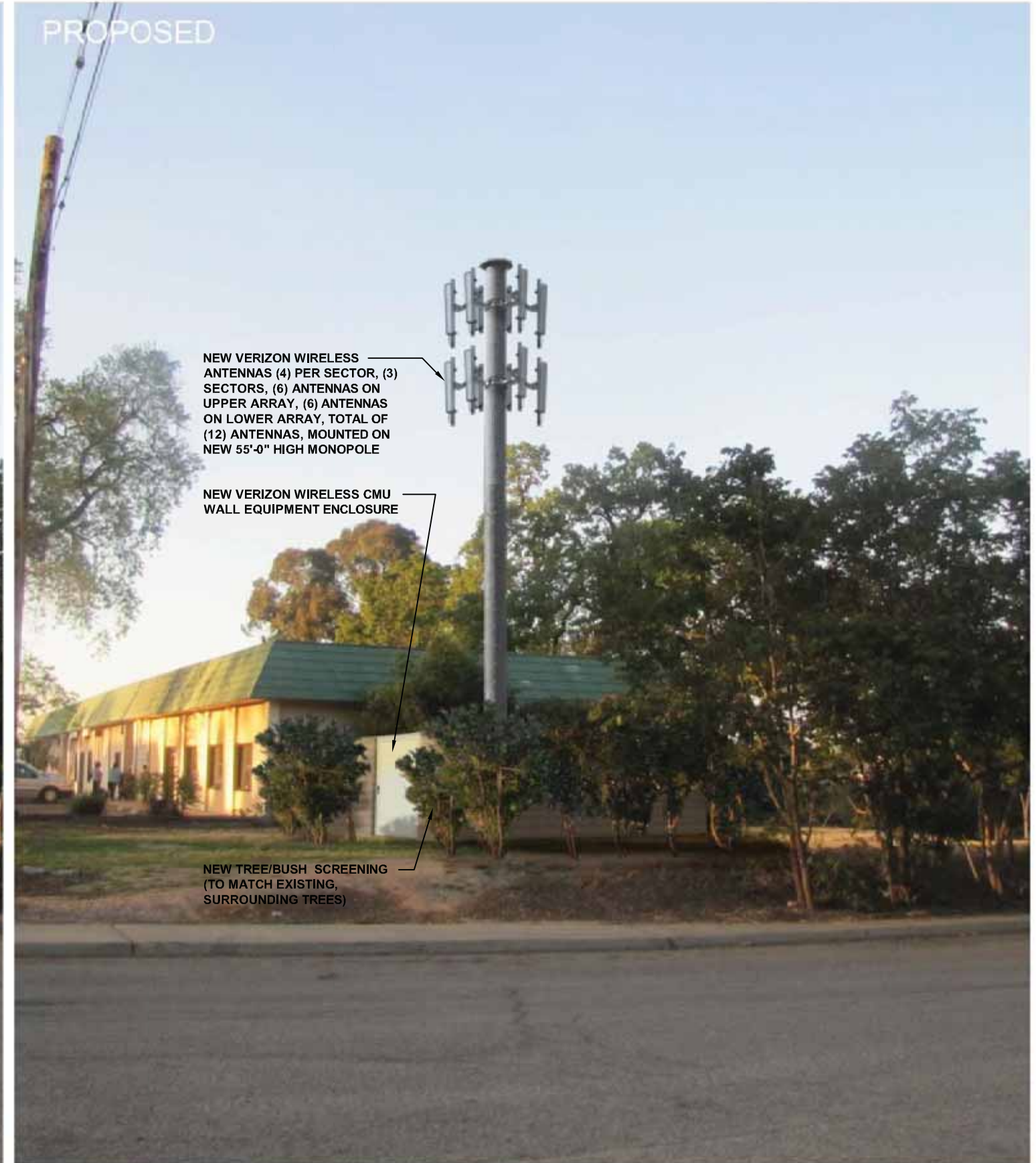


PROPOSED



NEW VERIZON WIRELESS ANTENNAS (4) PER SECTOR,
(3) SECTORS, (6) ANTENNAS ON UPPER ARRAY, (6)
ANTENNAS ON LOWER ARRAY, TOTAL OF (12)
ANTENNAS, MOUNTED ON NEW 55'-0" HIGH MONOPOLE

PHOTOSIMULATION VIEW 3



RESOLUTION NO. _____

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, Conditional Use Permit (CUP) 12-002 was filed by Tricia Knight on behalf of Verizon Wireless to establish a new "mono-pine" cell tower to be located at 2340 Park Street; and

WHEREAS, the Planning Commission approved the project on April 24, 2012; and

WHEREAS, an Appeal was filed on April 25, 2012, which outlined several concerns with the proposed cell tower including the proposed faux pine tree camouflage design, height and location; and

WHEREAS, the City Council has determined that a cell tower would be suitable at this location without a "faux pine" design, but with additional landscaping trees planted around it to camouflage and screen the cell tower, and directed the project be reconsidered by the Planning Commission as modified; and

WHEREAS, the City Council determined that the tower would not result in significant visual impacts and would be consistent with the Gateway Design Standards and the 2006 Economic Strategy with additional landscape tree planting; and

WHEREAS, a public hearing was conducted by the Planning Commission on July 10, 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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A1-A4	Photo Simulations
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1. This Conditional Use Permit (CUP) authorizes the construction of a 55-foot tall mono-pole wireless communication facility at 2340 Park Street. The facility would be a mono-pole design similar to the photo simulations shown on Exhibits A1-A4 of this resolution.
2. The final mono-pole plans along with a landscape plan will need to be reviewed by the Development Review Committee prior to the issuance of a building permit. The landscape needs to include trees to be planted amongst the existing trees in a manner that would camouflage the mono-pole, once the trees are mature.
3. This project approval shall expire on July 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 10th day of July, 2012 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

AL GARCIA, CHAIRMAN

ATTEST:

ED GALLAGER, SECRETARY OF THE PLANNING COMMISSION

Exhibit A1
Vicinity Map
CUP 12-002
(Verizon Wireless)

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



VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



Exhibit A2
View 1
CUP 12-002
(Verizon Wireless)

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



PHOTOSIMULATION VIEW 1

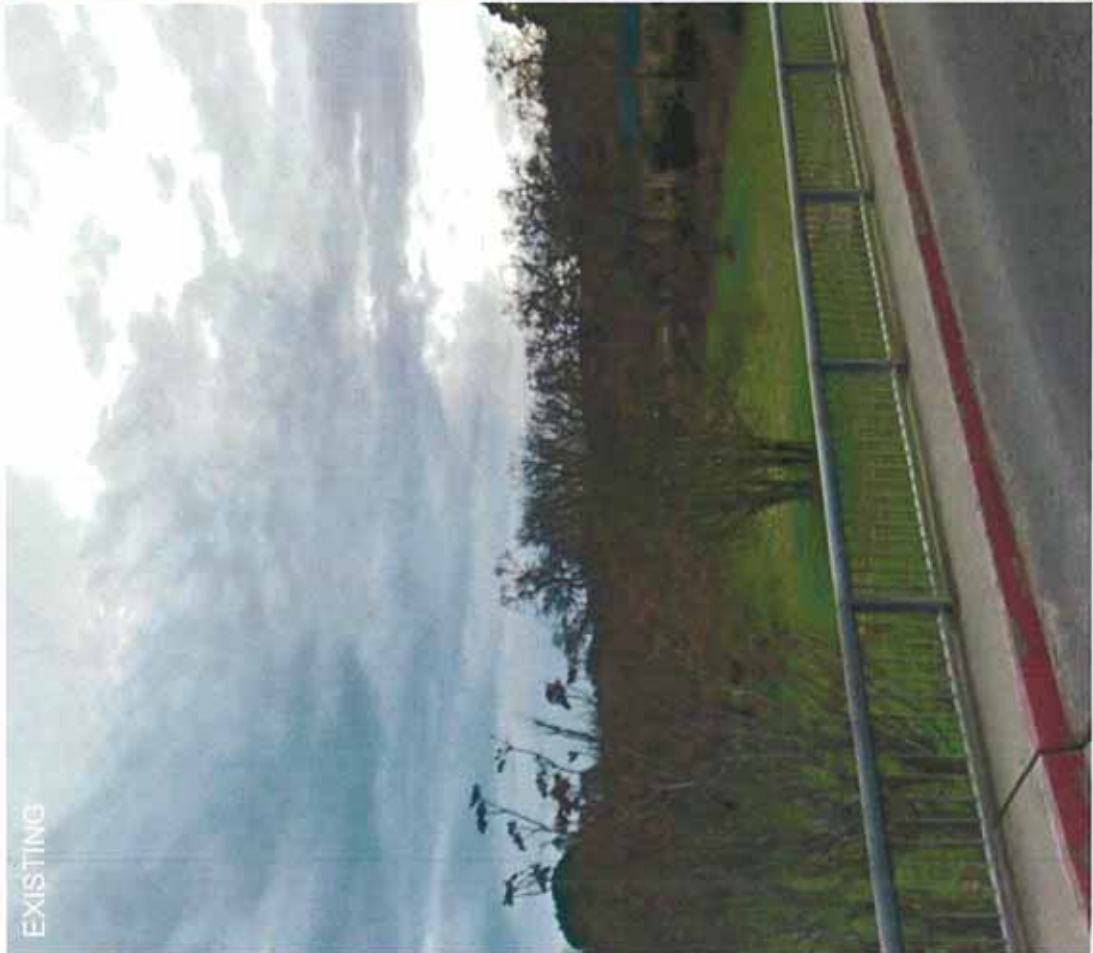


Exhibit A3
View 2
CUP 12-002
(Verizon Wireless)

MID STATE FAIR PERM
PSL # 249005
230 PARK STREET
PASO ROBLES, CA 93446



PHOTOSIMULATION VIEW 2

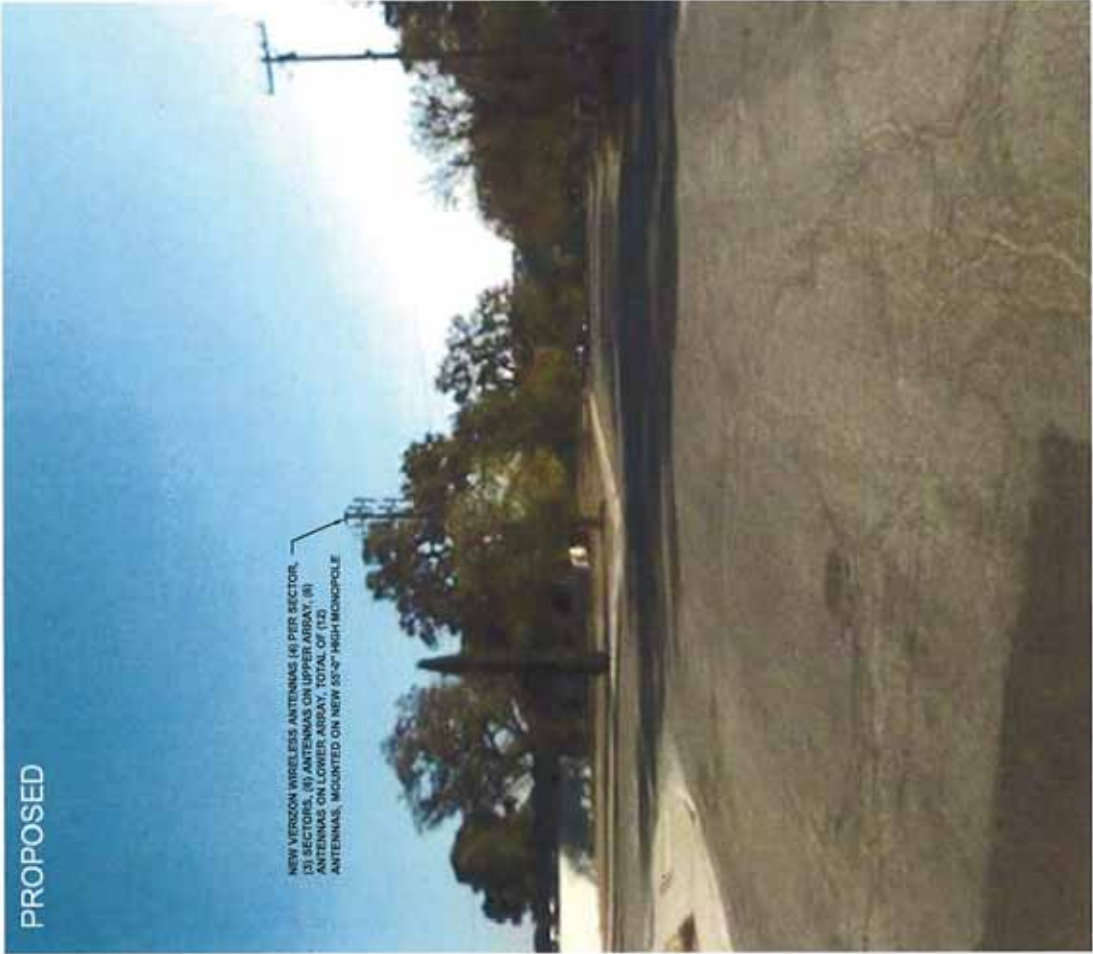


Exhibit A4
View 3

CUP 12-002
(Verizon Wireless)

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



PHOTOSIMULATION VIEW 3



RESOLUTION NO. _____

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 July 10, 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 July 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.

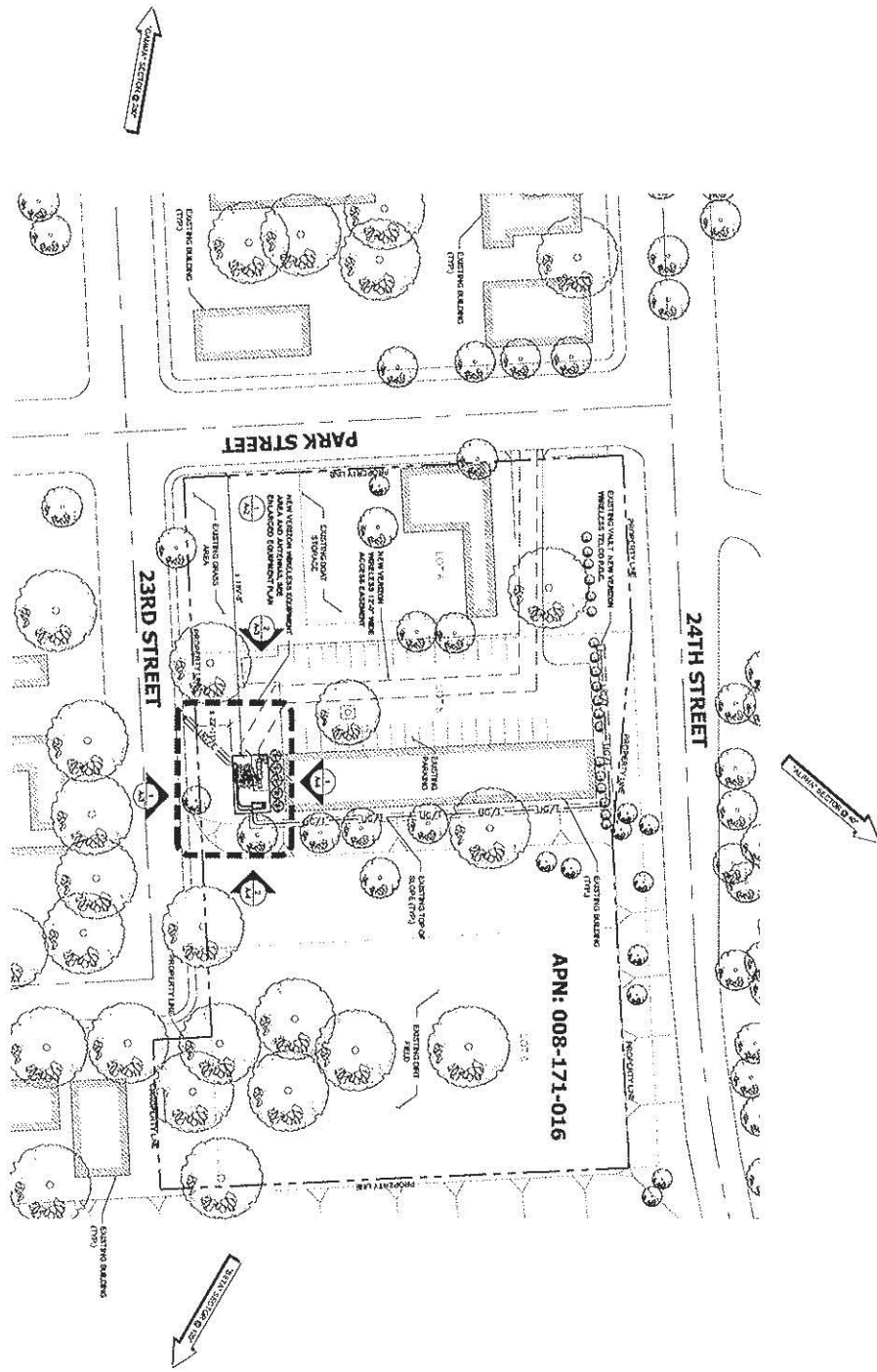
PASSED AND ADOPTED THIS 10th day of July, 2012 by the following Roll Call Vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 AL GARCIA, CHAIRMAN

ATTEST:

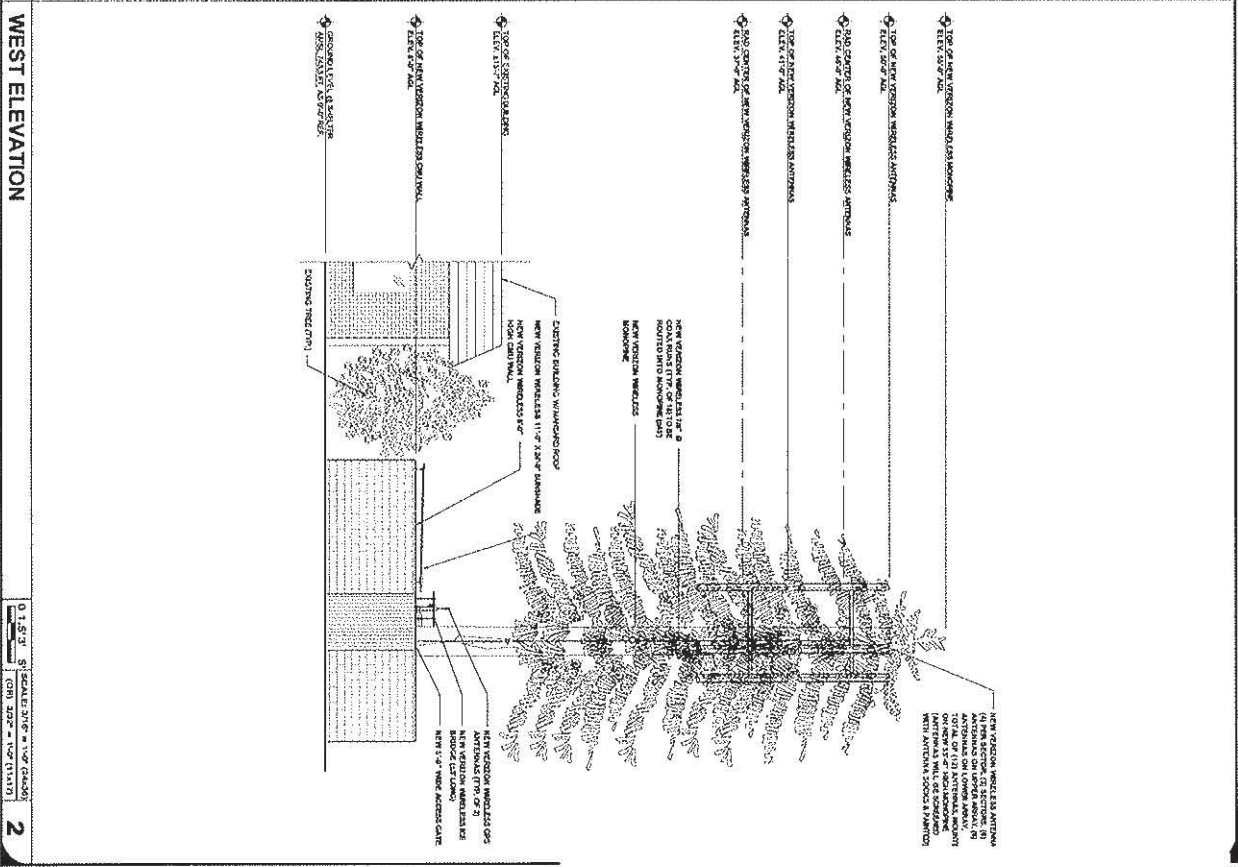
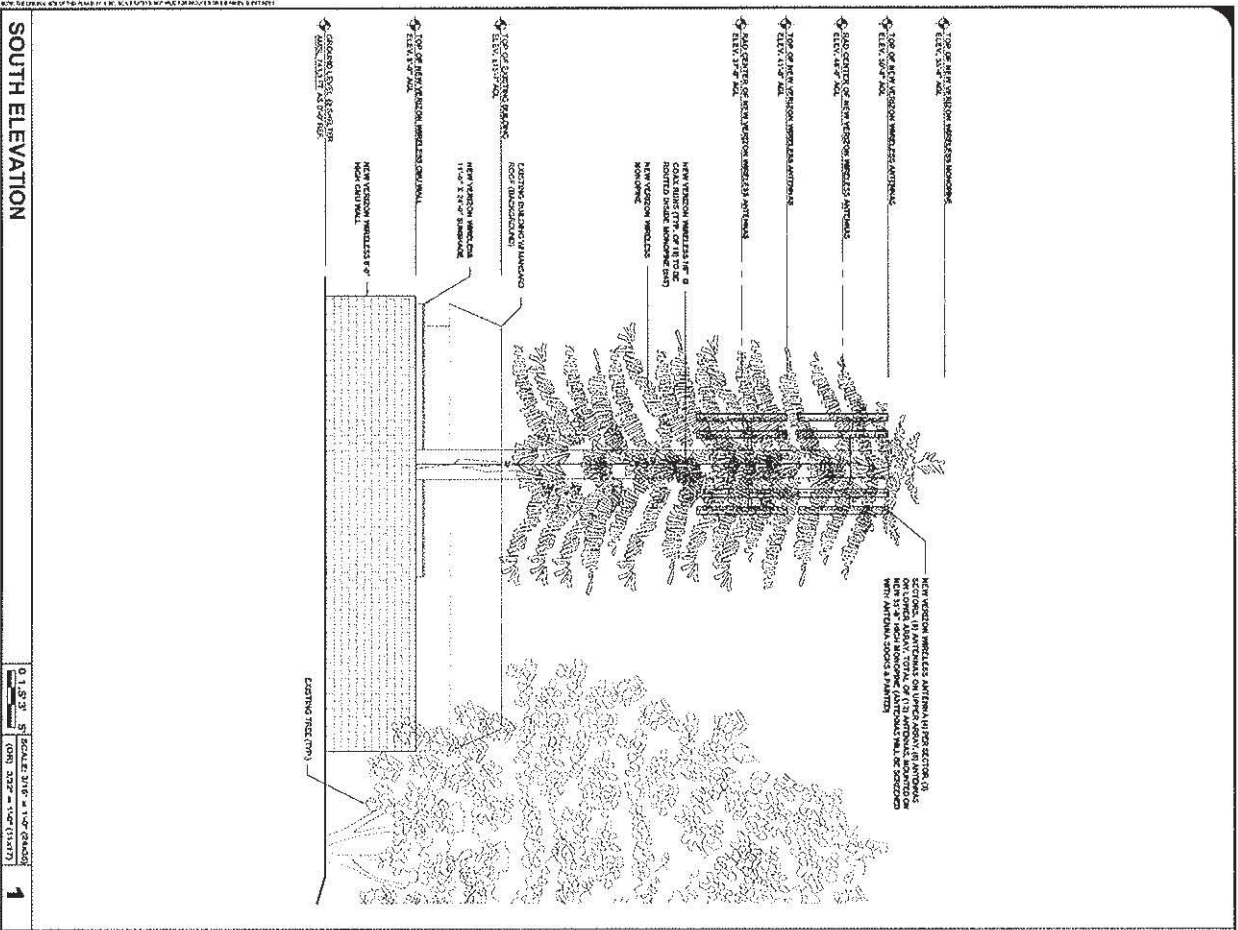
 ED GALLAGER, SECRETARY OF THE PLANNING COMMISSION



1

A-1	SHEET TITLE SITE PLAN	PSL # 249605 MID STATE FAIR PERM 2340 PARK STREET PASO ROBLES, CA 93446

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

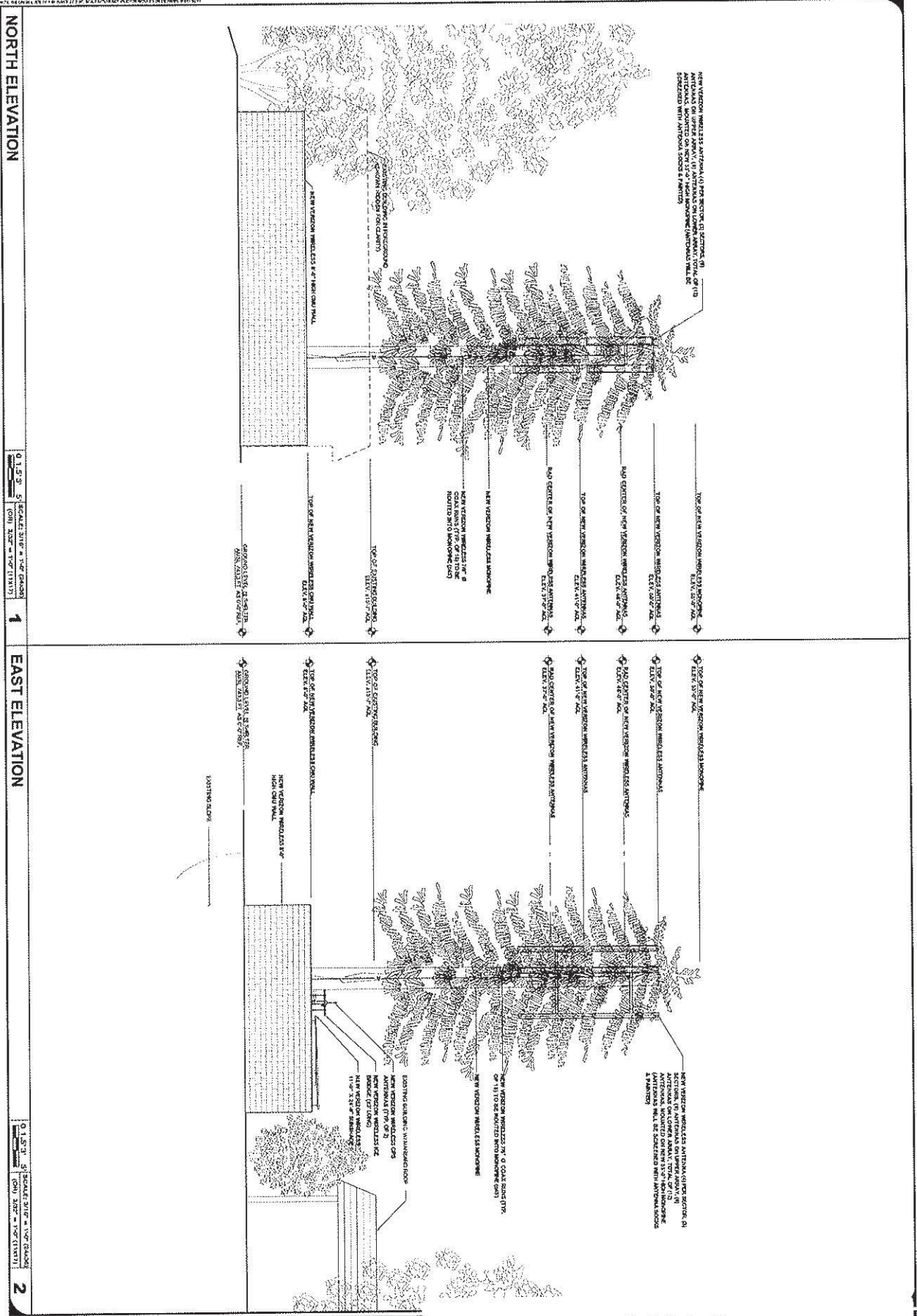


<p>SOUTH ELEVATION</p>	<p>WEST ELEVATION</p>	<p>1</p>	<p>2</p>	<p>Exhibit C Elevations (South & West) CUP 12-002 (Verizon Wireless)</p>
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PSL # 249605
MID STATE FAIR PERM
 2340 PARK STREET
 PASO ROBLES, CA 93446

SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-3



0.15" = 1' SCALE: 3/16" = 1'-0" GRADE
 (CON) 3/32" = 1'-0" (11/16")

1

EAST ELEVATION

0.15" = 1' SCALE: 3/16" = 1'-0" GRADE
 (CON) 3/32" = 1'-0" (11/16")

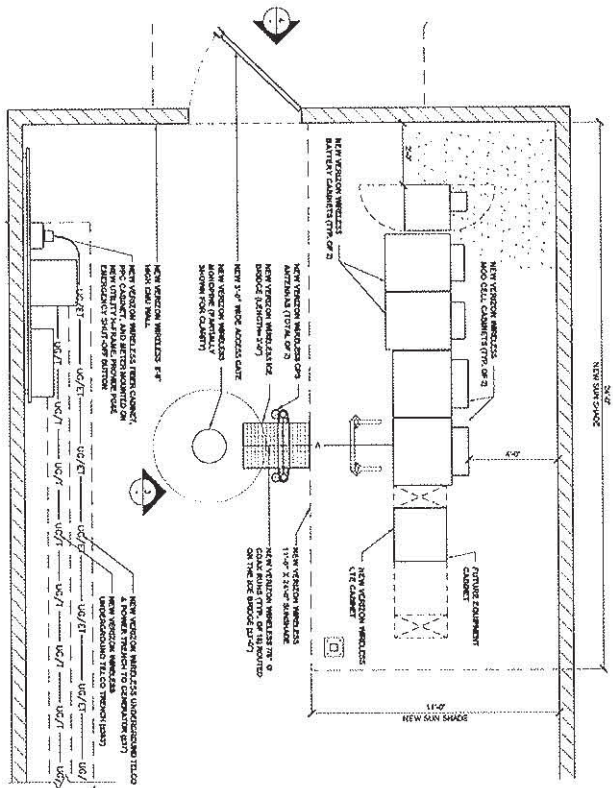
2

SHEET TITLE:
**NORTH & EAST
 ELEVATIONS**

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

A-4

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

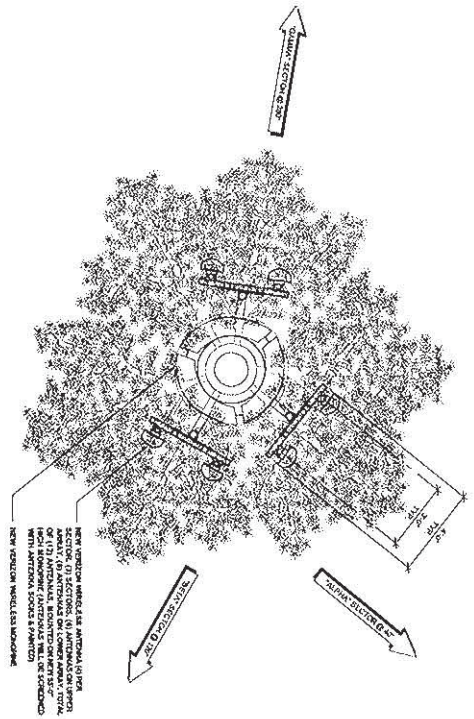


ENLARGED EQUIPMENT LAYOUT

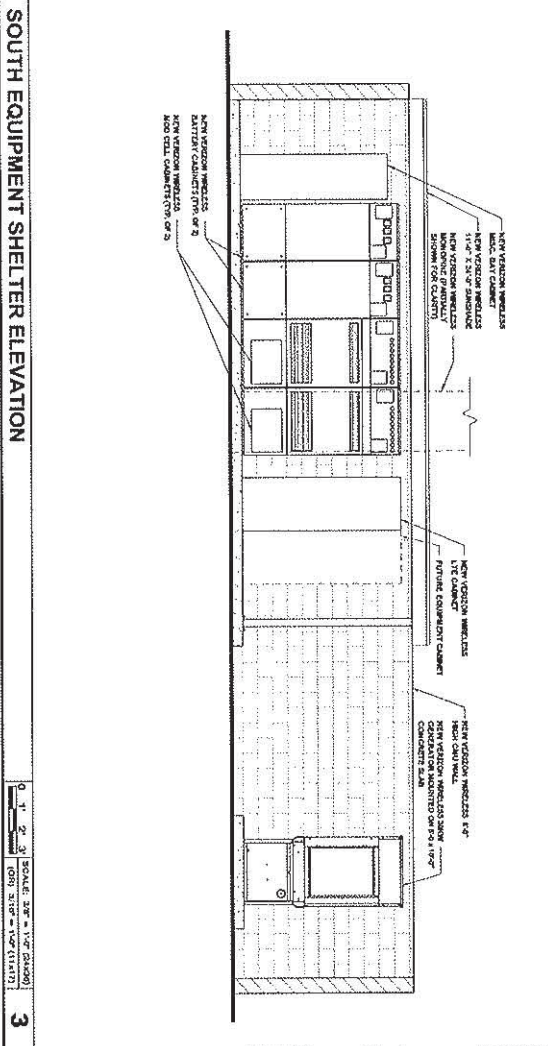
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 (OVER SIZE = 1/4" (11/16"))

ENLARGED ANTENNA LAYOUT

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 (OVER SIZE = 1/4" (11/16"))

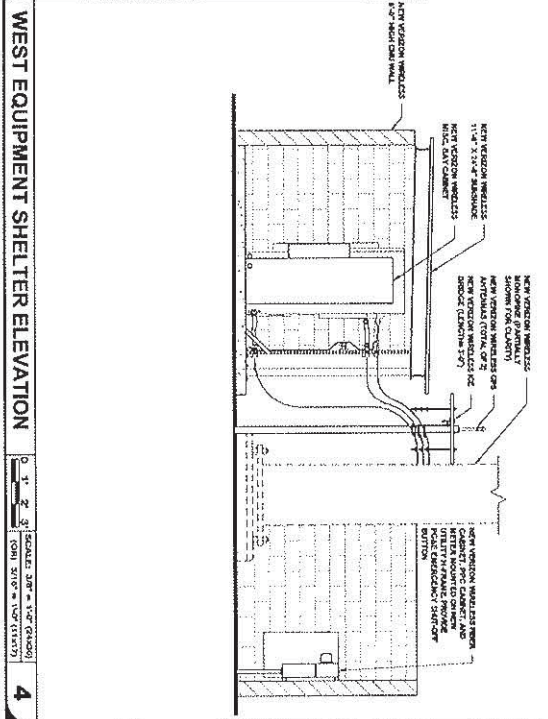


NEW VERIZON WIRELESS ANTENNA LAYOUT
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 SECTION (99) SECTION (100) ANTENNA LAYOUT



SOUTH EQUIPMENT SHELTER ELEVATION

SCALE: 3/8" = 1'-0" (AS SHOWN)
 (OVER SIZE = 1/4" (11/16"))



WEST EQUIPMENT SHELTER ELEVATION

SCALE: 3/8" = 1'-0" (AS SHOWN)
 (OVER SIZE = 1/4" (11/16"))

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

SHEET TITLE:
 ENLARGED EQUIPMENT &
 ANTENNA LAYOUT,
 SHELTER ELEVATIONS

A-5

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: June 29, 2012

Hearing Date: July 10, 2012
(Planning Commission)

Project: Conditional Use Permit 12-002 (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: 006-171-016

The purpose of this application is to review alternative designs for the facility, as suggested by the City Council after their discussion of the project at their meeting on June 5, 2012.

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, July 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.

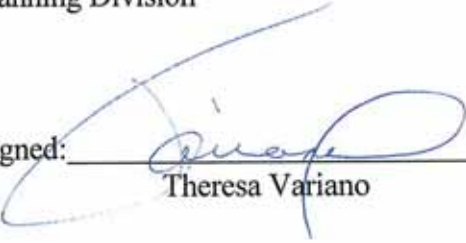
Darren Nash, Associate Planner
June 28, 2012 6991524

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 (Verizon Wireless) on this 28th day of June 2012.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Theresa Variano