

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: SUSAN DECARLI, ACTING COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 14-008 (VERIZON)
APN: 009-314-018

DATE: JANUARY 13, 2015

Needs: For the Planning Commission to consider the applicant's request to construct a new wireless communication facility.

- Facts:
1. The facility would be located at 1770 Commerce Way, at the southeast corner of the site behind the existing industrial buildings. See Vicinity Map, Attachment 1.
 2. The proposed facility would consist of a new 65-foot tall cellular mono pole structure designed to simulate a eucalyptus tree. See photo simulations, Attachment 2.
 3. The property is zoned PM (Planned Industrial) and the General Plan designation is BP (Business Park). Table 21.16.200 requires a Conditional Use Permit for wireless communication facilities in the PM zoning district.
 4. 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 facility.
 5. The Development Review Committee (DRC) reviewed this project at its meeting on December 15, 2014. The DRC was supportive of the proposal, but requested an additional photo simulation of the view from Westfield Road looking west towards the property. The additional photo simulation will be presented to the Planning Commission at the hearing on January 13th.
 6. 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 are considered small structures.

Analysis
and

Conclusions: New telecommunication facilities in the City are required to be camouflaged. For this application, the cellular mono pole is proposed to be designed to simulate a 65-foot tall eucalyptus tree with the intent that it would blend in with the other eucalyptus trees in adjacent to the facility location.

There are 12-15 other trees, including eucalyptus, in the area where the cellular facility is proposed to be located. The trees range in height from 15 feet to 50 feet tall. While the existing trees will help screen the new 65-foot tall facility, the facility will be visible from surround areas, including residential neighborhoods. The Commission may wish to consider whether this particular installation meets the intent of the City's regulations that requires camouflaging.

Policy

Reference: Zoning Code, General Plan, Economic Strategy

Fiscal

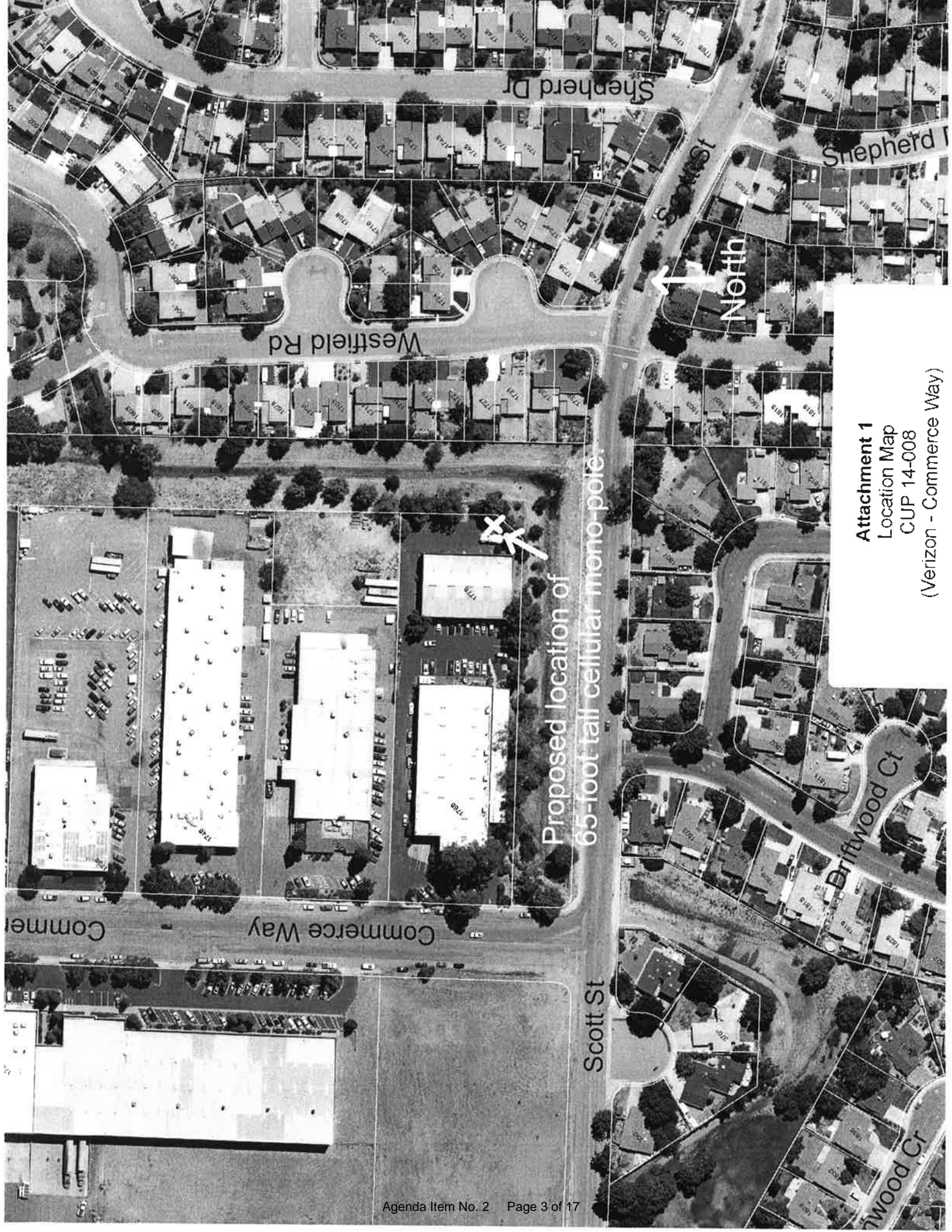
Impact: None

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

- a). Determine that the proposed design is considered camouflaged and adopt the attached resolution granting approval of Conditional Use Permit 14-008.
- 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. Vicinity Map
2. Photo simulations of existing and proposed appearance of location
3. Resolution approving CUP 14-008
4. Newspaper notice and mail affidavits



Attachment 1
Location Map
CUP 14-008

(Verizon - Commerce Way)

Proposed location of
65-foot tall cellular mono-pole

North



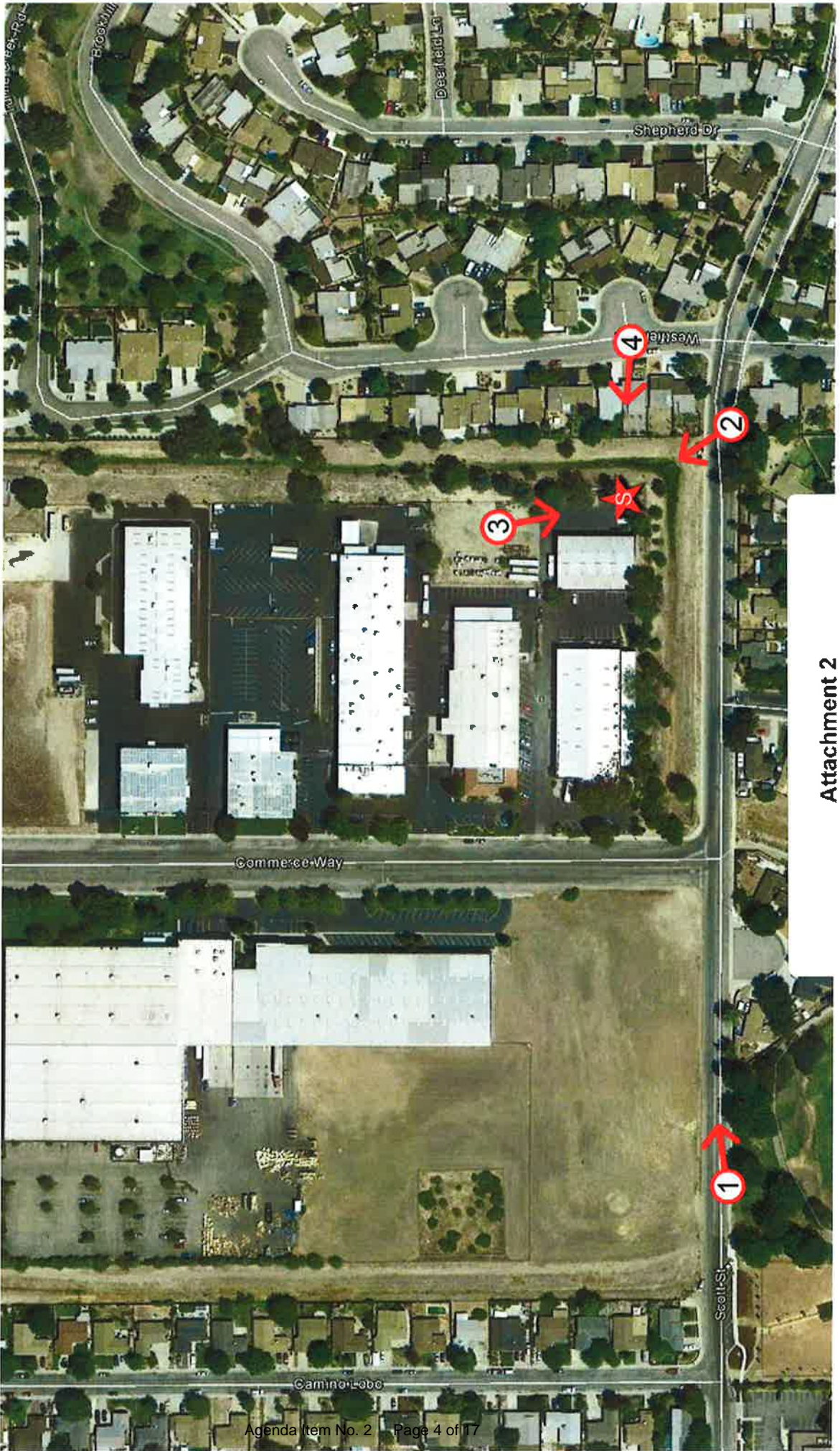
3665 AVENUE ENCINAS, STE 142B
SANTA ANA, CALIFORNIA 92705
OFFICE: (949) 235-6228

COMMERCE & SCOTT
PSL# 264545
1770 COMMERCE WAY
PASO ROBLES, CA 93446



VICINITY MAP

PHOTOSIMULATION VIEWPOINTS



Attachment 2
Photo Simulations
CUP 14-008
(Verizon - Commerce Way)



PHOTOSIMULATION VIEW 1
LOOKING NORTHEAST

COMMERCE & SCOTT
PSL # 264545
1770 COMMERCE WAY
PASO ROBLES, CA 93446



EXISTING



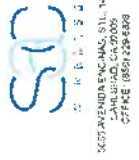
PROPOSED

NEW VERIZON WIRELESS
65'-0" HIGH EUCALYPTUS
MONOPOLE



PHOTOSIMULATION VIEW 2
LOOKING NORTHWEST

COMMERCE & SCOTT
PSL# 264545
1770 COMMERCE WAY
PASO ROBLES, CA 93446



EXISTING



PROPOSED

NEW VERIZON WIRELESS
65'-0" HIGH EUCALYPTUS
MONOPOLE





PHOTOSIMULATION VIEW 3
LOOKING SOUTH

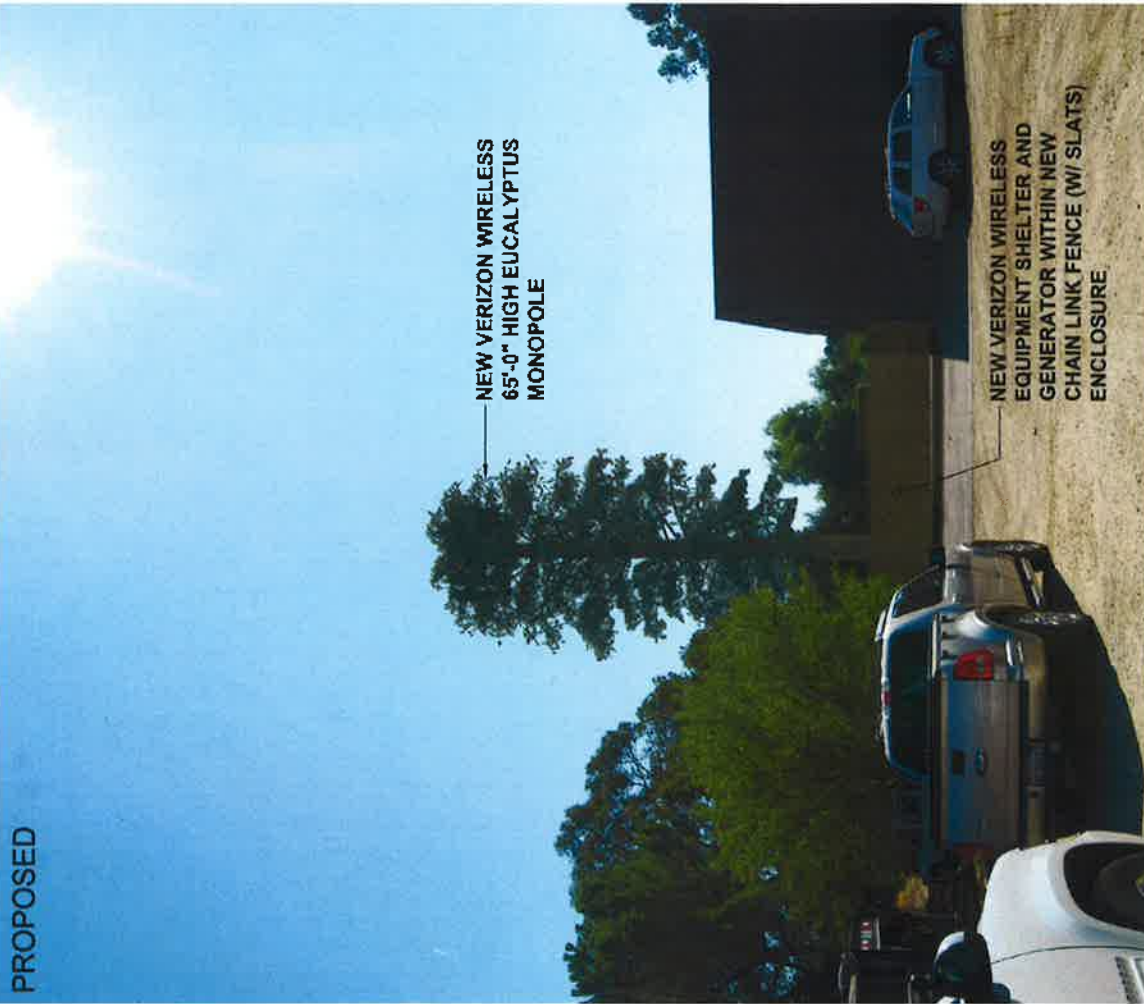
COMMERCE & SCOTT
PSL# 264645
1770 COMMERCE WAY
PASO ROBLES, CA 93446



5075 AVENIDA ENCINAS, SUITE 4200
CARLSBAD, CA 92008
OFFICE (951) 236-6826



EXISTING



PROPOSED

NEW VERIZON WIRELESS
65'-0" HIGH EUCALYPTUS
MONOPOLE

NEW VERIZON WIRELESS
EQUIPMENT SHELTER AND
GENERATOR WITHIN NEW
CHAIN LINK FENCE (W/ SLATS)



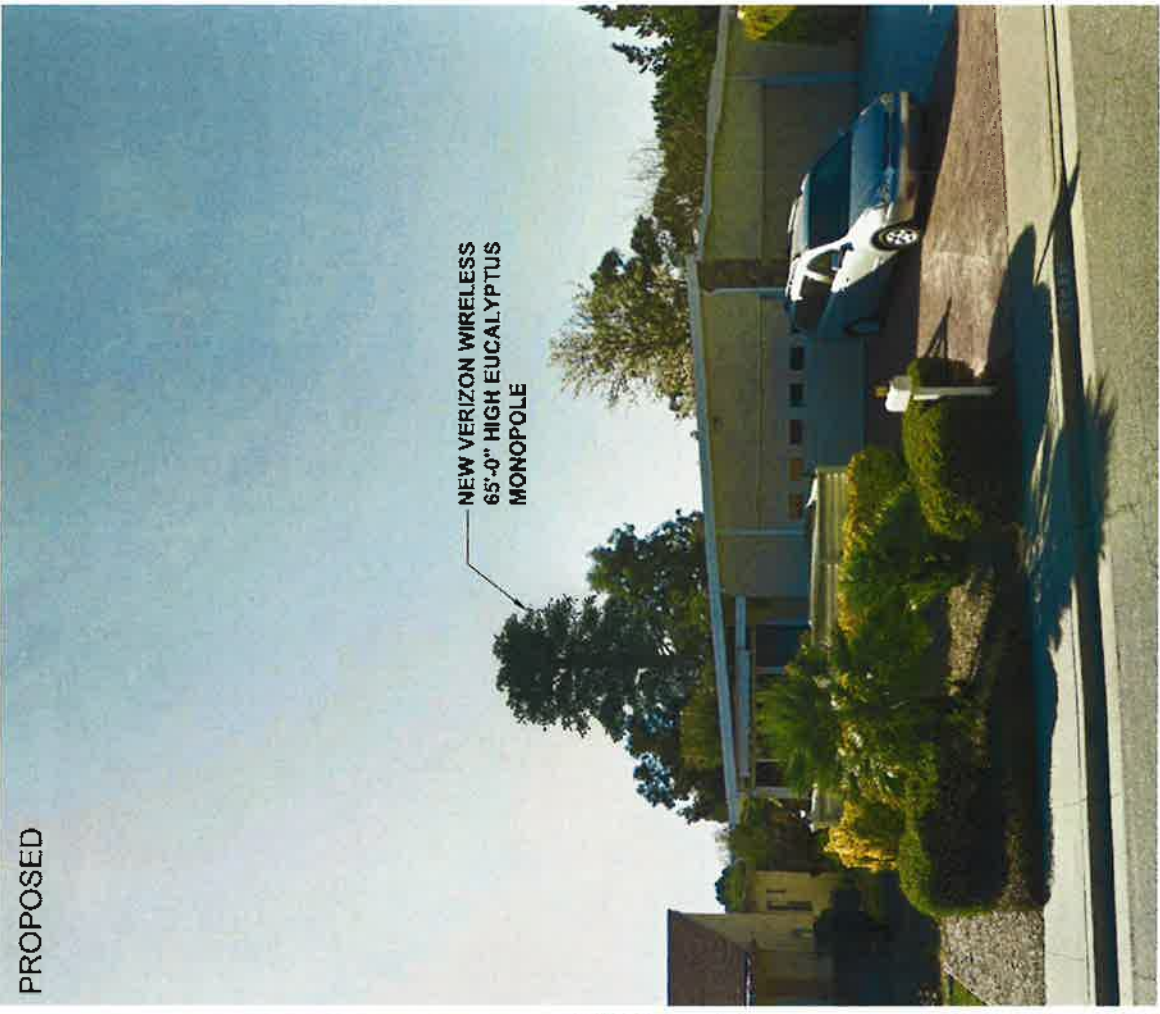
PHOTOSIMULATION VIEW 4
LOOKING WEST

COMMERCE & SCOTT
PSL# 264545
1770 COMMERCE WAY
PASO ROBLES, CA 93446



EXISTING

PROPOSED



NEW VERIZON WIRELESS
65'-0" HIGH EUCALYPTUS
MONOPOLE



RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-008
(VERIZON – 1770 COMMERCE)
APN: 009-314-008

WHEREAS, Table 21.16.200 of the City of El Paso de Robles Zoning Code requires approval of a Conditional Use Permit for transmission and receiving stations in the PM (Planned Industrial) zoning district; and

WHEREAS, the facility would be located at 1770 Commerce Way, at the south east corner of the site behind the existing industrial buildings; and

WHEREAS, the facility would consist of a new 65-foot tall cellular mono pole structure designed to simulate a eucalyptus tree; and

WHEREAS, 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 facility; and

WHEREAS, since the mono-pole would be designed to be a eucalyptus tree, it would be considered camouflaged, therefore, 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 January 13, 2015, 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 14-008 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
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A	Site Plan
B	Equipment/Antenna Layout
C	Elevations (North & East)
D	Elevations (South & West)

2. This Conditional Use Permit (CUP) authorizes the construction of a 65-foot tall wireless communication mono-pole designed to simulate a eucalyptus tree, at 1770 Commerce Way in a manner described in attached exhibits.
3. This project approval shall expire on January 13, 2017, 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. Future requests to co-locate additional antennas on this mono-pole facility may be reviewed by the Development Review Committee (DRC). The DRC's approval of the additional antennas would be based on the antennas not increasing the height or width of the existing facility being substantially compliant with Exhibits A-D of this resolution.
5. 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 regulations.
6. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
7. 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 13th day of January, 2015 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, DOUG BARTH

ATTEST:

SUSAN DECARLI, SECRETARY OF THE PLANNING COMMISSION

REV	DATE	DESCRIPTION	BY
1		FOR ELEMENTAL	JP



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS UNCLASSIFIED, UNCONTROLLED, AND NOT FOR DISTRIBUTION OUTSIDE OF THE VERIZON WIRELESS & ENERGY PROJECTS.

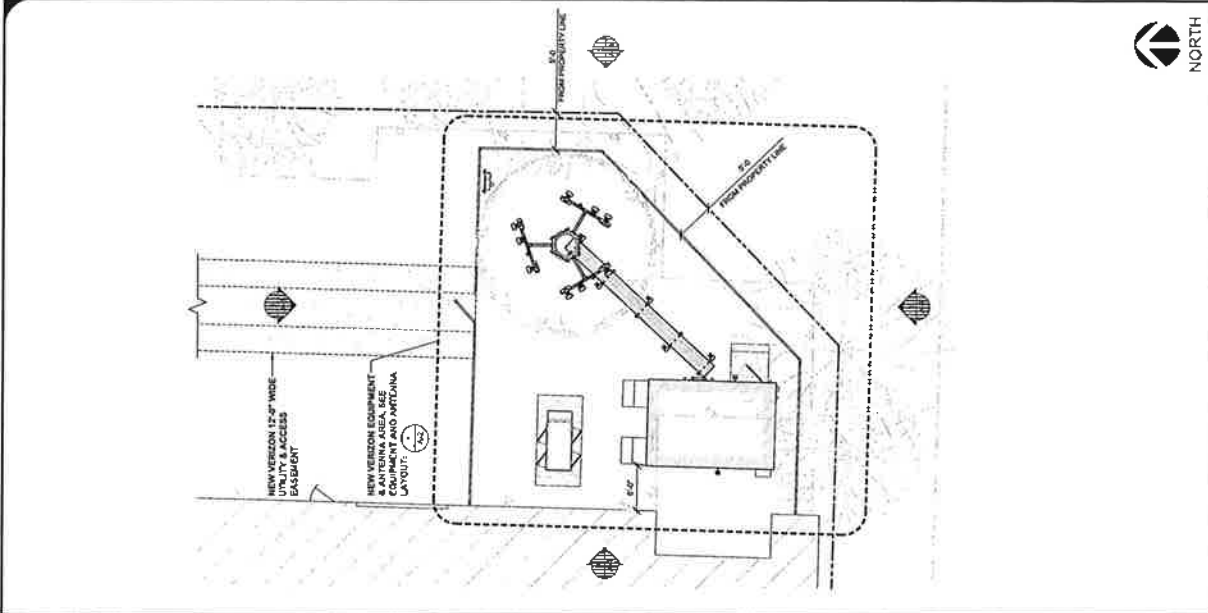


COMMERCE & SCOTT
 PSL # 264545
 1770 COMMERCE WAY
 PASO ROBLES, CA 93446

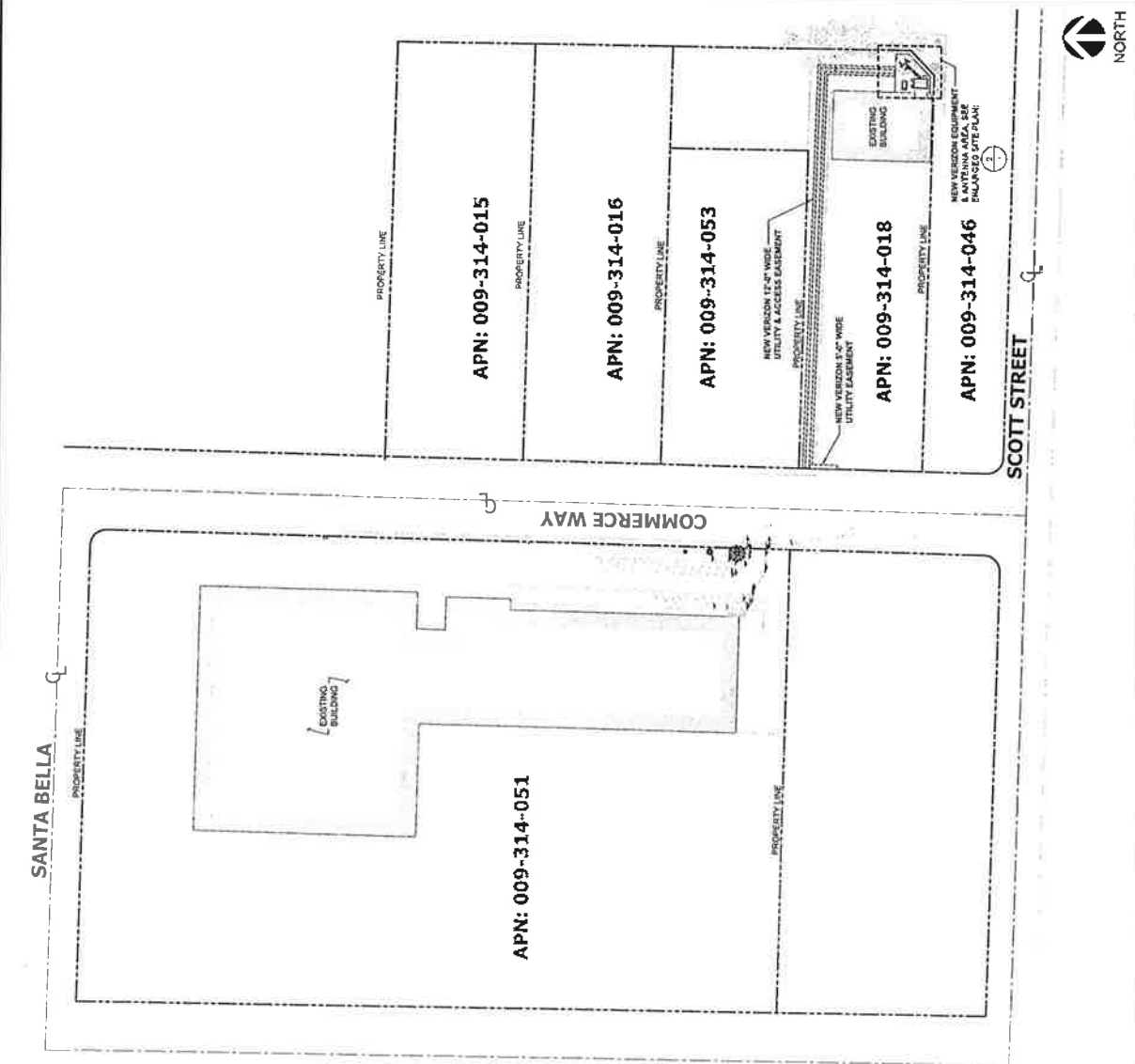
COMMERCE & SCOTT
 PSL # 264545
 1770 COMMERCE WAY
 PASO ROBLES, CA 93446

SHEET TITLE
 SITE PLAN &
 ENLARGED SITE PLAN

A-1

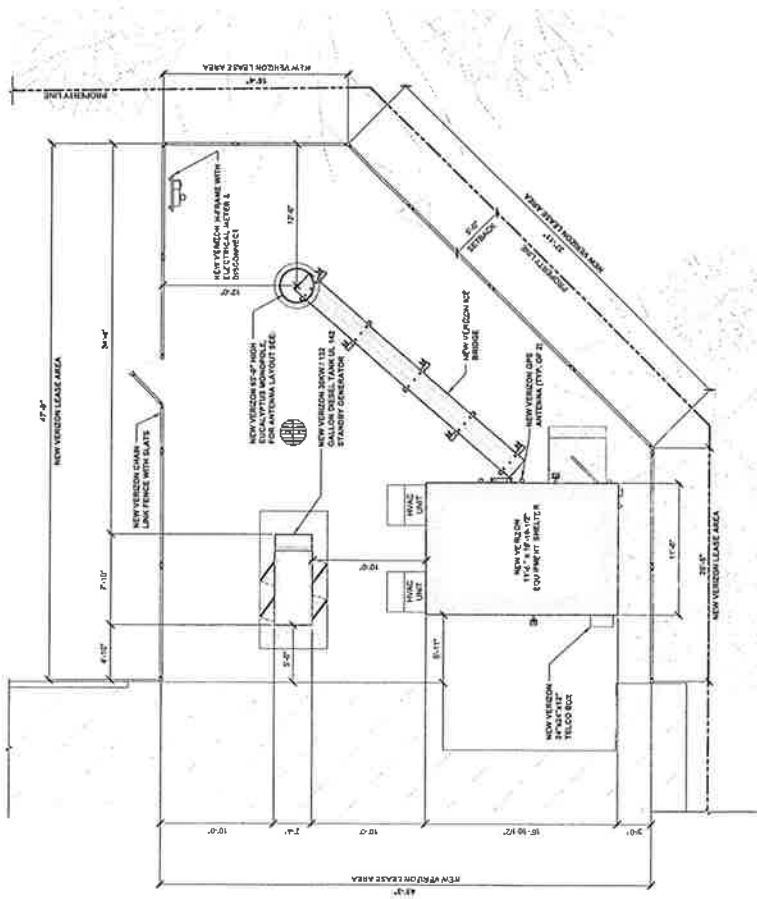


ENLARGED SITE PLAN
 SCALE: 1/4" = 1'-0" (AS SHOWN)
 (OVER: 1/8" = 1'-0" (11/23))



SITE PLAN
 SCALE: 1" = 20'-0" (AS SHOWN)
 (OVER: 1/2" = 20'-0" (11/23))

Exhibit A
 Site Plan
 CUP 14-008
 (Verizon - Commerce Way)



EQUIPMENT LAYOUT

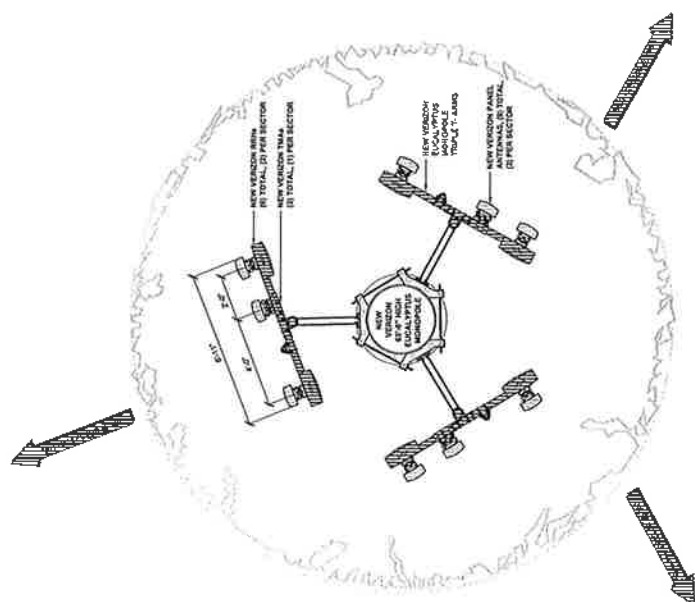


NORTH

SCALE: 3/16" = 1'-0" (GRAPH)
(OD) 3/32" = 1'-0" (TEXT)

1

ANTENNA LAYOUT



NORTH

SCALE: 3/8" = 1'-0" (GRAPH)
(OD) 3/16" = 1'-0" (TEXT)

2

ANTENNA LAYOUT

ISSUE STATUS

REV#	DATE	DESCRIPTION	BY
0	01/14/14	FOR SUBMITAL	PT



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF VERIZON WIRELESS. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFIC TO VERIZON WIRELESS. IT IS TO BE KEPT IN STRICTLY CONFIDENTIAL.



2265 MITCHELL DRIVE, BLDG 9
WALKIT CREEK, CA 94598

COMMERCE &
SCOTT
PSL # 264545
1770 COMMERCE WAY
PASO ROBLES, CA 93446

SHEET TITLE
EQUIPMENT &
ANTENNA LAYOUT

A-2

Exhibit B
Equipment/Antenna Layout
CUP 14-008
(Verizon - Commerce Way)

REV.	DATE	DESCRIPTION	BY
1	11/14/14	FOR SUBMITTAL	JL

ISSUE STATUS

SUS

WIRELESS

1770 COMMERCIAL WAY
PASO ROBLES, CA 93446
TEL: 805.522.1111

PROPRIETARY INFORMATION

NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS. ALL RIGHTS RESERVED.

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

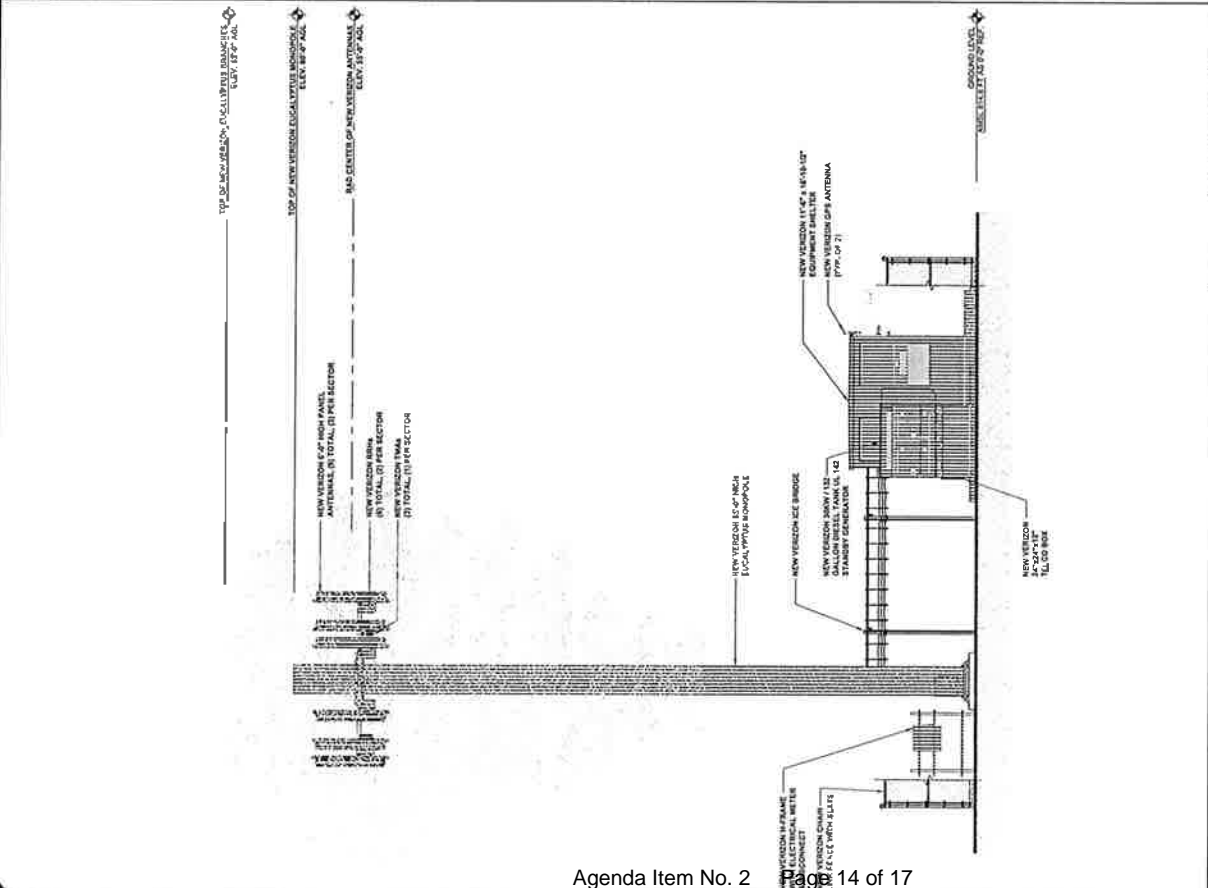
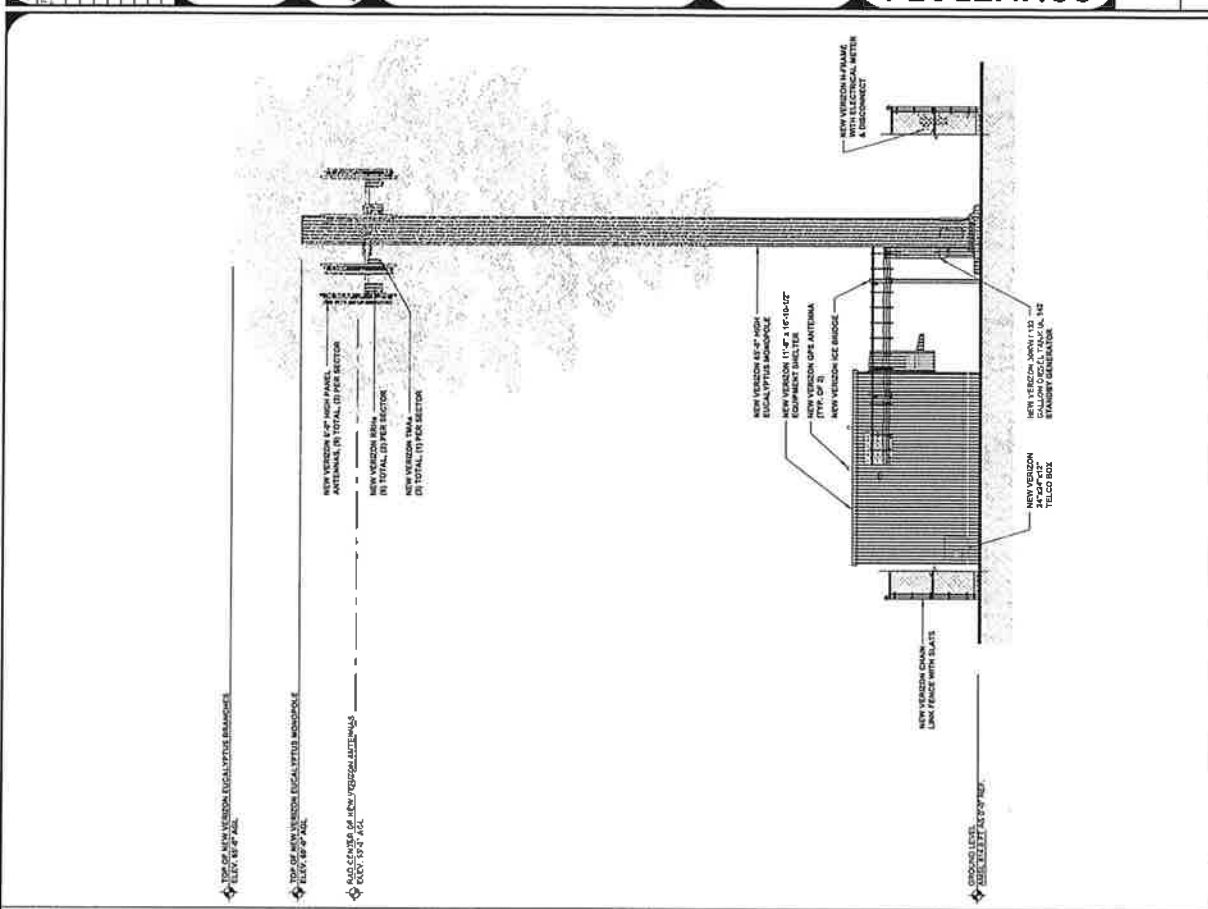
COMMERCE & SCOTT

PSL # 264545

1770 COMMERCIAL WAY
PASO ROBLES, CA 93446

SHEET TITLE:
NORTH & EAST ELEVATION

A-3



NORTH ELEVATION | **1** | SCALE: 3/16" = 1'-0" (GRAPH) (0.00) 3/32" = 1'-0" (TEXT)

EAST ELEVATION | **2** | SCALE: 3/16" = 1'-0" (GRAPH) (0.00) 3/32" = 1'-0" (TEXT)

Exhibit C
Elevations (North/East)
CUP 14-008
(Verizon - Commerce Way)

NO.	DATE	DESCRIPTION	BY
1	12/14/11	FOR SUBMITTAL	SP



PROPRIETARY INFORMATION
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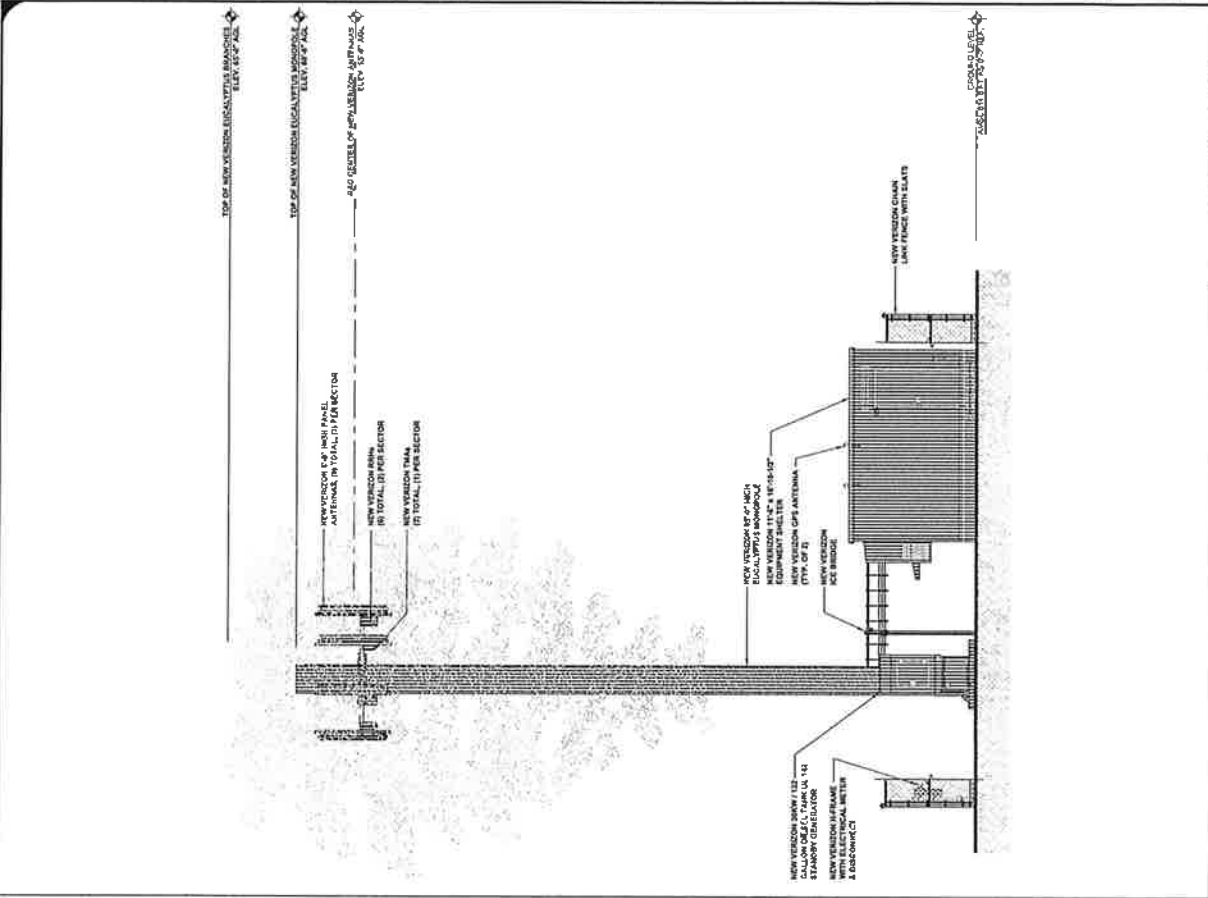


2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

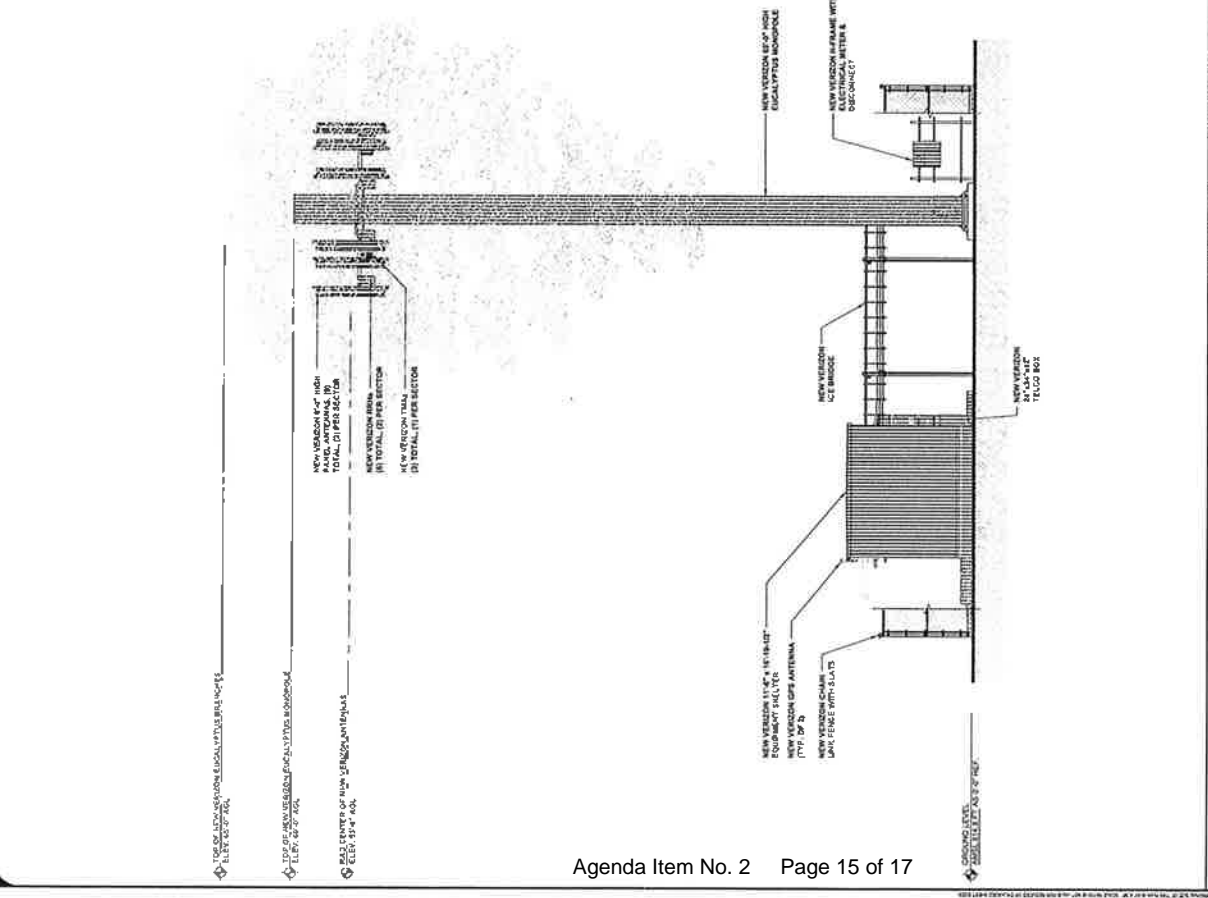
COMMERCE & SCOTT
 PSL # 264545
 1770 COMMERCE WAY
 PASO ROBLES, CA 93446

SHEET TITLE:
 SOUTH & WEST
 ELEVATION

A-4



WEST ELEVATION 2
 SCALE: 3/16" = 1'-0" (SHRINK)
 (200) 3/32" = 1'-0" (LIMIT)



SOUTH ELEVATION 1
 SCALE: 3/16" = 1'-0" (SHRINK)
 (200) 3/32" = 1'-0" (LIMIT)

Exhibit D
 Elevations (South/West)
 CUP 14-008
 (Verizon - Commerce Way)



CITY OF EL PASO DE ROBLES
"The Pass of the Oaks"

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Kristen Buxkemper, 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 14-008, on this 30th day of December, 2014.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Kristen Buxkemper

THE *Newspaper of the Central Coast*
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 1476962
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; JANUARY 2, 2015 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: JANUARY 2, 2015

AD COST: \$153.68

CITY OF EL PASO DE ROBLES

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 on Tuesday, January 13, 2015, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Conditional Use Permit (CUP 14-008), a request filed by Tricia Knight on behalf of Verizon to install a new 65 foot Eucalyptus monopole and nine antennas, with corresponding ground mounted equipment area at 1770 Commerce Way (APN: 009-314-018).

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

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

If you challenge the project 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
January 2, 2015

1476962