

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION  
FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: CONDITIONAL USE PERMIT 15-012 (VERIZON)  
APN: 008-135-024

DATE: SEPTEMBER 22, 2015

Needs: For the Planning Commission to consider the applicant's request to install a new wireless communication facility for Verizon Wireless.

- Facts:
1. CUP 15-012 proposes to install two Verizon directional panel antennas and accessory equipment on the roof of the restaurant located at 1125 24<sup>th</sup> Street.
  2. The property is zoned RSC, 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 antennas would be located on the northeast side, and southeast corner of the roof of the building, screened by proposed RF-Transparent faux wooden slats to match the existing building façade.
  4. The Development Review Committee (DRC) reviewed this project at its meeting on September 14<sup>th</sup>, and recommended that the Planning Commission approve the CUP, based on the project being adequately camouflaged.

Analysis  
and

Conclusions: New telecommunication facilities in the City are required to be camouflaged. With the proposed building parapet cut-outs to be replaced with RF- faux wooden slats to match the existing building façade, the panel antennas will be completely screened from view.

The proposed location of the electrical meter with protective bollards in the rear of the building, next to the existing power closet, seems to be an appropriate location, and will not detract from the character of the structure.

Policy

Reference: Zoning Code, General Plan, and 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 15-012.
- b) Determine that the proposed design is not camouflaged, deny the application, and direct the application 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 /Photo simulations
2. Resolution approving CUP 15-012
3. Newspaper notice and mail affidavits



ENGINEERING GROUP  
5880 AVE. NATIONAL SUITE 102  
PASADENA, CA 92304  
OFFICE (951) 765-2001

RECEIVED

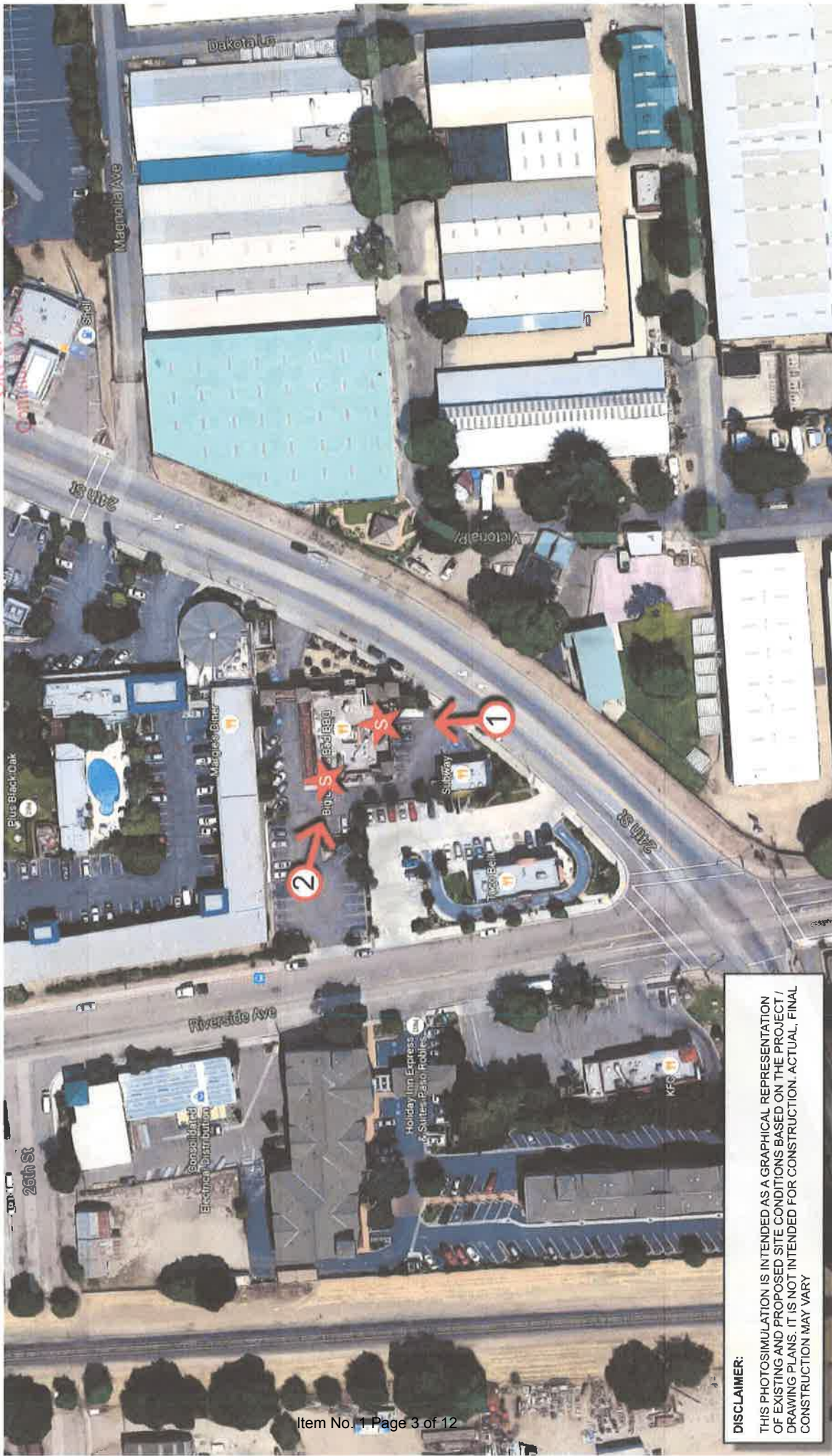
JUL 22 2015

City of Paso Robles

MID STATE FAIR SC6  
PSL # 295286  
1125 24TH STREET  
PASO ROBLES, CA 93446



**VICINITY MAP**  
PHOTOSIMULATION VIEWPOINTS



**DISCLAIMER:**  
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL CONSTRUCTION MAY VARY



ENGINEERING GROUP  
365 AVENUE MONAS, SUITE 142B  
CARLSBAD, CA 92008  
OFFICE (761) 765-5200

MID STATE FAIR SC6  
PSL # 295286  
1125 24TH STREET  
PASO ROBLES, CA 93446



# PHOTOSIMULATION VIEW 1





ENGINEERING GROUP  
598 AVENIDA ENRIQUE, SUITE 1408  
CARLSBAD, CA 92009  
OFFICE (760) 745-5330

MID STATE FAIR SC6  
PSL # 295286  
1125 24TH STREET  
PASO ROBLES, CA 93446



**PHOTOSIMULATION VIEW 2**

**NEW**



**EXISTING**



**NOTE:**  
NEW VERIZON EQUIPMENT AREA WITHIN NEW 3'-0" X 3'-0" LEASE AREA ON EXISTING ROOF TOP (NOT SHOWN)

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

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-012  
(VERIZON – 1135 24<sup>th</sup> STREET)  
APN: 008-135-024

WHEREAS, Table 5.3-1 of the Uptown Town Centre Specific Plan requires approval of a Conditional Use Permit for transmission and receiving stations in the RSC (Riverside Corridor) zoning district; and

WHEREAS, the facility is proposed to go on the roof of the existing building located at 1135 24<sup>th</sup> Street; and

WHEREAS, the facility would consist of installing three antennas within the existing building parapet; and

WHEREAS, the equipment associated with the cellular facility would also be located on the roof behind the existing parapet; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement CEQA; and

WHEREAS, a public hearing was conducted by the Planning Commission on September 22, 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, since the three antennas and equipment would be incorporated into the existing building parapet in a manner that they would be architecturally part of the parapet, the facility 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, 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 15-012 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	Site Plan
B	Equipment/Antenna Layout
C	Elevations (West & South)

2. This Conditional Use Permit (CUP) authorizes the construction of three antennas (2 panel antennas and 1 GPS antenna) and supporting equipment on the roof of the building at 1125 24<sup>th</sup> Street, (APN: 008-135-024) in a manner described in attached exhibits.
3. This project approval shall expire on September 22, 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. 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.
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 22<sup>nd</sup> day of September, 2015 by the following Roll Call Vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
CHAIRMAN, VINCE VANDERLIP

ATTEST:

\_\_\_\_\_  
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION





REV	DATE	DESCRIPTION	BY
0	07/17/13	FOR SUBMITTAL	FR
1	08/27/13	REV SUBMITTAL	FR



**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VERIZON WIRELESS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS 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.

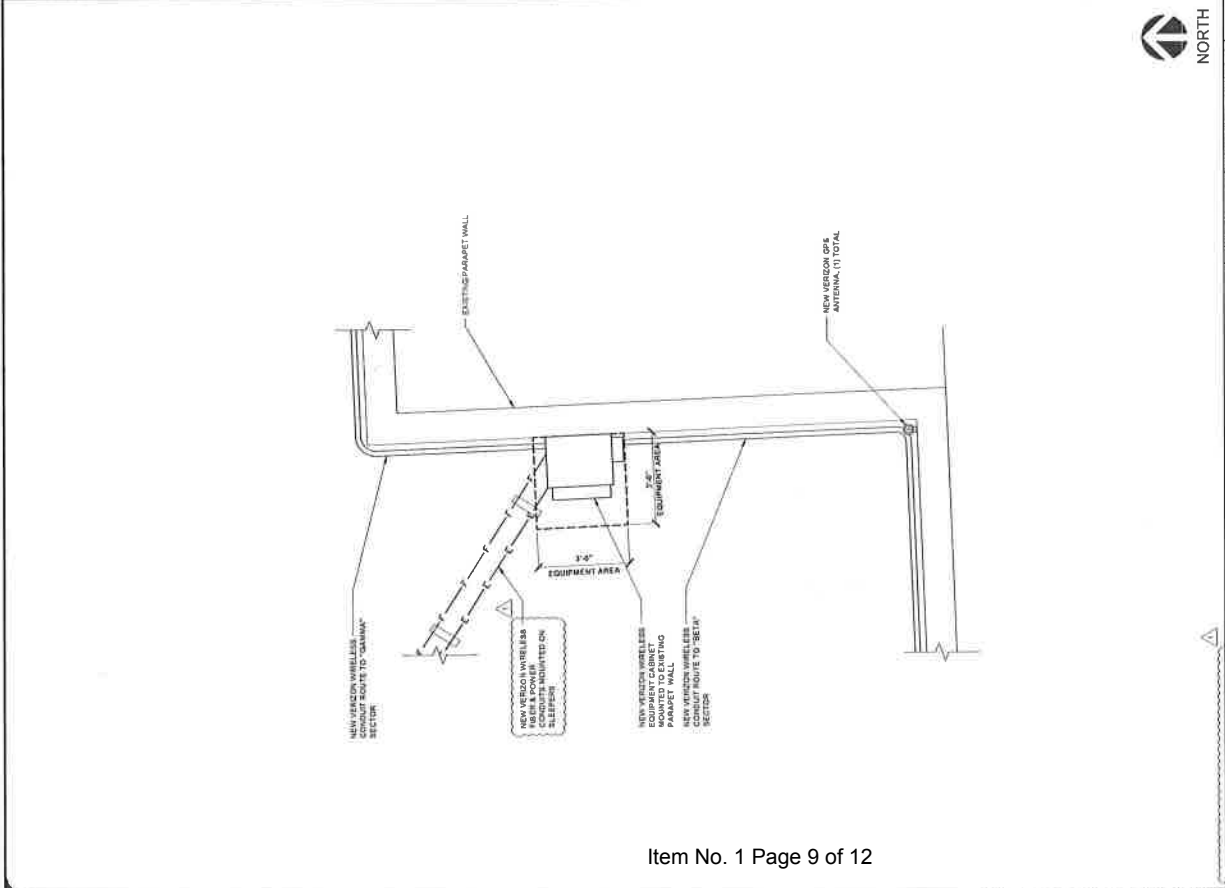
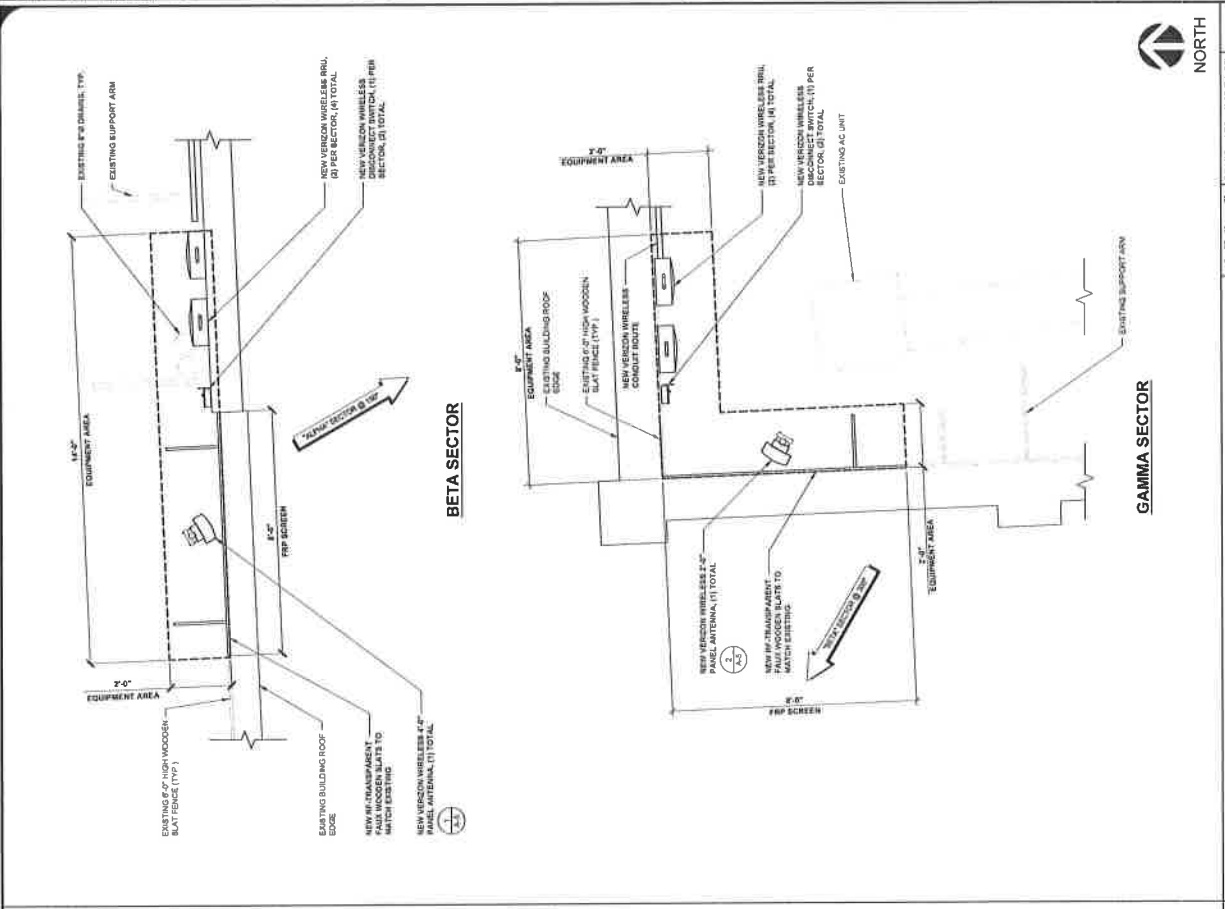
**verizon wireless**  
 2785 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

SMALL CELL PROJECT

MID STATE  
 FAIR SC6  
 PSL # 295286  
 1125 24TH STREET  
 PASO ROBLES, CA 93446

SHEET TITLE:  
**EQUIPMENT &  
 ANTENNA LAYOUT**

**A-3**



**EQUIPMENT LAYOUT**

REV	DATE	DESCRIPTION	BY
0	12/17/15	FOR SUBMITTAL	JA
1	12/08/15	FOR PERMITS	JA
2	12/08/15	FOR SUBMITTAL	JA
3	12/08/15	FOR PERMITS	JA
4	12/08/15	FOR SUBMITTAL	JA
5	12/08/15	FOR PERMITS	JA
6	12/08/15	FOR SUBMITTAL	JA
7	12/08/15	FOR PERMITS	JA
8	12/08/15	FOR SUBMITTAL	JA
9	12/08/15	FOR PERMITS	JA
10	12/08/15	FOR SUBMITTAL	JA

**WIRELESS**  
 484 AVANDA PACIFIC  
 10000 WILSON AVENUE  
 SUITE 100  
 WESTLAKE, CA 91391  
 TEL: 818.332.1000

**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WIRELESS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PERMITS 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.

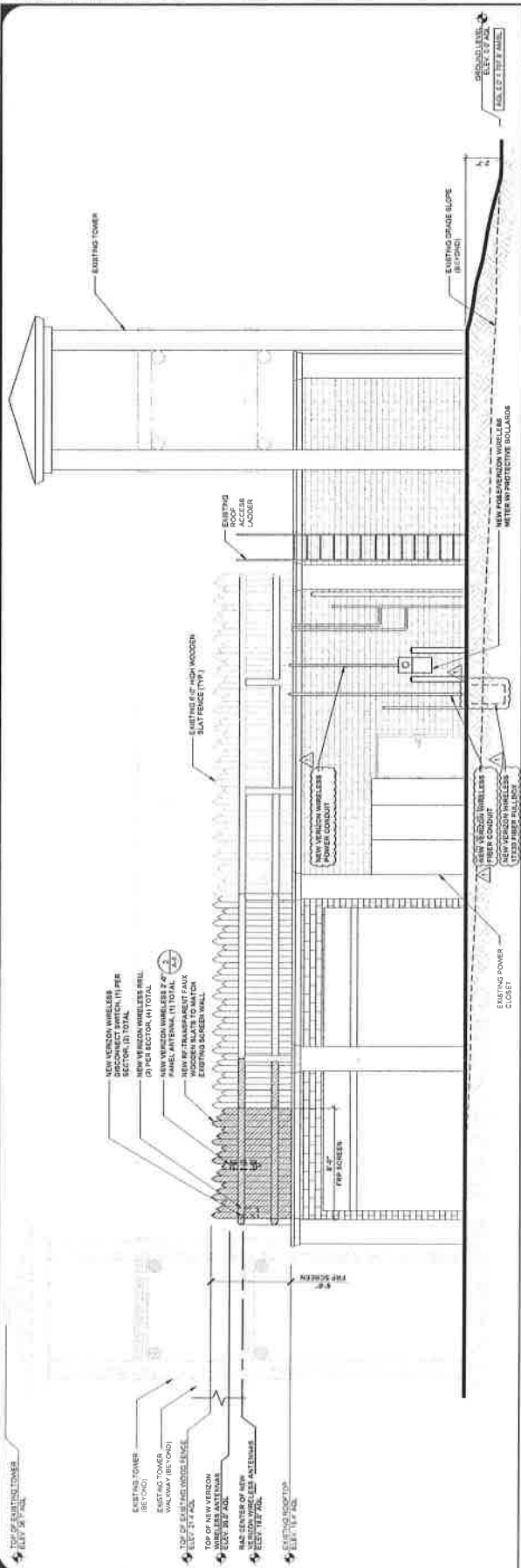
**verizon wireless**  
 2155 MITCHELL DRIVE, BLDG 9  
 WALNUT CREEK, CA 94598

SMALL CELL PROJECT

MID STATE  
 FAIR SC6  
 PSL # 295286  
 1125 24TH STREET  
 PASO ROBLES, CA 93446

SHEET TITLE:  
 WEST & SOUTH  
 ELEVATIONS

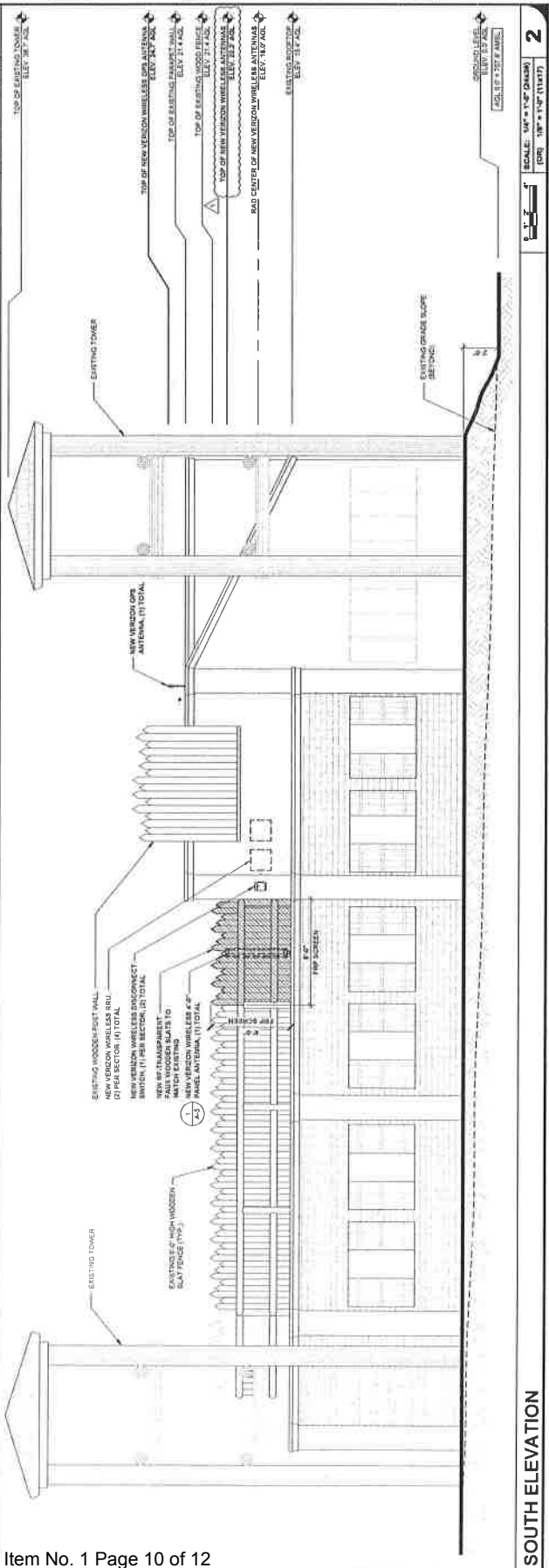
**A-4**



**WEST ELEVATION**

SCALE: 1/4" = 1'-0" (MAX)  
 (OR) 1/8" = 1'-0" (TYP)

1



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0" (MAX)  
 (OR) 1/8" = 1'-0" (TYP)

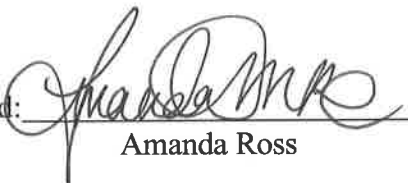
2

**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Amanda Ross, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for the Conditional Use Permit 15-012 to install directional panel antennas above the roof of the restaurant located at 1125 24<sup>th</sup> Street on this 9th day of September, 2015.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Amanda Ross

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

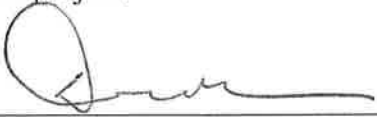
Newspaper: Tribune

Date of Publication: Sept. 11, 2015

Meeting Date: Sept. 22, 2015  
(Planning Commission)

Project: CUP 05-012 (Verizon)

I, Darren Nash, 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:   
Darren Nash

forms/newsaffi.691

**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, September 22, 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 15-012), a request filed by Tricia Knight on behalf of Verizon to install two antennas, with corresponding equipment cabinet, behind the parapet wall on the roof of the building located at 1125 24th Street (APN: 008-135-024).

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](mailto: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](mailto: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  
September 11, 2015 1953585