TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: WARREN FRACE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 15-012 (VERIZON)

APN: 008-135-024

DATE: OCTOBER 13, 2015

Needs: For the Planning Commission to consider the applicant's request to install a new

wireless communication facility for Verizon Wireless.

Facts: 1. This item is continued from the September 22, 2015 Planning Commission meeting, as a result of there not being a quorum to proceed with the meeting.

2. CUP 15-012 proposes to install two Verizon directional panel antennas and accessory equipment on the roof of the restaurant located at 1125 24th Street.

- 3. 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).
- 4. 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.
- 5. The Development Review Committee (DRC) reviewed this project at its meeting on September 14th, 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

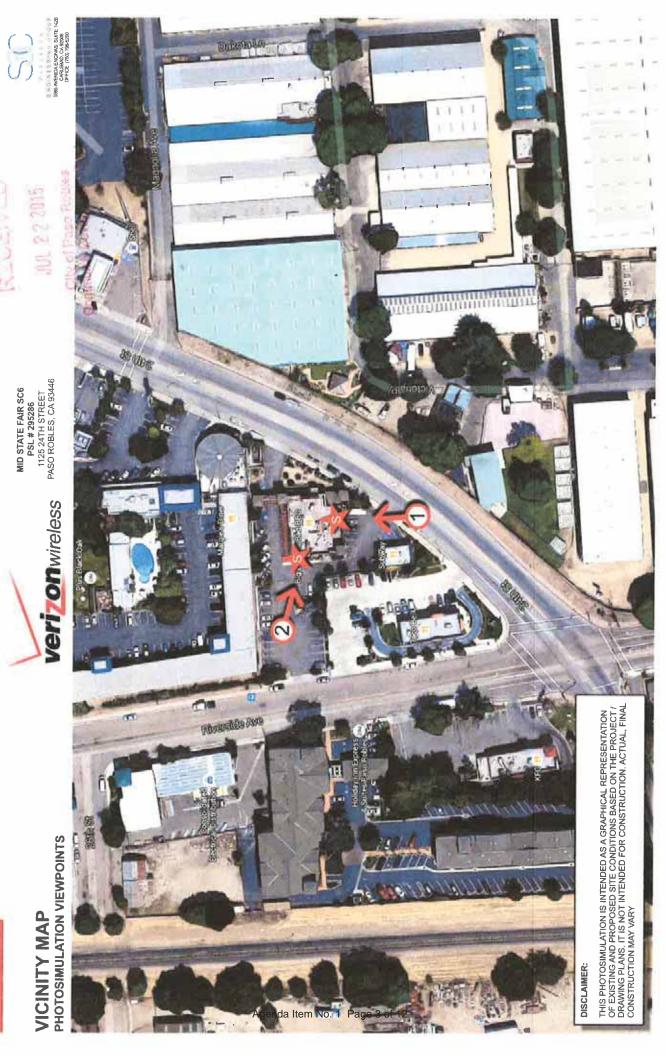
Impact: None

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



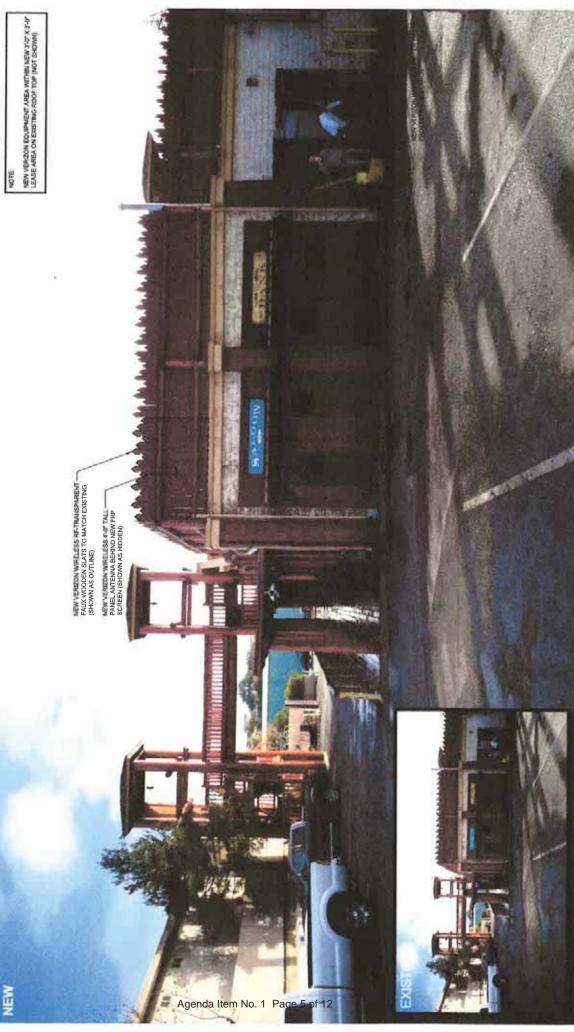


MID STATE FAIR SC6 PSL # 295286 1125 24TH STREET PASO ROBLES, CA 93446

Sees Arenda Enchar Sure CARLED OF ACAD GREEN PROSTOR NEW VERIZON WINGLESS RF-TRANSPARENT FAUX WOODEN SLATS TO MATCH EXISTING (SHOWN AS OUTLINE) NEW VERIZON WIRELESS 4"-0" TAIL PANEL ANTENNA BEHIND NEW FRP SCREEN (SHOWN AS HIDDEN) NEW Agenda Item No.

# PHOTOSIMULATION VIEW 1

PHOTOSIMULATION VIEW 2



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 24th 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 24th 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, this item is continued from the September 22, 2015 Planning Commission meeting, as a result of there not being a quorum to proceed with the meeting; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 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, 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.

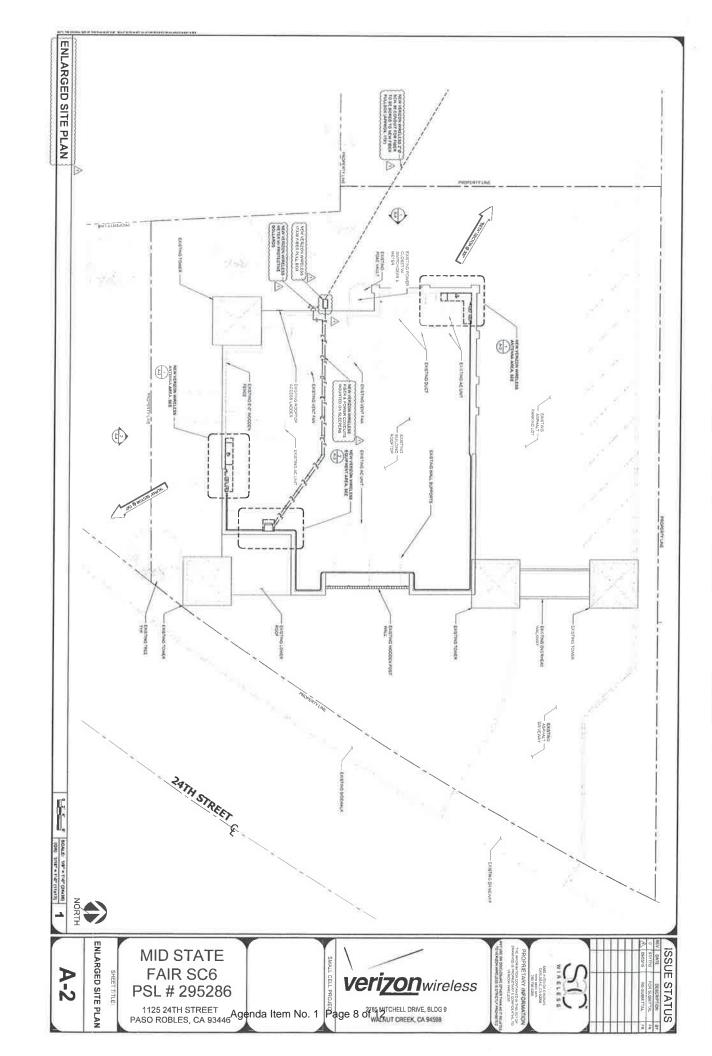
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 15-012 subject to the following conditions:

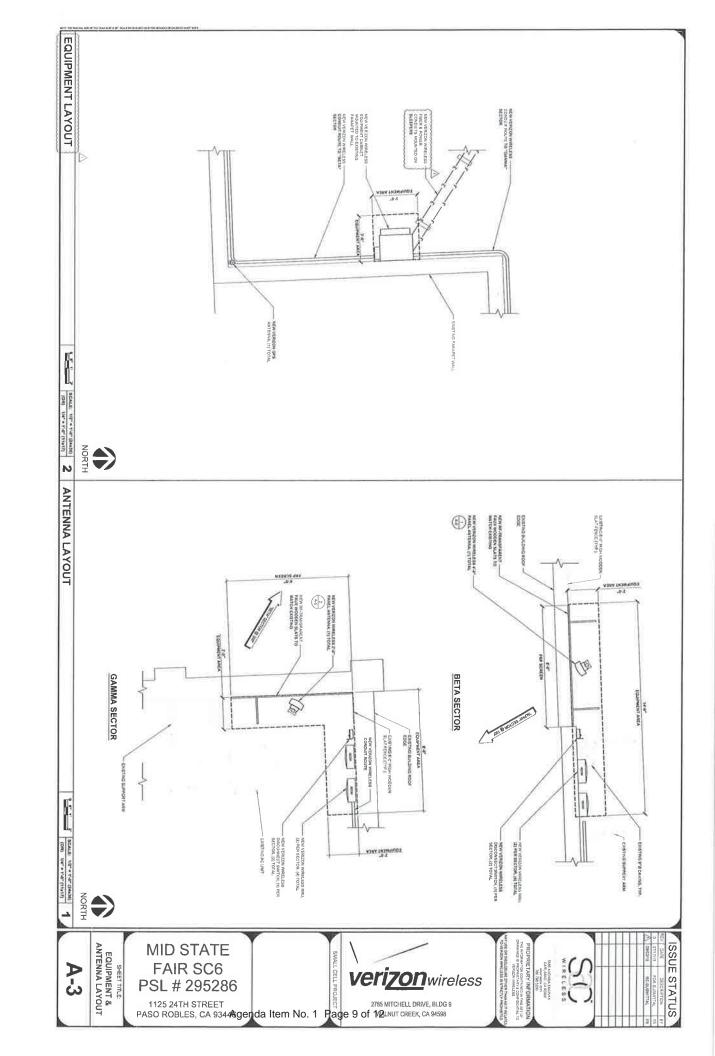
1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

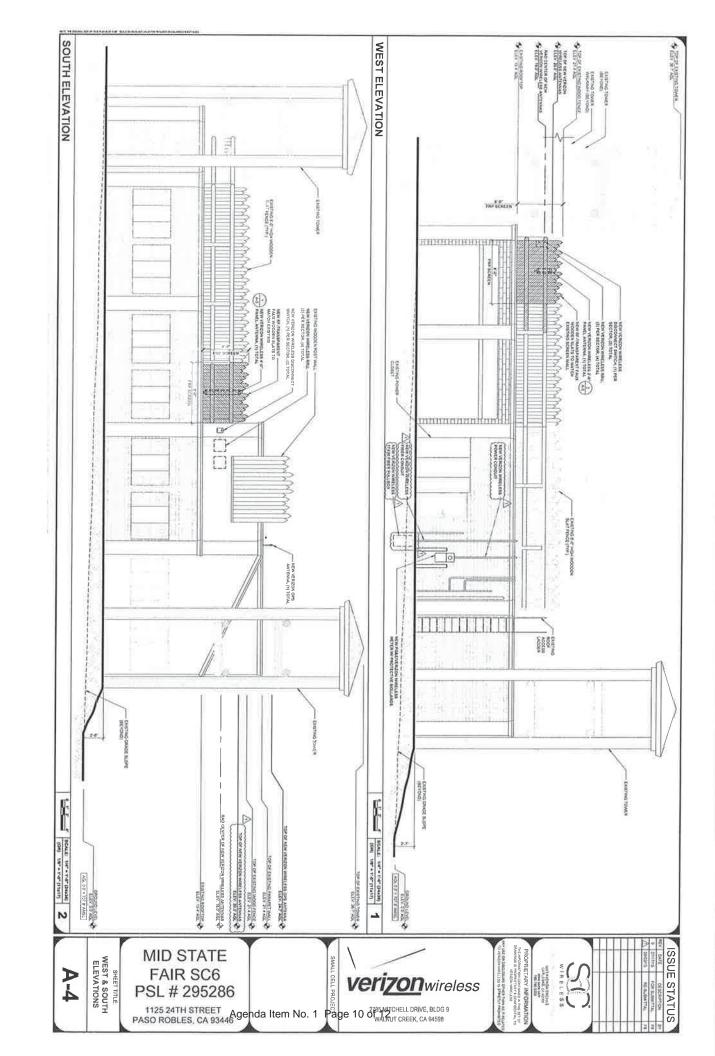
<u>EXHIBIT</u>	DESCRIPTION	
Α	Site Plan	
В	Equipment/Antenna Layout	
С	Elevations (West & South)	

- 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 13th day of Oct	ober, 2015 by the following Roll Call Vote:
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	CHAIRMAN, VINCE VANDERLIP
ATTEST:	
WARREN FRACE, SECRETARY OF THE PLA	NNING COMMISSION







# PASO DE LA CONTRACTOR D

# CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

### **AFFIDAVIT**

### **OF MAIL NOTICES**

# PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, <u>Monica Hollenbeck</u>, 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 15-012 (Verizon), on this 29th day of September, 2015.

City of El Paso de Robles Community Development Department Planning Division

Signed: Marica Hollanbeck



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 # 1953585 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; SEPTEMBER 11, 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: SEPTEMBER 11, 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, 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 eproty.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 @protity.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



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 # 2001829 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; OCTOBER 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: OCTOBER 2, 2015

AD COST: \$167.24

### CITY OF EL PASO DE ROBLES

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Darren Nash Associate Planner October 2, 2015

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City of Paso Robles

Community Development Dept.