

RESOLUTION NO.: 07-078

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 07-012
(VERIZON WIRELESS)
APN: 009-611-045

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for transmission and receiving stations in the R1 zoning district; and

WHEREAS, the applicant, Verizon Wireless, has filed a Conditional Use Permit application to construct a wireless communication facility as a sports light standard located at 801 Niblick Road; and

WHEREAS, the school installation meets the Zoning Regulations requiring that the site be public or quasi-public; and

WHEREAS, the facility will have a camouflaged design, consisting of a new 85'-tall sport light/monopole blending with other similarly designed poles at the school; and

WHEREAS, separate equipment would be located inside of a new 11'-5"x30'-0" equipment shelter; and

WHEREAS, and since the antennas will be attached to a sports field light pole and blend with other similar "utility structures," 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 August 28, 2007, 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 07-012 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	Title Sheet
B	Site Plans
C	Equipment Plans
D	Elevations
E	Site & Boundary Plan
F	Boundary Plan

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility at 801 Niblick Road, where the antenna panels would be attached to a new 85'-tall sport light pole, in a manner described in attached exhibits.
3. This project approval shall expire on August 28, 2009, 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

7. 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 28th day of August, 2007 by the following Roll Call Vote:

AYES: Johnson, Steinbeck, Holstine, Withers

NOES: Flynn, Treach

ABSENT: None

ABSTAIN: None

CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

H:\darren\CUP07-012\Verizon\resolution

Paso Robles

JUL 19 2007

Planning Division



verizon wireless

EAST PASO ROBLES

SITE#: 158595

801 NIBLICK ROAD
PASO ROBLES, CA 93446
COUNTY OF SAN LUIS OBISPO

PROJECT INFORMATION: EAST PASO ROBLES SITE #: 158595 801 NIBLICK ROAD PASO ROBLES, CA 93446 COUNTY OF SAN LUIS OBISPO	
CURRENT ISSUE DATE: 07/18/07	
ISSUED FOR: 100% ZONING	
REV. DATE	DESCRIPTION
01/31/07	BOX ZONING
03/12/07	100% ZONING
06/29/07	100% ZONING
07/18/07	100% ZONING

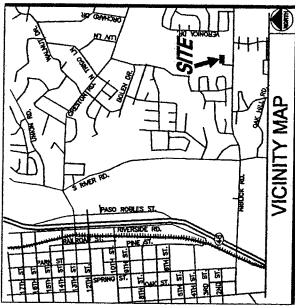
DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
RADIO		
MICROWAVE		
TELCO		
EQUIPMENT		
ADMINISTRATOR		

DISCIPLINE	SIGNATURE	DATE
ACQUISITION		
PLANNER		
CONSTRUCTION		
PROJECT MANAGER		
OWNER		
LANDLORD		

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CITY OF PASO ROBLES LOCAL ORDINANCES AND REGULATIONS. NOTHING IN THE FOLLOWING CODES IS INTENDED TO PREVENT ANY OTHER CODES FROM APPLYING TO THIS PROJECT. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES:

- CALIFORNIA ADMINISTRATIVE CODE 5. ANS/FB-222-F USE WETRY
- UNIFORM BUILDING CODE 2001
- CALIFORNIA PLUMBING CODE 2001
- UNIFORM MECHANICAL CODE 2001
- AUTOMATIC ELECTRIC CODE 2001
- INTERNATIONAL FIRE CODE 2001
- INTERNATIONAL ELECTRICAL CODE 2001
- INTERNATIONAL WIRELESS CODE 2001



DRIVING DIRECTIONS

FROM WALNUT CREEK: TAKE 680 SOUTH TO 90 SOUTH. TAKE THE 15TH ST EXIT TOWARD RIVERSIDE AVE. TURN RIGHT ON S. RIVERS RD. TURN LEFT ON NIBLICK RD. ARRIVE AT 801 NIBLICK ROAD, PASO ROBLES.

PROJECT DESCRIPTION

REMOVE EXISTING ANTENNAS TO REMOVE EXISTING 60' LAMPPOSTS TO INSTALL VERIZON WIRELESS PROPOSES TO INSTALL: EQUIPMENT CONTAINERS IN A NEW 11'-5.25'-0" REGULATION (C) (3) PANEL ANTENNAS ON A 8' TALL MONOPOLE LIGHTPOLE. (3) GPS ANTENNAS INSTALLED ON SIDE OF PROPOSED CONSTRUCTION WITH A FOUNDATION FOR STABILITY INSIDE EQUIPMENT SHELTER. INSTALLATION OF COAXIAL CABLE RUNS FROM ANTENNAS TO EQUIPMENT CONTAINERS. INSTALLATION OF ELECTRIC AND TELEPHONE SERVICE RIGS TO EQUIPMENT.

PROJECT SUMMARY

LESSEE: VERIZON WIRELESS, 3725 MITCHELL DRIVE, PASO ROBLES, CA 93446. CONTACT: BOB BURKE, PHONE: 800.546.6326, FAX: 800.546.6326.

PROPERTY INFORMATION: OWNER: PASO ROBLES JOINT UNIFIED SCHOOL DISTRICT, ADDRESS: PASO ROBLES, CA 93446. CONTACT: SHIELDS SMITH, EXT: 209. AREA OF CONSTRUCTION: 900 SQ. FT. ZONING: A-2. ZONING REGULATIONS: ACCESSIBILITY REQUIREMENTS: HUMAN IMPACTATION: HAZARDOUS WASTE: ACCESS NOT REQUIRED.

COORDINATES: UTM: 18QUD 684530, UTM: 18QUD 684530, UTM: 18QUD 684530, UTM: 18QUD 684530. LATITUDE: N32°47'13.7", LONGITUDE: W120°40'17.63".

PROJECT TEAM

ARCHITECT: OAM DESIGN GROUP, INC., 2100 S. SAN LUIS OBISPO, CA 93401. PHONE: 805-544-4370.

SURVEYOR: OAM DESIGN GROUP, INC., 2100 S. SAN LUIS OBISPO, CA 93401. PHONE: 805-544-4370.

UTILITY COORDINATOR: TELCORN PLUS, CONTACT: DAVE HERRERA, PHONE: 805-544-4370, FAX: (951) 264-6613.

UTILITY CONTACTS: SFP, CONTACT: BOB BURKE, PHONE: 800.546.6326, FAX: 800.546.6326. UTA, CONTACT: BOB BURKE, PHONE: 559.394.4372.

ZONING: OAM PLUMBING, CONTACT: BOB BURKE, PHONE: (805) 744-7427, FAX: (805) 744-7427.

SITE ACQUISITION: OAM PLUMBING, CONTACT: BOB BURKE, PHONE: (805) 744-7427, FAX: (805) 744-7427.

CONSTRUCTION MANAGER: GROUP SHEL, CONTACT: BOB BURKE, PHONE: 805-489-7834, FAX: 805-489-7834.


SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE AND ENLARGED SITE PLANS
A-2	EQUIPMENT AREA AND ANTENNA PLANS
A-3	ELEVATIONS
C-1	SITE AND BOUNDARY PLAN
C-2	BOUNDARY PLAN

JURISDICTION

CITY OF PASO ROBLES AND DIVISION OF STATE ARCHITECTURE
BUILDING DEPARTMENT: (805) 237-3850

Exhibit A
Title Sheet
CUP 07-012
(Verizon Wireless)




PROJECT INFORMATION:
EAST PASO ROBLES
SITE #: 158595
801 INELUX ROAD
PASO ROBLES, CA 93446
COUNTY OF SAN LUIS OBISPO


ISSUED FOR:
100% ZONING

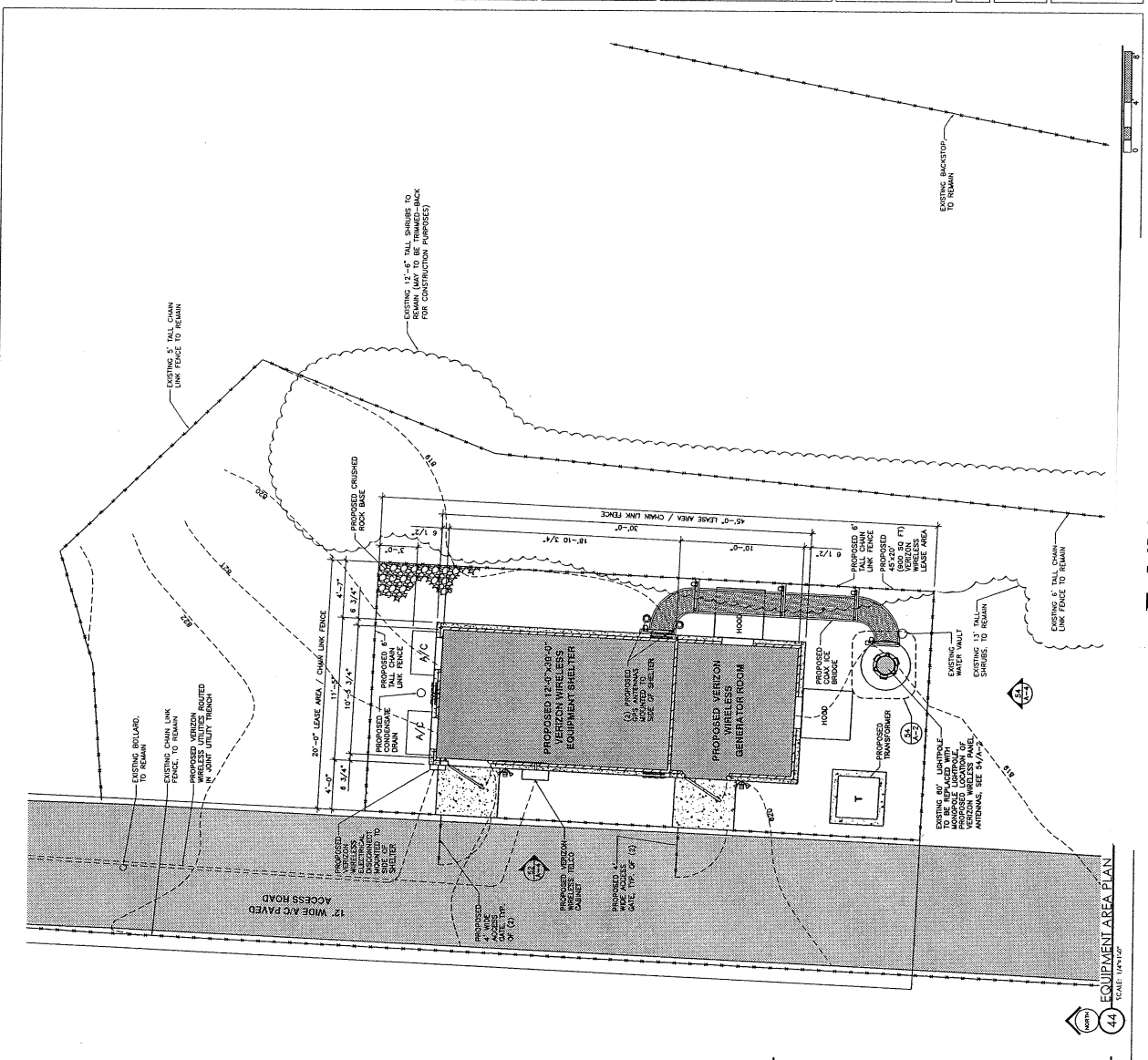
REV. DATE:
07/18/07

DESCRIPTION:
100% ZONING

CP	07/11/07	BOX ZONING
CP	07/12/07	100% ZONING
CP	06/29/07	100% ZONING
CP	07/18/07	100% ZONING

COORDINATING ARCHITECT:

OMNIT COMMUNICATIONS, INC.
10000 WILSON AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92121
TEL: 619-594-9900 FAX: 619-594-9901
WWW.OMNIT.COM

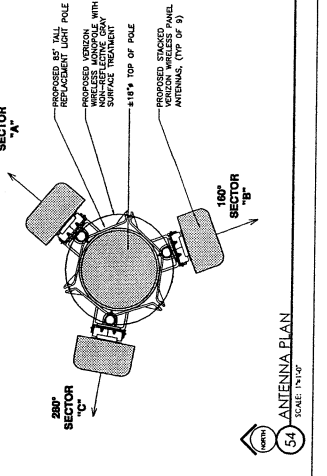
CONSULTANT:

RIDGE COMMUNICATIONS, INC.
TRAIN BY: CHC. APP.
SHEET TITLE: EQUIPMENT AREA AND ANTENNA PLANS
SHEET NUMBER: A-2
REVISION: 755-75A



RF DATA TABLE
SCALE: NONE


SECTOR	ANT. TYPE	HGT. (FT.)	SWAY (FT.)	NO. OF ANTENNAS	ANTENNA LENGTH (FT.)	ANTENNA WIDTH (FT.)
40°	A	TO BE DETERMINED	0	1	10.0	10.0
160°	B	TO BE DETERMINED	0	1	10.0	10.0
280°	C	TO BE DETERMINED	0	1	10.0	10.0

NOTE:
1. ALL DIMENSIONS REFERENCE TRUE NORTH, ALL DIMENSIONS REFERENCE ADJACENT GRADE TO THE SITE.
2. BUILD FORM PROVIDED BY VERIZON WIRELESS. VERIFY ALL DIMENSIONS TO CONFIRM TO THE SITE.
3. VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.
4. VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.



ANTENNA PLAN
SCALE: 1/8"=1'-0"

Exhibit C
Equipment Plans
CUP 07-012
(Verizon Wireless)





PROJECT INFORMATION:
EAST PASO ROBLES
 SITE #: 158595
 801 NIELCK ROAD
 PASO ROBLES, CA 93446
 COUNTY OF SAN LUIS OBISPO

CURRENT ISSUE DATE:
07/18/07

ISSUED FOR:
100% ZONING

REV.	DATE	DESCRIPTION
△	01/31/07	80% ZONING
△	03/12/07	100% ZONING
△	06/29/07	100% ZONING
△	07/18/07	100% ZONING

COORDINATING ARCHITECT:

 OMTL ARCHITECTURE
 1000 S. GARDEN STREET, SUITE 100
 SAN LUIS OBISPO, CA 93426
 TEL: 805.762.1100 FAX: 805.762.1101
 WWW.OMTL.COM

CONSULTANT:

RIDGE COMMUNICATIONS, INC.
 DRAWN BY: CIP NB TR
 SHEET TITLE: ELEVATIONS
 SHEET NUMBER: A-3
 REVISION: 755-75A

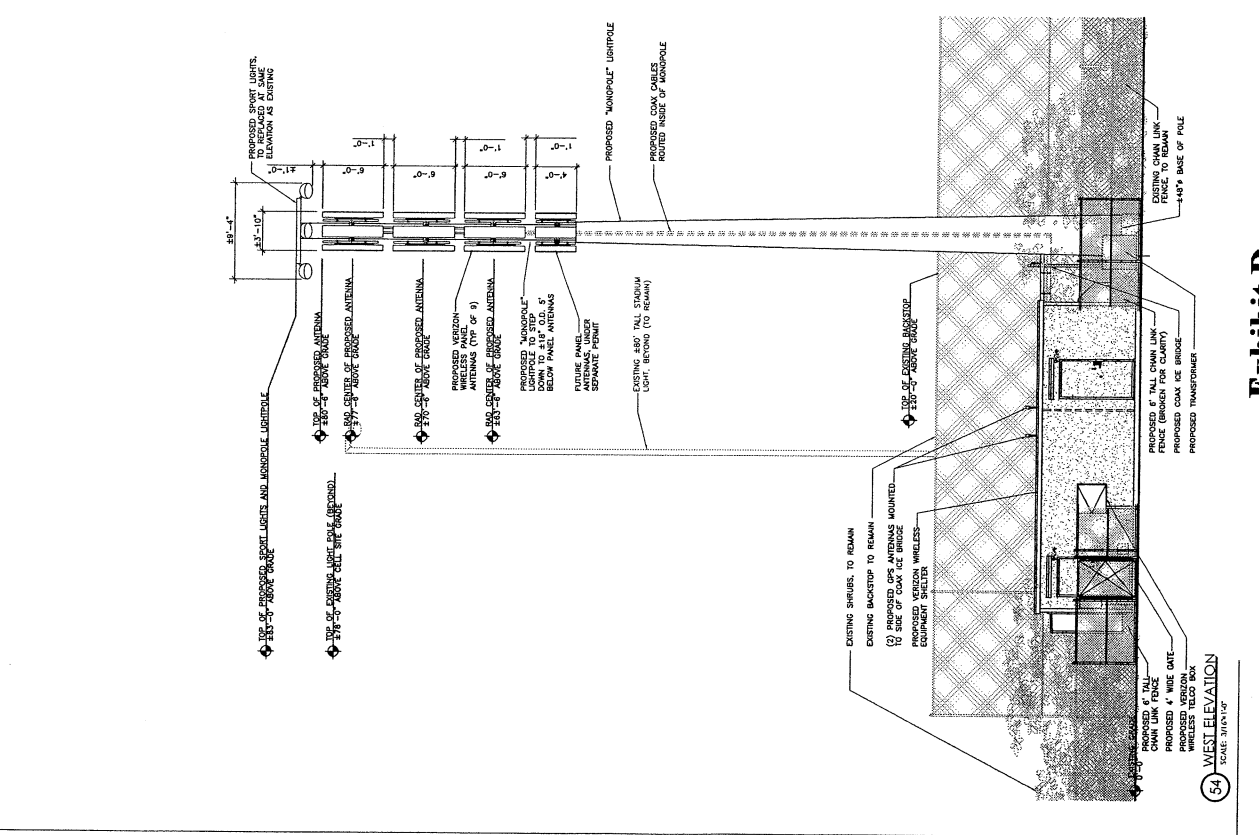
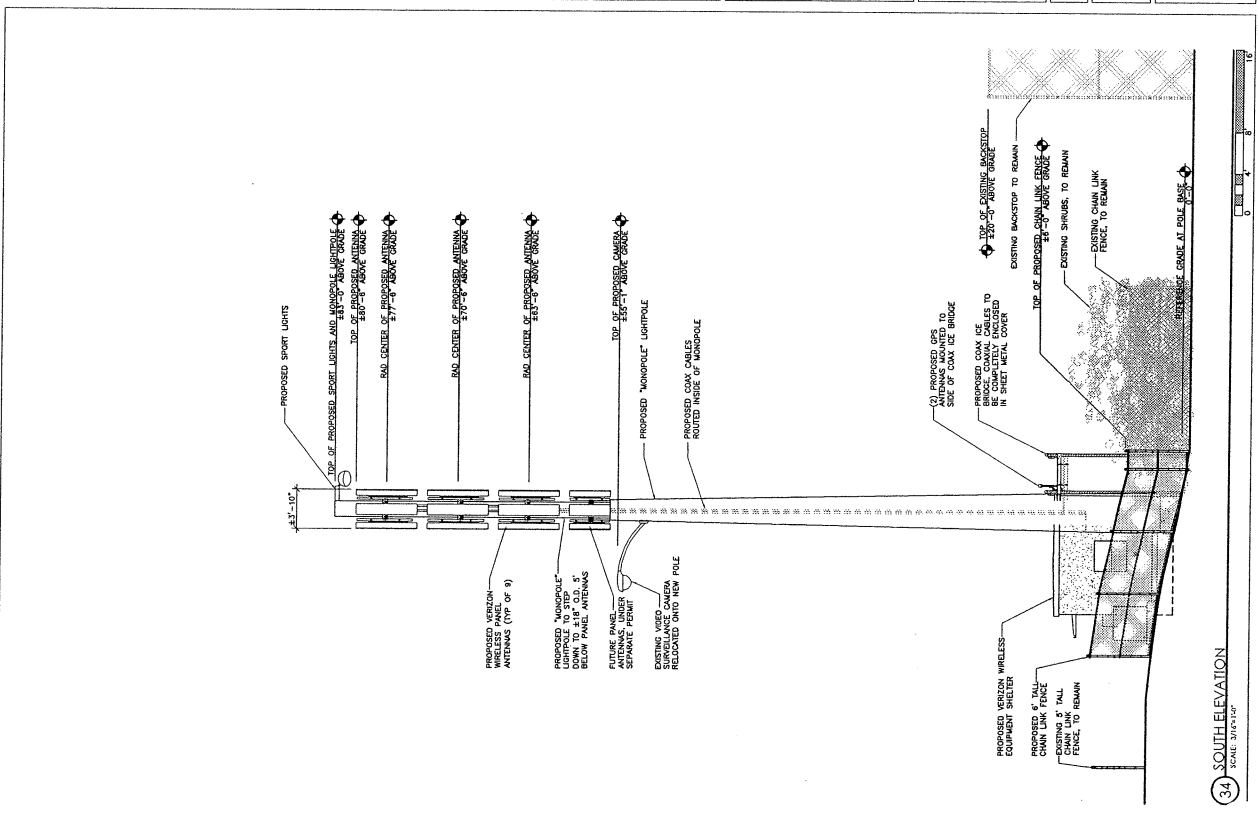
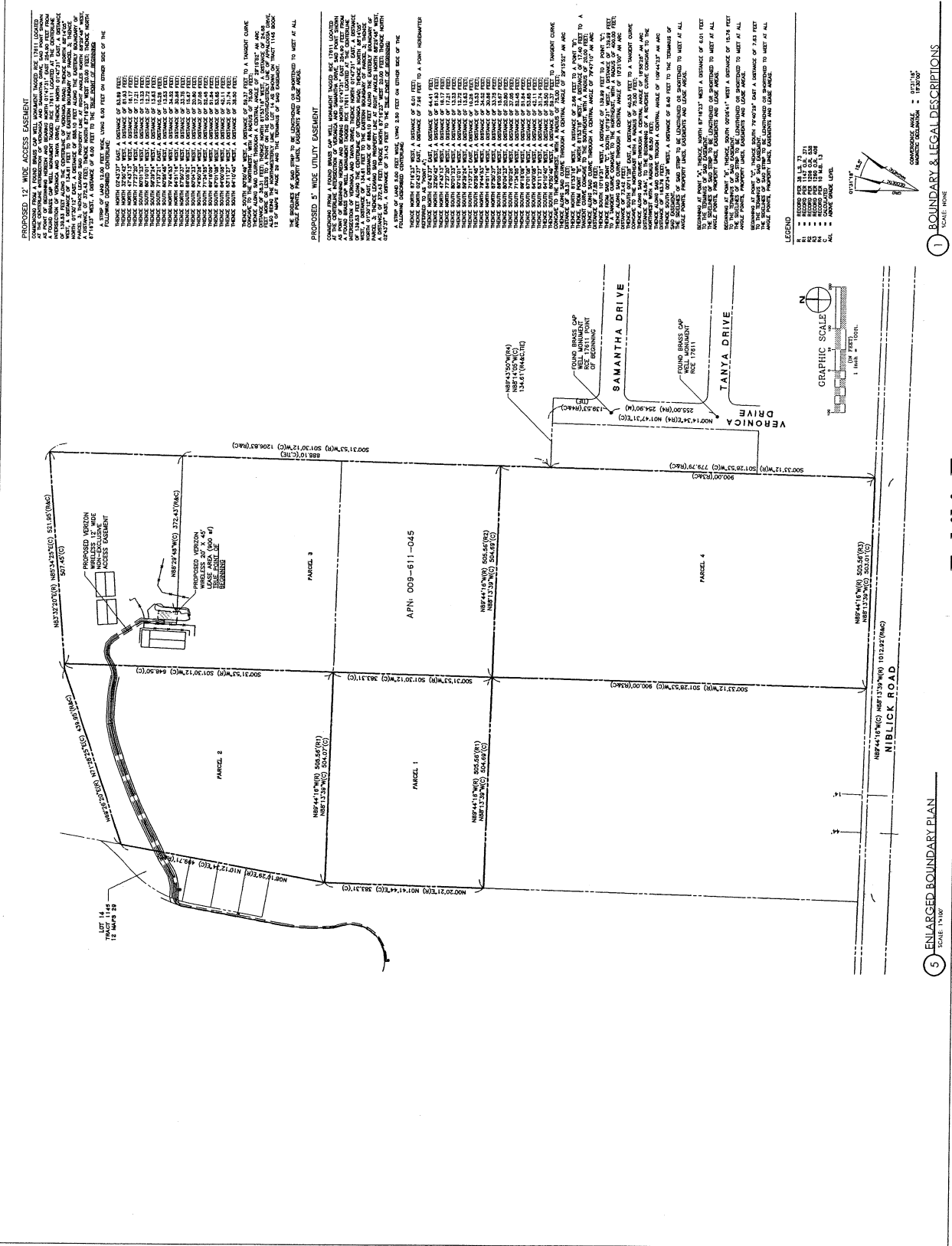


Exhibit D
Elevations
CUP 07-012
(Verizon Wireless)



2786 MITCHELL DR.
WALLMUT CREEK, CA 94599

PROJECT INFORMATION:

EAST PASO ROBLES
SITE #: 158595
801 NIBLICK ROAD
PASO ROBLES, CA. 9546
COUNTY OF SAN JUAN ORPIO

ISSUED FOR:

100% ZONING

REV.: DATE DESCRIPTION:

1	07/18/07	80% ZONING
2	03/12/09	100% ZONING
3	06/29/09	100% ZONING
4	07/18/09	100% ZONING

COORDINATING ARCHITECT:

Omit Design Group
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.277.1000
Fax: 310.277.1001
www.omit.com

CONSULTANT:

RIDGE COMMUNICATIONS, INC.
DRN DKN DM
DRAWN BY: CHC: APV:
SHEET NUMBER: BOUNDARY PLAN
REVISION: C-2
755-75A

Exhibit F

Boundary Plan

CUP 07-012

(Verizon Wireless)

5 ENLARGED BOUNDARY PLAN
SCALE: 1"=100'