

RESOLUTION NO.: 07-080

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 07-004
(SPRINT/NEXTEL)
APN: 009-461-049

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 POS zoning district; and

WHEREAS, the applicant, Sprint/Nextel Corporation, has filed a Conditional Use Permit application to construct a wireless communication facility as a flagpole located at 1600 Country Club Drive; and

WHEREAS, the facility would have a camouflaged design, consisting of 12 panel antennas mounted inside a 50'-tall flagpole to be located near the existing clubhouse at the existing Country Club Golf Course; and

WHEREAS, separate equipment would be located inside of a new equipment shelter; and

WHEREAS, and since the antennas would be disguised as flagpole near a clubhouse, 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 September 11, 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 or operation for the requested use or building applied for would be consistent with the General Plan, and will not, under the circumstances of the particular case, 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 07-004 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, Equipment Plans
C	Antenna Plans
D	Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility at 1600 Country Club Drive, where the antenna panels would be integrated into a 50' tall flagpole, in a manner described in attached exhibits and as required by the conditions contained within this resolution.
3. This project approval shall expire on September 11, 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

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.

7. Equipment and Landscape Screening shall be reviewed by the Development Review Committee prior to the issuance of the Building Permit.

PASSED AND ADOPTED THIS 11th day of September, 2007 by the following Roll Call Vote:

AYES: Steinbeck, Treach, Johnson, Holstine, Withers, Peterson, Flynn

NOES:

ABSENT:

ABSTAIN:

CHAIRMAN, MARGARET HOLSTINE

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

H:\darren\CUP07-004\Sprint-Nextel\resolution



Linne

SITE CA-7372F
FLAGPOLE/SHELTER
 PASO ROBLES GOLF COURSE
 1600 COUNTRY CLUB DR.
 PASO ROBLES, CA 93446

SCOPE OF WORK

THE PROPOSED PROJECT INCLUDES:
 INSTALLATION OF PROPOSED EQUIPMENT SHELTER ON PROPOSED CONCRETE SLAB.
 INSTALLATION OF A PROPOSED PAUX-FLAGPOLE MONOPOLE
 SHELTER TO ANTENNAS.
 INSTALLATION OF UNDERGROUND CONICAL CABLE RUNS FROM EQUIPMENT SHELTER TO ANTENNAS.
 INSTALLATION OF UNDERGROUND POWER AND TELCO SERVICES FROM EXISTING POLE TO EQUIPMENT SHELTER.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND CONSENT THESE DOCUMENTS. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

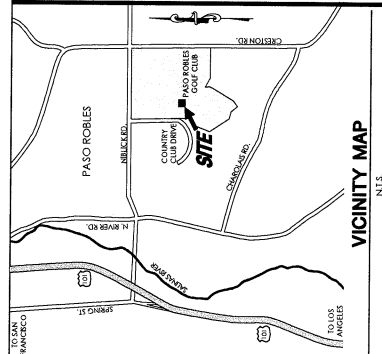
LAND OWNER	PRINT NAME	SIGNATURE	DATE
SPRINT/NEXTEL MGR.			
RF ENGINEER			
SITE ACQUISITION			
INTERCONNECT ENG.			
PLANNING			
CONSTRUCTION			

UTILITY CONTACTS

UTILITY	CONTACT NAME	PHONE	ADDRESS
FLAGPOLE/SHIELDING	XXXX		N/A
WATER SERVICE			
SEWER			
POWER			
TELEPHONE			
TELEVISION			
INTERNET			
OTHER			

SUBMITTAL RECORD

SUBMIT #	DESCRIPTION	DATE
P-1	50% ID'S, DESIGN REVIEW	01/26/07
P-2	100% ID'S, DESIGN REVIEW (NO SURVEY)	2/7/07
P-3	100% ID'S, DESIGN REVIEW (WITH SURVEY)	3/5/07
P-4	100% ID'S, A/C RELOCATION (WITH SURVEY)	05/08/07
P-5	100% ID'S, SITE RELOCATION (NO SURVEY)	8/31/07



SHEET INDEX

- T-1 TITLE SHEET
- A-1 SITE, EQUIPMENT PLANS
- A-2 ANTENNA PLANS
- A-3 ELEVATIONS

LINNE
CA-7372F
FLAGPOLE/SHELTER

PROJECT DATA

ARCHITECT	ARCHITECT
STRATEGIC REAL ESTATE SERVICES, INC. 150 COLLEGE ST., SUITE 101 SANTA ANA, CA 92705 PHONE: (949) 344-2700 WWW.SRES.COM	STRATEGIC REAL ESTATE SERVICES, INC. 150 COLLEGE ST., SUITE 101 SANTA ANA, CA 92705 PHONE: (949) 344-2700 WWW.SRES.COM
PROJECT MANAGER	PROJECT MANAGER
DATE	DATE
08/31/07	08/31/07
PROJECT NO.	PROJECT NO.
CA-7372F	CA-7372F
CLIENT	CLIENT
PASO ROBLES GOLF COURSE	PASO ROBLES GOLF COURSE
1600 COUNTRY CLUB DR. PASO ROBLES, CA 93446	1600 COUNTRY CLUB DR. PASO ROBLES, CA 93446
ASSESSOR'S PARCEL NUMBER	ASSESSOR'S PARCEL NUMBER
027-011-001	027-011-001
PROPERTY LEGAL DESCRIPTION	PROPERTY LEGAL DESCRIPTION
ACRES 0.18	ACRES 0.18
ADA COMPLIANCE	ADA COMPLIANCE
YES	YES
OCCUPANCY CLASSIFICATION	OCCUPANCY CLASSIFICATION
201-026-123	201-026-123

EXHIBIT A
Title Sheet
CUP 07-004
(Sprint/Nextel)

DATE: 08/31/07

ARCHITECT: T. BEAY
 DRAWN BY: C. PEIRO
 CHECKED BY: J. MICHEL
 SUPERVISOR: D. MARCHELL

REV	DATE	DESCRIPTION	BY

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF STRATEGIC REAL ESTATE SERVICES, INC. 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.

STRATEGIC REAL ESTATE SERVICES, INC.
 150 COLLEGE ST., SUITE 101
 SANTA ANA, CA 92705
 PHONE: (949) 344-2700
 WWW.SRES.COM

STRATEGIC REAL ESTATE SERVICES, INC.
 150 COLLEGE ST., SUITE 101
 SANTA ANA, CA 92705
 PHONE: (949) 344-2700
 WWW.SRES.COM

OMNI
 100 Canal Street, Suite 101
 Santa Ana, CA 92705
 Phone: (949) 344-2700
 www.omni-communications.com

PROJECT NUMBER: CA-7372F
 SHEET TYPE: FLAGPOLE/SHELTER
 LOCATION: 1600 COUNTRY CLUB DR.
 PASO ROBLES, CA 93446
 APPLICABLE CUP: CUP

TITLE: TITLE SHEET
 SHEET NUMBER: T-1

DATE: 08/31/07
ARCHITECT: T. REAY
DRAWN BY: J. MINNEL
CHECKED BY: S. MCIVER

REV	DATE	DESCRIPTION	BY


REVISIONS

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SPRINT. IT IS TO BE USED FOR THE PROJECT AND NOT 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, WITHOUT THE WRITTEN PERMISSION OF SPRINT. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION IS PROHIBITED.

SPRINT
 1935 COMMERCIAL CENTER
 PO BOX 1701460
 DALLAS, TEXAS 75217-0146

PROJECT MANAGER

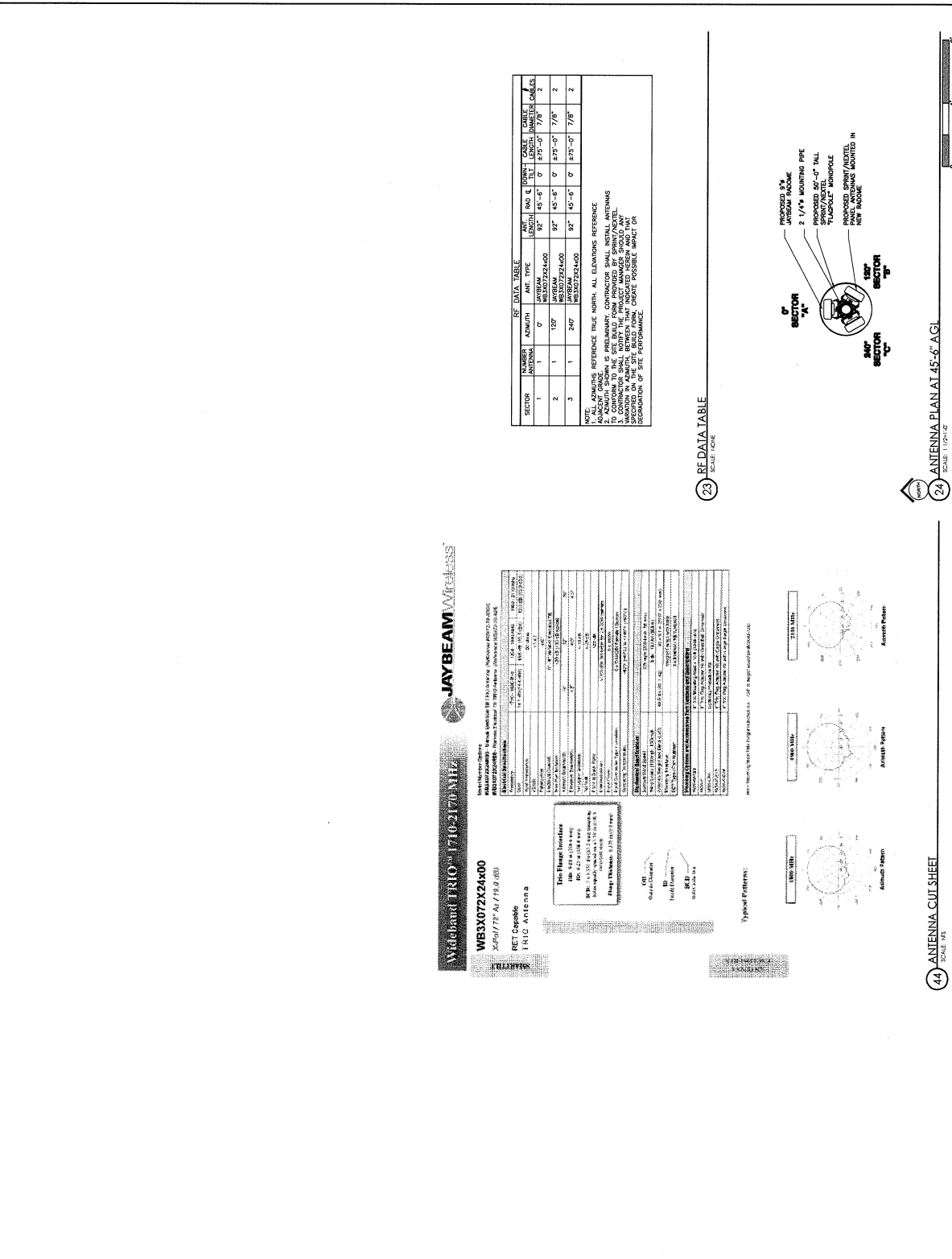
SPRES
 STRATEGIC REAL ESTATE SERVICES, INC.
 2822 DANLON ST. SUITE 200
 SANTA ANNA, TX 77705

ARCHITECT:

 OMNIT CORPORATION
 5010 TEXAS DRIVE
 SUITE 100
 HOUSTON, TEXAS 77056
 TEL: 281-584-4200
 FAX: 281-584-4200
 CREDIT INFORMATION: www.omnit.com

COMMENTS:

REVISIONS:

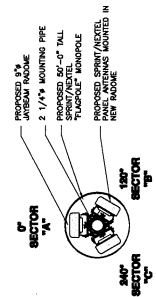
REVISIONS:
 REVISION NUMBER
 CA-7/2F
 FLAGPOLE/SHELTER
 LOCATION:
 LINE
 1600 COUNTRY CLUB DR
 PADS FIELDS, CA-7546
 APN: L16-010-010
 SHEET NUMBER
 ANTENNAS PLANS
A-2



SECTOR	NUMBER	AZIMUTH	ANT. TYPE	ANT. HGT.	RAD. & HORN	CABLE LENGTH	CABLE TYPE
1	1	150°	W/BEAM	45'-6"	82°	45'-6"	7/8"
2	1	190°	W/BEAM	45'-6"	82°	45'-6"	7/8"
3	1	240°	W/BEAM	45'-6"	82°	45'-6"	7/8"

NOTE: ANTENNA REFERENCE TRUE NORTH. ALL ELEVATIONS REFERENCE ADJACENT GRADE. IS PRELIMINARY. CONTRACTOR SHALL INSTALL ANTENNAS TO CONFORM TO THE SITE BUILD FORM PROVIDED BY SPRINT/NEXTEL. MAINTAIN AN AZIMUTH BETWEEN THAT INDICATED HEREIN AND THAT INDICATED ON THE RADIATION PATTERNS. VERIFY THE PROPOSED SECTOR SEPARATION OF SITE PERFORMANCE. CHECK POSSIBLE IMPACT ON

23 RE DATA TABLE



24 ANTENNA PLAN AT 45'-6\"/>

EXHIBIT C
Antenna Plans
CUP 07-004
(Sprint/Nextel)



Wideband TRIO™ / 710-2170 MHz
WBX072X4x00
 SPRINT/Nextel/AT&T/BO (B)
 RET Capable
TRIO Antenna

Model	Freq. Range (MHz)	Freq. Range (MHz)	Freq. Range (MHz)
WBX072X4x00	710.000 - 710.000	710.000 - 710.000	710.000 - 710.000
WBX072X4x00	710.000 - 710.000	710.000 - 710.000	710.000 - 710.000
WBX072X4x00	710.000 - 710.000	710.000 - 710.000	710.000 - 710.000
WBX072X4x00	710.000 - 710.000	710.000 - 710.000	710.000 - 710.000
WBX072X4x00	710.000 - 710.000	710.000 - 710.000	710.000 - 710.000



Typical Patterns

44 ANTENNA CUT SHEET

DATE: 08/31/07	ARCHITECT: I REAY
DRAWN BY: J MINZEL	CHECKED BY: S MOYER
SURVEYOR: D MARSCHHELL	REVISIONS
REV: DATE	DESCRIPTION
<p>PROCESSED BY PERMISSION THE INFORMATION CONTAINED IN THESE SETS OF DRAWINGS IS THE PROPERTY OF SPRINT/NEXTEL AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THE CLIENT. REUSE OR RECYCLE OF THESE DRAWINGS IS PROHIBITED. CITE:</p>	
<p>Sprint Together with Nextel. 1500 Capitol Mall, Suite 300, 95814 P.O. BOX 27140, SAN JOSE, CA 95126-0714</p>	
<p>PROJECT MANAGER: SPRES SANTA ANITA LAND SERVICES, INC. 2802 DANFORTH ST. SUITE 200 SANTA ANITA, CA 92305</p>	
<p>ARCHITECT: I REAY ARCHITECTS 1500 Capitol Mall, Suite 300 San Jose, CA 95126-0714 Phone: (408) 282-3300 Fax: (408) 282-3370 e-mail: info@ireayarchitects.com</p>	
<p>CONSULTANT: </p>	
<p>SCALE: </p>	
<p>SHEET NUMBER: </p>	
<p>SHEET TITLE: ELEVATIONS</p>	
<p>SHEET NUMBER: A-3</p>	

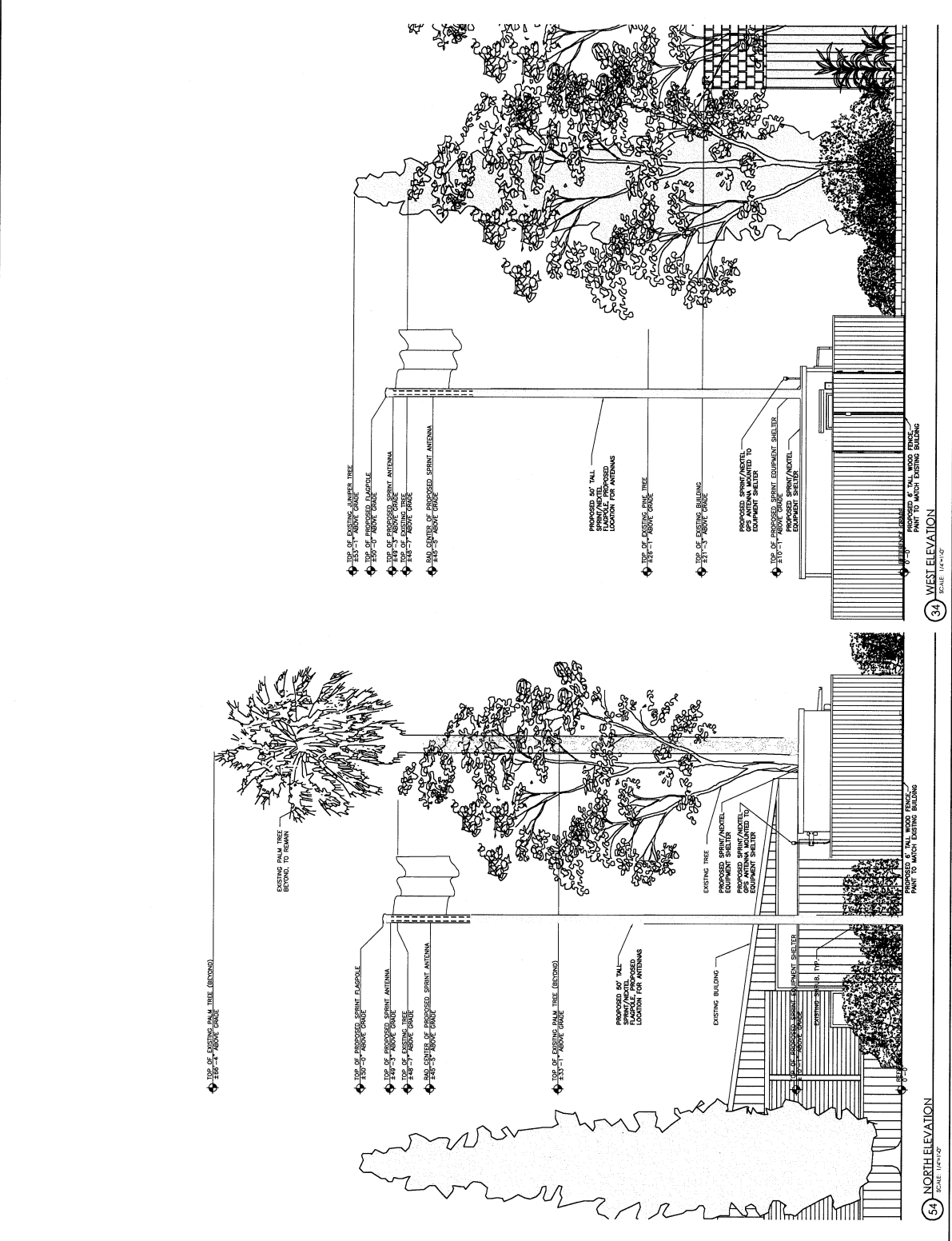


EXHIBIT D
Elevations
CUP 07-004
(Sprint/Nextel)

525-71A