

RESOLUTION NO: 10-016

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 10-005
(AT&T)
APN: 009-611-045

WHEREAS, section 21.16.200.D.2 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 80'-tall sport light/monopole blending with other similarly designed poles at the school; and

WHEREAS, separate equipment would be located inside of a new 8'x14' 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 November 9, 2010, 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 10-005 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	Boundary Plan
C	Overall Site Plan
D	Equipment and Antenna Plan
E	South Elevation
F	East Elevation

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 80'-tall sport light pole, in a manner described in attached exhibits.
3. This project approval shall expire on November 9, 2012, 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.

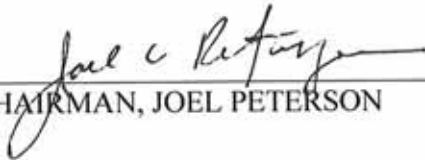
PASSED AND ADOPTED THIS 9th day of November, 2010 by the following Roll Call
Vote:

AYES: Holstine, Garcia, Gregory, Vanderlip, Nemeth, Peterson

NOES: None

ABSENT: Treach

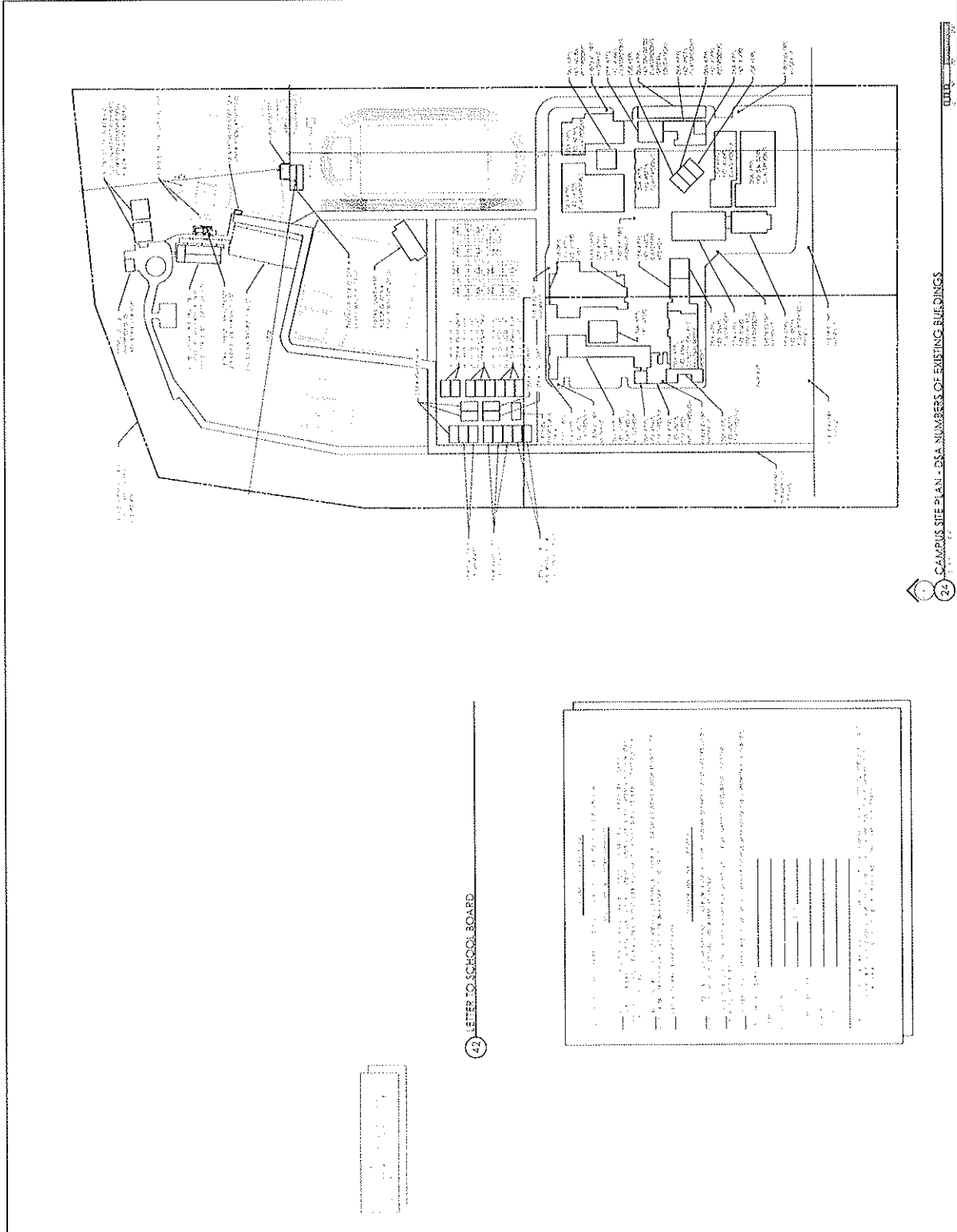
ABSTAIN: None


CHAIRMAN, JOEL PETERSON

ATTEST:


RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

DATE: 09/24/10	PROJECT: I FEAN
DRAWN BY: J. MANS	DESIGNED BY: N. BOCKE
CHECKED BY: D. MATCHEL	APPROVED BY: J. WILSON
SCALE: AS SHOWN	DATE: 09/24/10
Verland Contracting Inc. 1200 CENTER COURT DRIVE SUITE 330 CORPUS CHRISTI, TX 78403 TEL: 361-356-6401 FAX: 361-356-6402 WWW.VC-CONTRACTORS.COM	
2010 IBC IBC 105 IBC 105.1.1 IBC 105.1.2 IBC 105.1.3 IBC 105.1.4 IBC 105.1.5 IBC 105.1.6 IBC 105.1.7 IBC 105.1.8 IBC 105.1.9 IBC 105.1.10 IBC 105.1.11 IBC 105.1.12 IBC 105.1.13 IBC 105.1.14 IBC 105.1.15 IBC 105.1.16 IBC 105.1.17 IBC 105.1.18 IBC 105.1.19 IBC 105.1.20 IBC 105.1.21 IBC 105.1.22 IBC 105.1.23 IBC 105.1.24 IBC 105.1.25 IBC 105.1.26 IBC 105.1.27 IBC 105.1.28 IBC 105.1.29 IBC 105.1.30 IBC 105.1.31 IBC 105.1.32 IBC 105.1.33 IBC 105.1.34 IBC 105.1.35 IBC 105.1.36 IBC 105.1.37 IBC 105.1.38 IBC 105.1.39 IBC 105.1.40 IBC 105.1.41 IBC 105.1.42 IBC 105.1.43 IBC 105.1.44 IBC 105.1.45 IBC 105.1.46 IBC 105.1.47 IBC 105.1.48 IBC 105.1.49 IBC 105.1.50 IBC 105.1.51 IBC 105.1.52 IBC 105.1.53 IBC 105.1.54 IBC 105.1.55 IBC 105.1.56 IBC 105.1.57 IBC 105.1.58 IBC 105.1.59 IBC 105.1.60 IBC 105.1.61 IBC 105.1.62 IBC 105.1.63 IBC 105.1.64 IBC 105.1.65 IBC 105.1.66 IBC 105.1.67 IBC 105.1.68 IBC 105.1.69 IBC 105.1.70 IBC 105.1.71 IBC 105.1.72 IBC 105.1.73 IBC 105.1.74 IBC 105.1.75 IBC 105.1.76 IBC 105.1.77 IBC 105.1.78 IBC 105.1.79 IBC 105.1.80 IBC 105.1.81 IBC 105.1.82 IBC 105.1.83 IBC 105.1.84 IBC 105.1.85 IBC 105.1.86 IBC 105.1.87 IBC 105.1.88 IBC 105.1.89 IBC 105.1.90 IBC 105.1.91 IBC 105.1.92 IBC 105.1.93 IBC 105.1.94 IBC 105.1.95 IBC 105.1.96 IBC 105.1.97 IBC 105.1.98 IBC 105.1.99 IBC 105.1.100	
T-3 10000000	



LETTER TO SCHOOL BOARD

The attached site plan shows the location of the existing buildings on the site. The buildings are numbered according to the DSA (District School Area) numbers. The buildings are located on the north side of the site, near the intersection of the existing road and the proposed road.

The buildings are numbered as follows:




DSA Number	Description
1000	Existing Building
1001	Existing Building
1002	Existing Building
1003	Existing Building
1004	Existing Building
1005	Existing Building
1006	Existing Building
1007	Existing Building
1008	Existing Building
1009	Existing Building
1010	Existing Building
1011	Existing Building
1012	Existing Building
1013	Existing Building
1014	Existing Building
1015	Existing Building
1016	Existing Building
1017	Existing Building
1018	Existing Building
1019	Existing Building
1020	Existing Building
1021	Existing Building
1022	Existing Building
1023	Existing Building
1024	Existing Building
1025	Existing Building
1026	Existing Building
1027	Existing Building
1028	Existing Building
1029	Existing Building
1030	Existing Building

The buildings are located on the north side of the site, near the intersection of the existing road and the proposed road.

The buildings are numbered according to the DSA (District School Area) numbers.

26 CAMPUS SITE PLAN - DSA NUMBERS OF EXISTING BUILDINGS

Exhibit B
 Boundary Plan
 CUP 10-005
 801 Niblick Road
 (AT&T)

DATE: 08/12/10	ARCHITECT: T. RAY	DRAWING BY: DAN	CHECKED BY: N. BOEHE	SUPPLIER: D. MARCHEL	REVISIONS
NO. 1	DATE	DESCRIPTION			
UNSTAINING INFORMATION	THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE OR PRODUCT. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS INTENDED. THE INFORMATION 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, WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY.				
PROJECT NUMBER	 				
DESIGNER	 Verland Contracting Inc. 1750 CEDAR CROFT DRIVE SUITE 330 CERRITOS, CA 90703				
PROJECT NAME	PASO ROBLES HIGH SCHOOL 801 NIBLICK ROAD PASO ROBLES, CA 93271				
PROJECT NUMBER	10-005				
PROJECT NAME	PASO ROBLES HIGH SCHOOL 801 NIBLICK ROAD PASO ROBLES, CA 93271				
PROJECT NUMBER	10-005				
PROJECT NAME	PASO ROBLES HIGH SCHOOL 801 NIBLICK ROAD PASO ROBLES, CA 93271				

PROPERTY, LEGAL DESCRIPTION
 THE PROPERTY DESCRIBED IN THIS PLAN IS THE PROPERTY OF PASO ROBLES HIGH SCHOOL, A PUBLIC ENTITY, AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE LEGAL DESCRIPTION AND THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

BOUNDARY AND ZONE DESCRIPTIONS
 THE BOUNDARY AND ZONE DESCRIPTIONS ARE SET FORTH IN THE LEGAL DESCRIPTION AND THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

UTILITIES
 THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

ADDITIONAL NOTES
 1. THE PROPERTY DESCRIBED IN THIS PLAN IS THE PROPERTY OF PASO ROBLES HIGH SCHOOL, A PUBLIC ENTITY, AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE LEGAL DESCRIPTION AND THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

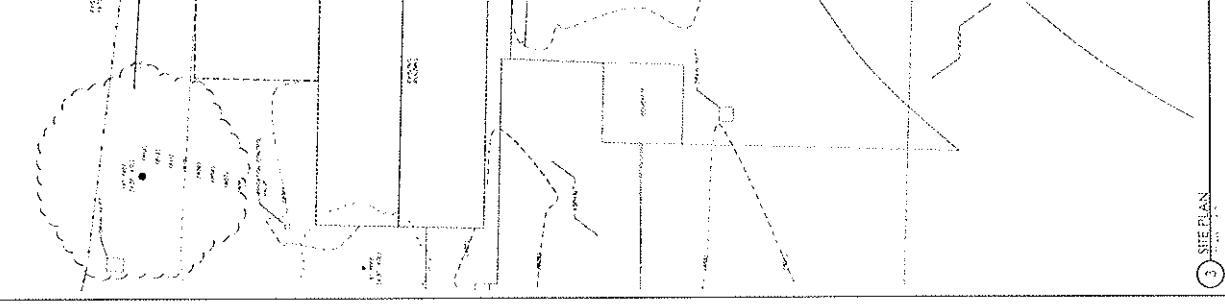
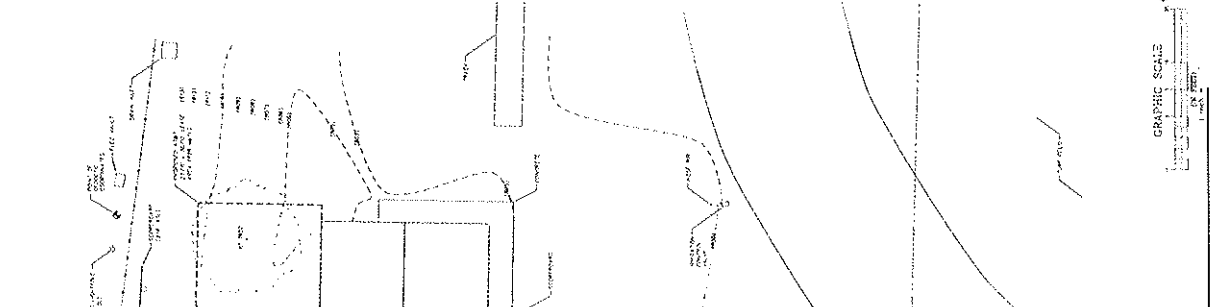
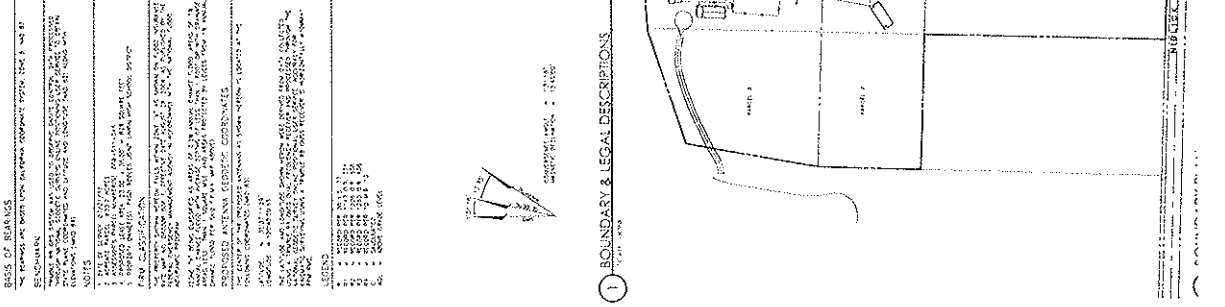
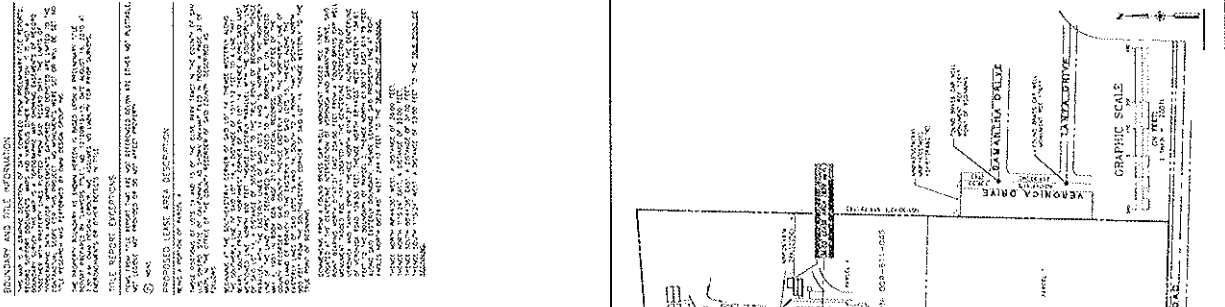


Exhibit C
Overall Site Plan
CUP 10-005
801 Niblick Road
(AT&T)

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DATE: 09/24/10		ARCHITECT: T REAY	
DRAWN BY: J JONES		CHECKED BY: N BUCKE	
APPROVED BY: D MARCHEL		PROJECT: REVISIONS	
NO. DATE		DESCRIPTION	
1	09/24/10	ISSUE FOR PERMITS	
2			
INCONSISTENT INFORMATION: <ul style="list-style-type: none"> (1) CONFLICTS WITH EXISTING SITE PLAN AND PERMITS (2) CONFLICTS WITH EXISTING SITE PLAN AND PERMITS (3) CONFLICTS WITH EXISTING SITE PLAN AND PERMITS 			
verland Contracting Inc. 4 Blocks West Emery 13260 CENTER COURT DRIVE SUITE 303 GARDEN CITY, CA 94556 TEL: 925.257.1200		SOUTH ELEVATION	

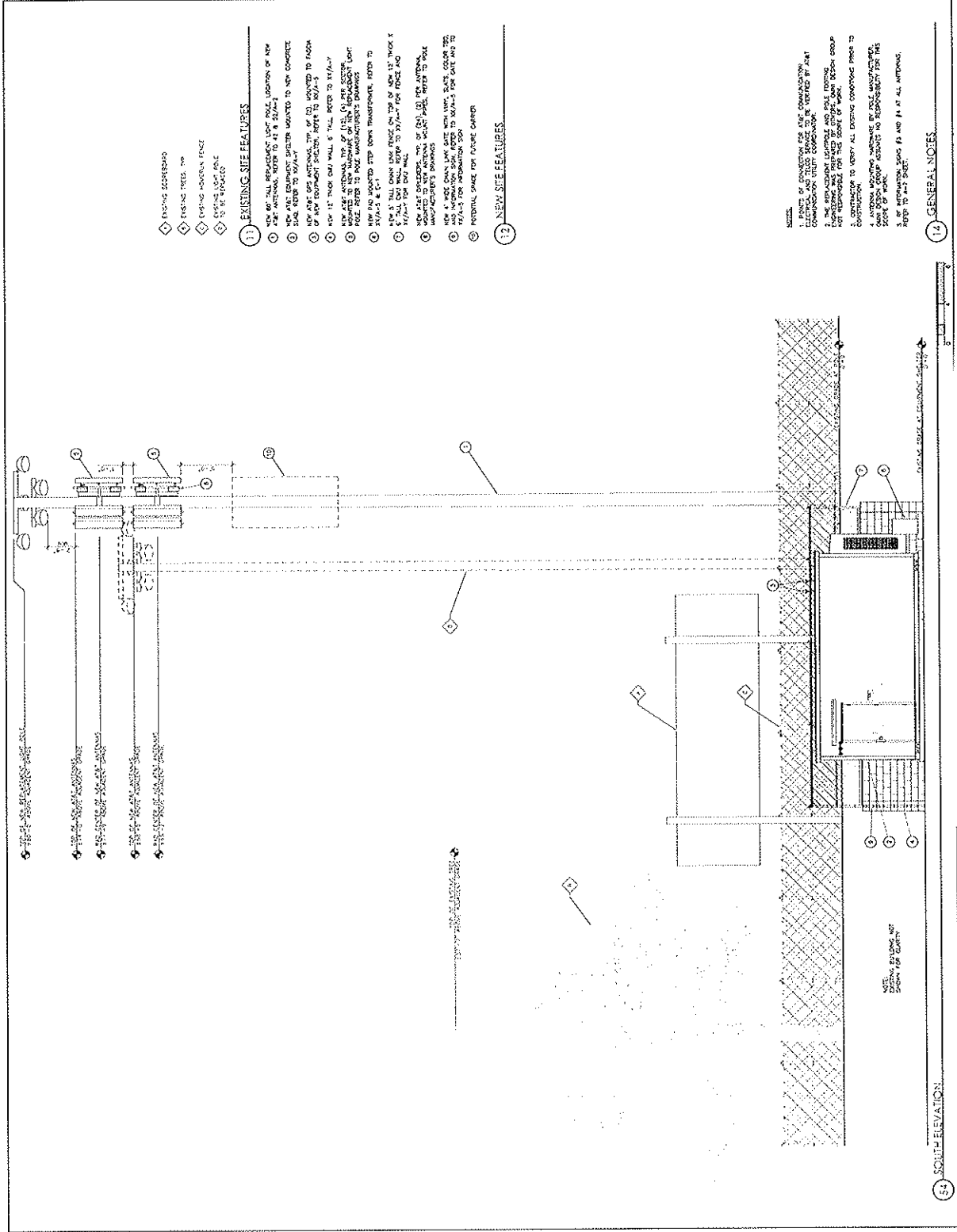


Exhibit E
 South Elevation
 CUP 10-005
 801 Niblick Road
 (AT&T)

DATE: 07/24/10
 ARCH/EC: T. FAY
 DRAWN BY: J. WINKEL
 CHECKED BY: N. BODY
 SUPERVISOR: D. MASCHKE
 REVISIONS:



at&t
 All Other Services Available
 Fiber Optics
 DSL
 Telephone
 Internet
 Home Theater
 Security
 Energy Management
 Data Services
 Local Area Networks
 Wide Area Networks
 Voice over IP
 Mobile Services
 Cloud Computing
 BYOD (Bring Your Own Device)
 BYOC (Bring Your Own Content)
 BYOB (Bring Your Own Bandwidth)
 BYOS (Bring Your Own Software)
 BYODM (Bring Your Own Data Management)

verland
 Contracting Inc.
 12750 CENTER COURT DRIVE
 SUITE 100
 GERRARD, CA 94709

12750 CENTER COURT DRIVE
 SUITE 100
 GERRARD, CA 94709
 925-C-4676

PROJECT: 10-005
 SHEET: 9A

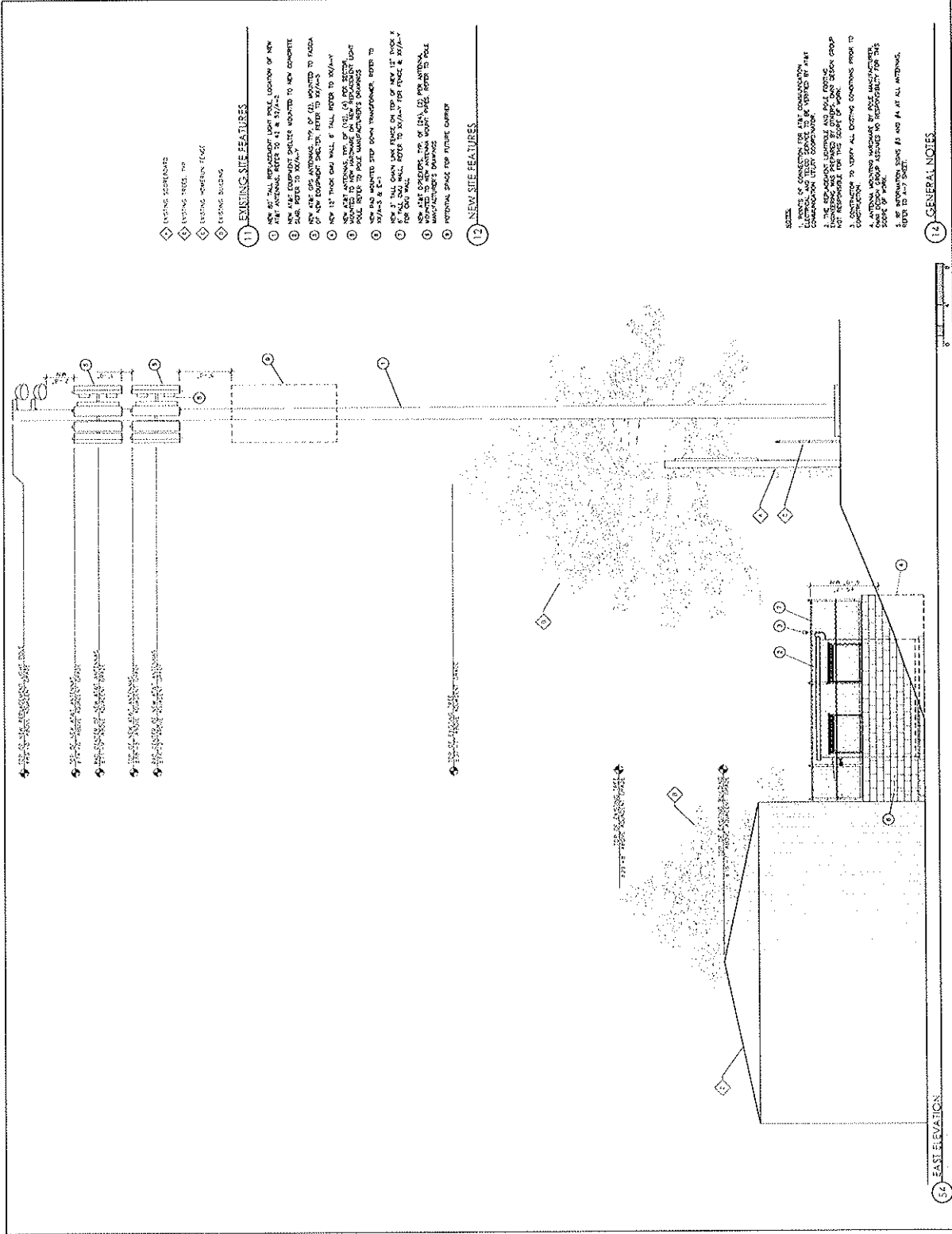
TYPE: POLE
 EQUIPMENT SHEET 2/

PASO ROBLES HIGH SCHOOL
 801 NIBLICK ROAD
 GERRARD, CA 94709

SCALE: AS SHOWN

EAST ELEVATION
 5/20/10

A-4



- ① EXISTING SCHEMATIC
- ② EXISTING Poles, etc.
- ③ EXISTING CHEMICAL TREAT
- ④ EXISTING BUILDING

- 11. EXISTING SITE FEATURES**
- ① NEW 30' TALL REPLACEMENT LIGHT POLE, LOCATION OF NEW AIR TERMINAL REFER TO 41 & 87/92
 - ② NEW 30' TALL REPLACEMENT LIGHT POLE, LOCATION OF NEW AIR TERMINAL REFER TO 87/92
 - ③ NEW 12' TALL CHEMICAL TREAT TANK REFER TO 87/92
 - ④ NEW 12' TALL CHEMICAL TREAT TANK REFER TO 87/92
 - ⑤ NEW 12' TALL CHEMICAL TREAT TANK REFER TO 87/92
 - ⑥ NEW 12' TALL CHEMICAL TREAT TANK REFER TO 87/92
 - ⑦ NEW 12' TALL CHEMICAL TREAT TANK REFER TO 87/92
 - ⑧ NEW 12' TALL CHEMICAL TREAT TANK REFER TO 87/92
 - ⑨ NEW 12' TALL CHEMICAL TREAT TANK REFER TO 87/92
 - ⑩ NEW 12' TALL CHEMICAL TREAT TANK REFER TO 87/92

- 12. NEW SITE FEATURES**
- ① INTERNAL SPACE FOR FUTURE CARRIER

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PASO ROBLES SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO ROBLES.
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO ROBLES.
5. ALL APPROXIMATE LOCATIONS ARE AS SHOWN AND SHALL BE VERIFIED IN THE FIELD.
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9. ALL APPROXIMATE LOCATIONS ARE AS SHOWN AND SHALL BE VERIFIED IN THE FIELD.
10. ALL APPROXIMATE LOCATIONS ARE AS SHOWN AND SHALL BE VERIFIED IN THE FIELD.

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PASO ROBLES SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PASO ROBLES.
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Exhibit F
 East Elevation
 CUP 10-005
 801 Niblick Road
 (AT&T)