

RESOLUTION NO. 12-016

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 12-002
(VERIZON WIRELESS)
APN: 008-171-016

WHEREAS, Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) of the City of El Paso de Robles requires approval of a Conditional Use Permit for transmission and receiving stations in the TC-2 (Town Center 2) zoning district; and

WHEREAS, the applicant, Verizon Wireless, has filed a Conditional Use Permit application to construct a wireless communication facility as a faux pine tree located at 2340 Park Street; and

WHEREAS, the facility will have a camouflaged design, consisting of a new 55'-tall monopole/mono-pine; and

WHEREAS, separate ground mounted equipment would be located within a 7-foot tall fenced/decorative wall, screened area; and

WHEREAS, and since the antennas will be camouflaged as a pine tree design, 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 April 10, 2012, to consider the facts as presented in the staff report prepared for this project, and the Planning Commission continued the hearing to the April 24, 2012 Planning Commission meeting to allow additional time for the applicant to provide the City with property owner information; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 24, 2012, 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 12-002 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:

EXHIBIT DESCRIPTION

A	Site Plan
B	Enlarged Site Plan
C	Elevations (South & West)
D	Elevations (North & East)
E	Equipment Shelter

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility at 2340 Park Street, where the antenna panels would be concealed within a faux mono-pine tree, that would be 55 feet tall, in a manner described in attached exhibits.
3. This project approval shall expire on April 10, 2014, 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. The applicant shall construct the equipment enclosure with a solid masonry wall which shall be approved by the Development Review Committee prior to final approval of building permits.

PASSED AND ADOPTED THIS 24th day of April, 2012 by the following Roll Call Vote:

AYES: Commissioners Gregory, Barth, Holstine, Vanderlip and Chairman Garcia
NOES: None
ABSENT: Commissioners Treatch and Peterson
ABSTAIN: None



AL GARCIA, CHAIRMAN

ATTEST:



ED GALLAGER, SECRETARY OF THE PLANNING COMMISSION

NO.	DATE	DESCRIPTION	BY
1	06/21/11	ISSUE	SP
2	06/21/11	ISSUE	SP
3	06/21/11	ISSUE	SP
4	06/21/11	ISSUE	SP
5	06/21/11	ISSUE	SP
6	06/21/11	ISSUE	SP
7	06/21/11	ISSUE	SP
8	06/21/11	ISSUE	SP
9	06/21/11	ISSUE	SP
10	06/21/11	ISSUE	SP



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.
 © 2011 VERIZON WIRELESS. ALL RIGHTS RESERVED.

Verizonwireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PSL # 249605
 MID STATE FAIR
 PERM
 2340 PARK STREET
 PASO ROBLES, CA 93446

SHEET TITLE
 SITE PLAN

A-1

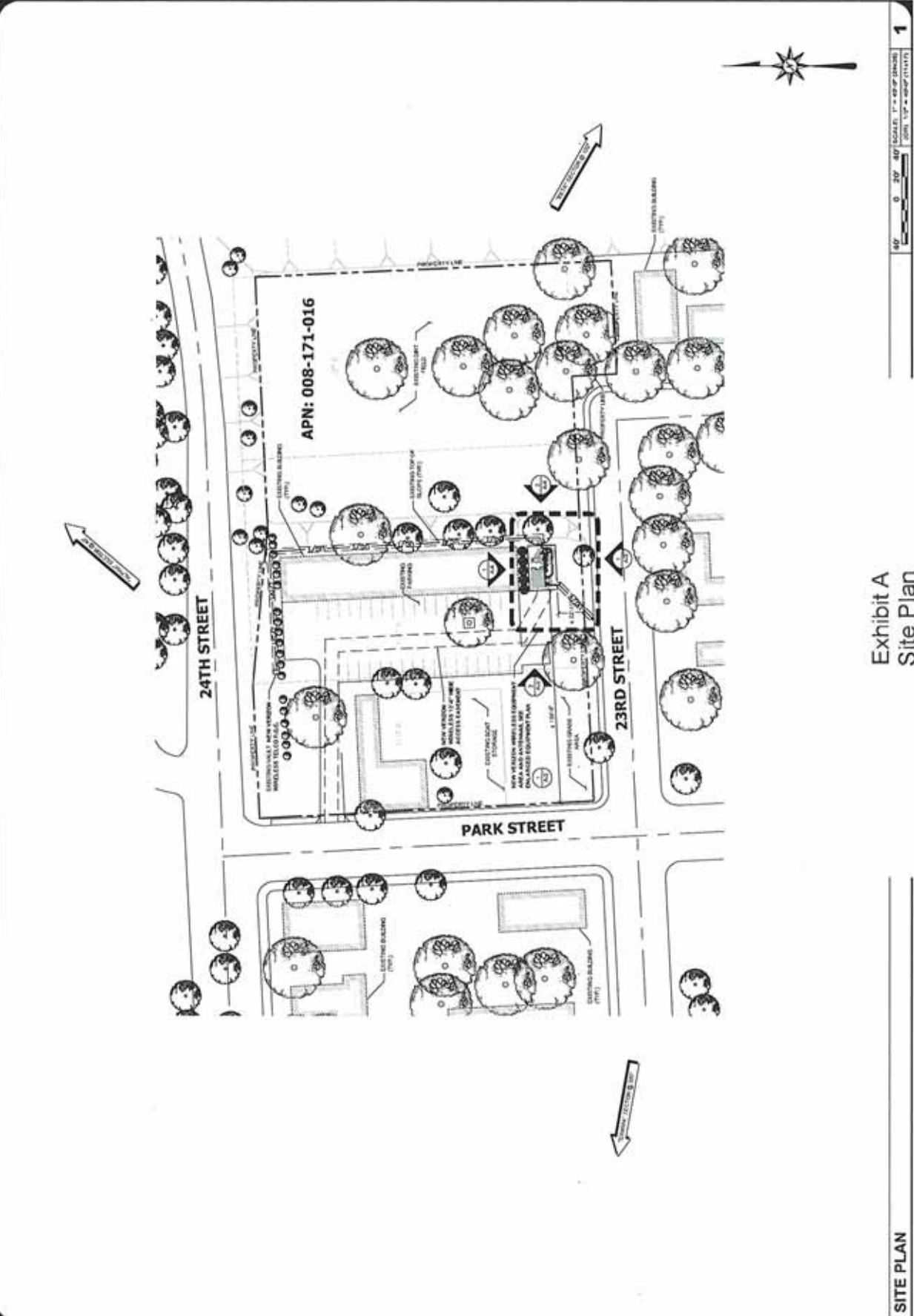


Exhibit A
 Site Plan
 CUP 12-002
 (Verizon Wireless)

1

SITE PLAN

NO.	DATE	DESCRIPTION	BY
1	08/11/11	ISSUE FOR PERM	CA
2	08/11/11	ISSUE FOR PERM	CA
3	08/11/11	ISSUE FOR PERM	CA
4	08/11/11	ISSUE FOR PERM	CA



Verizon Wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PSL # 249605
 MID STATE FAIR
 PERM
 2340 PARK STREET
 PASO ROBLES, CA 93446

SHEET TITLE:
ENLARGED SITE PLAN

A-2

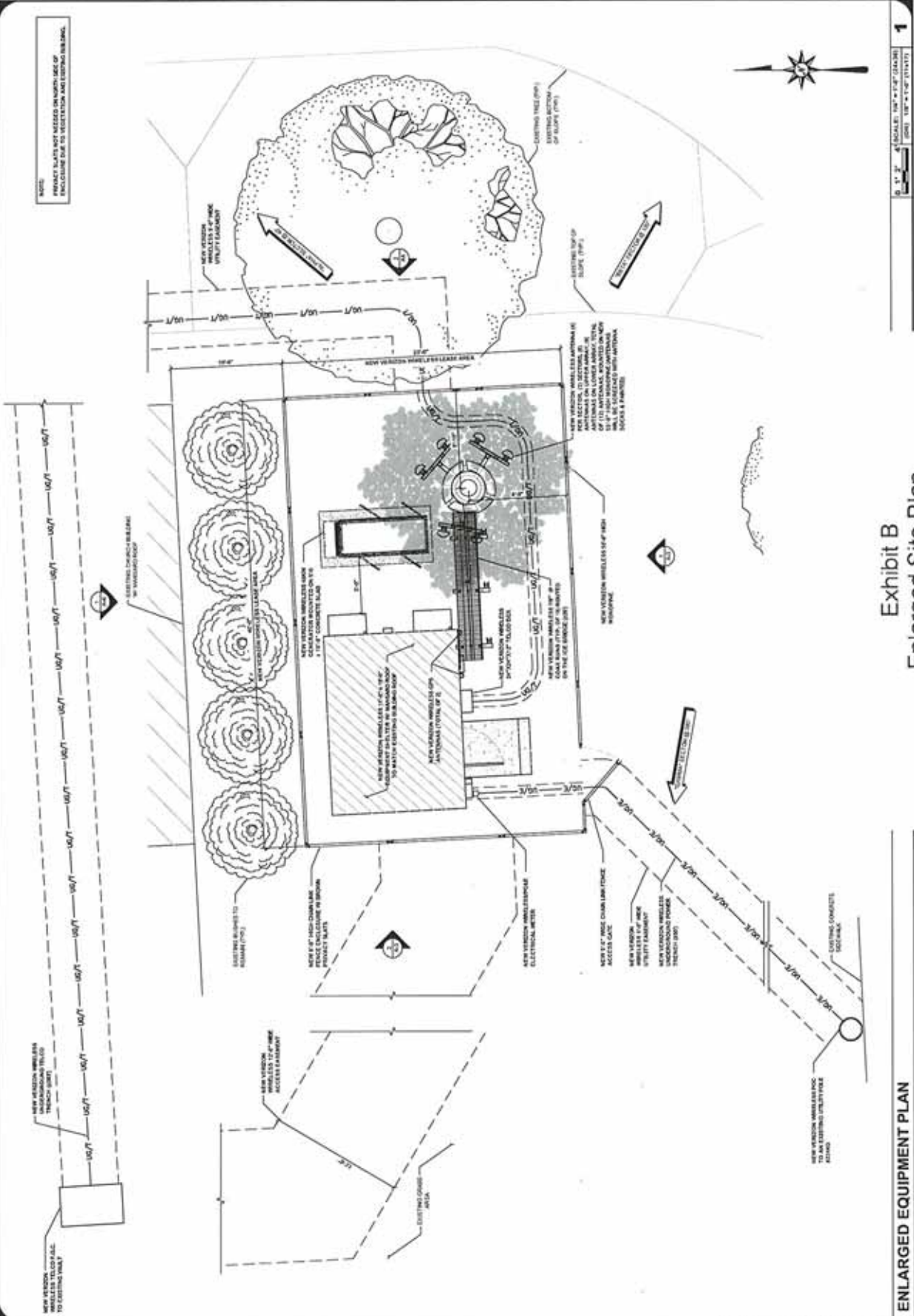


Exhibit B
 Enlarged Site Plan
 CUP 12-002
 (Verizon Wireless)

NO.	DATE	DESCRIPTION	BY
1	06/15/11	ISSUE FOR PERM	DAK
2	06/16/11	ISSUE FOR PERM	DAK
3	07/26/11	ISSUE FOR PERM	DAK
4	08/04/11	ISSUE FOR PERM	DAK



PROPRIETARY INFORMATION
 THE CONTENTS OF THIS DRAWING ARE THE PROPERTY OF WHEELER ENGINEERING & ARCHITECTURE, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WHEELER ENGINEERING & ARCHITECTURE, INC.



PSL # 249605
 MID STATE FAIR
 PERM
 2340 PARK STREET
 PASO ROBLES, CA 93446

SHEET TITLE:
 NORTH & EAST
 ELEVATIONS
A-4

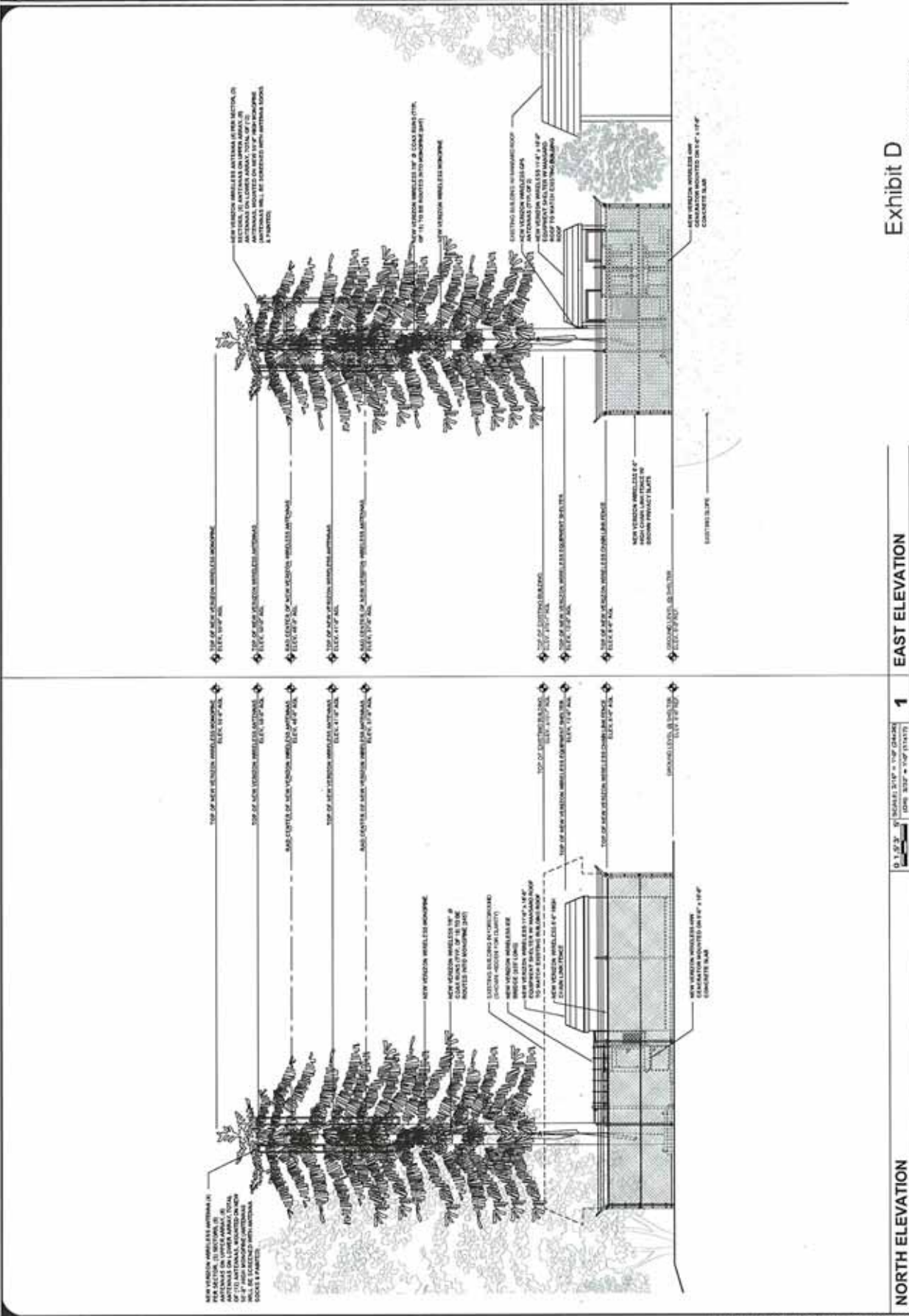


Exhibit D
 Elevations (East & North)
 CUP 12-002
 (Verizon Wireless)

NORTH ELEVATION		EAST ELEVATION	
0	1, 2, 3	1	1

NO.	DATE	DESCRIPTION
1	06/20/11	ISSUE FOR PERM
2	06/20/11	ISSUE FOR PERM
3	07/20/11	REVISIONS TO DRAWING
4	07/20/11	ISSUE FOR PERM
5	07/20/11	ISSUE FOR PERM

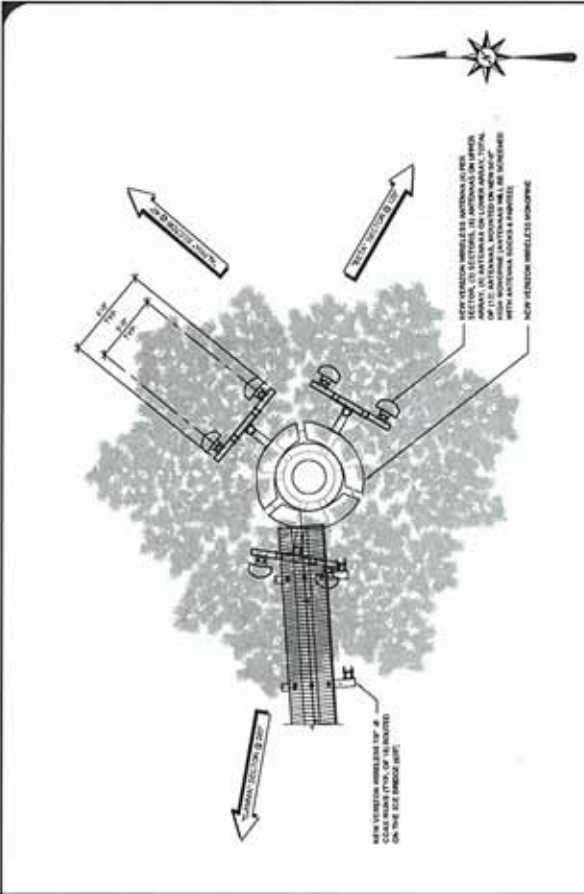


PROPRIETARY INFORMATION
 THIS DRAWING IS THE PROPERTY OF VERIZON WIRELESS. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

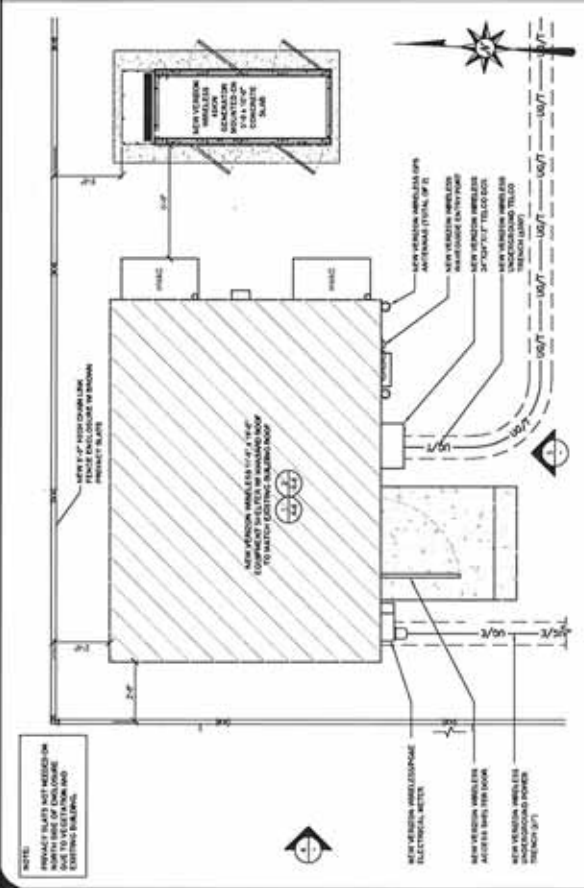
Verizon Wireless
 2785 MITCHELL DRIVE, SUITE 3
 WALNUT CREEK, CA 94598

PSL # 249605
 MID STATE FAIR
 PERM
 2340 PARK STREET
 PASO ROBLES, CA 93446

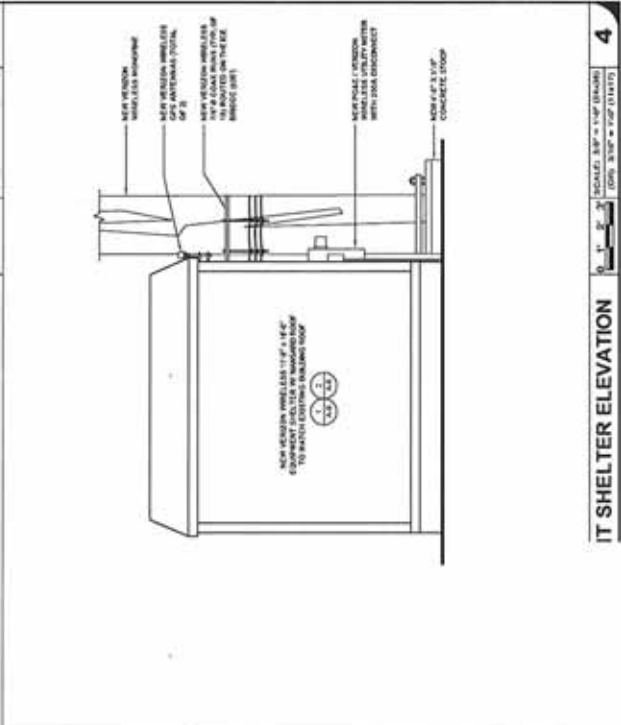
SHEET TITLE
 ENLARGED EQUIPMENT &
 ANTENNA LAYOUT,
 SHELTER ELEVATIONS
A-5



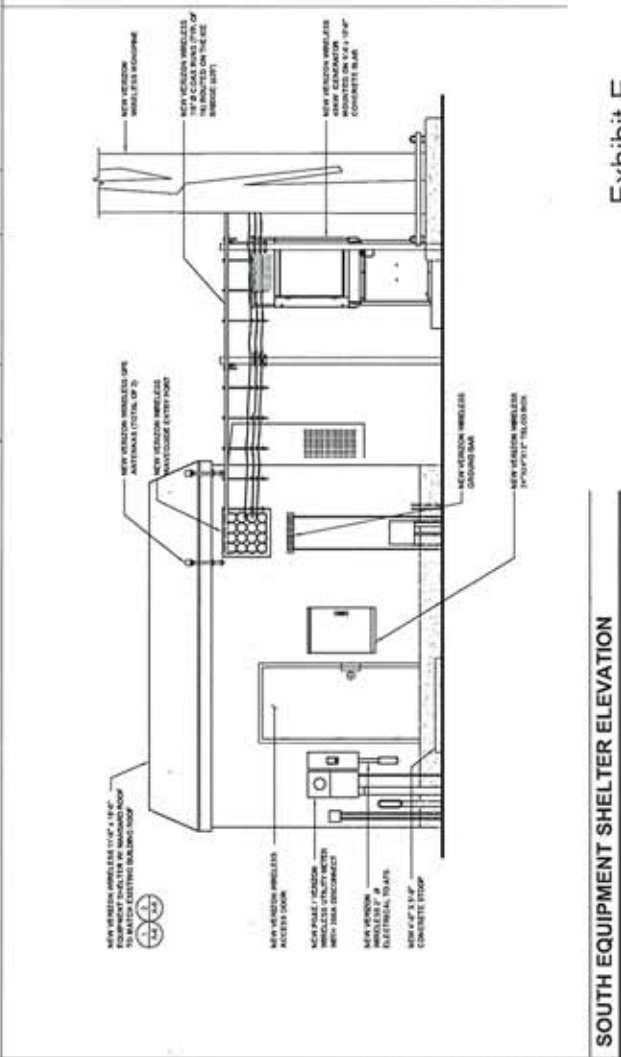
2 ENLARGED ANTENNA LAYOUT
 SCALE: 3/8" = 1'-0" (GRADE)
 OVER: 3/8" = 1'-0" (GRADE)



1 ENLARGED EQUIPMENT LAYOUT
 SCALE: 3/8" = 1'-0" (GRADE)
 OVER: 3/8" = 1'-0" (GRADE)



4 IT SHELTER ELEVATION
 SCALE: 3/8" = 1'-0" (GRADE)
 OVER: 3/8" = 1'-0" (GRADE)



SOUTH EQUIPMENT SHELTER ELEVATION

Exhibit E
 Equipment Shelter
 CUP 12-002
 (Verizon Wireless)