

RESOLUTION NO. 12-023

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 July 10, 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:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
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 July 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. Prior to the issuance of a Building Permit, the applicant shall provide the following details for review and approval by the Development Review Committee (DRC):
  - Final Landscape Plan, including large trees for screening facility and trees/shrubs around wall;
  - Screen wall (note: all equipment cabinets must stay below wall height);
  - Color & Material board indicating the colors and materials for tree branch and foliage and bark.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of July, 2012 by the following Roll Call Vote:

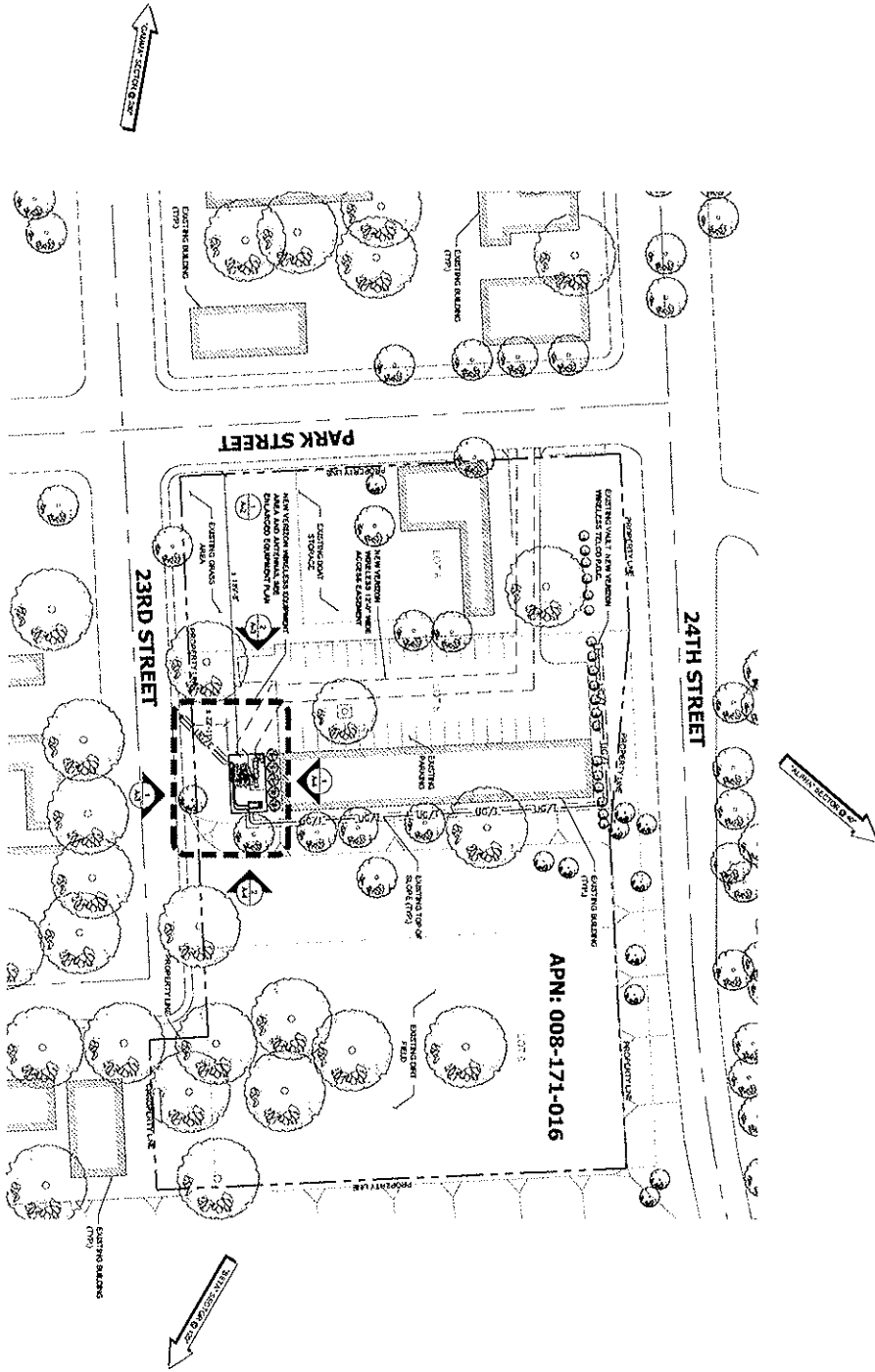
AYES: Treach, Gregory, Barth, Holstine, Peterson, Garcia  
NOES: None  
ABSENT: Vanderlip  
ABSTAIN: None

  
AL GARCIA, CHAIRMAN

ATTEST:

  
ED GALLAGER, SECRETARY OF THE PLANNING COMMISSION

SITE PLAN



APN: 008-171-016

SCALE: 1" = 40'-0" (AS SHOWN)

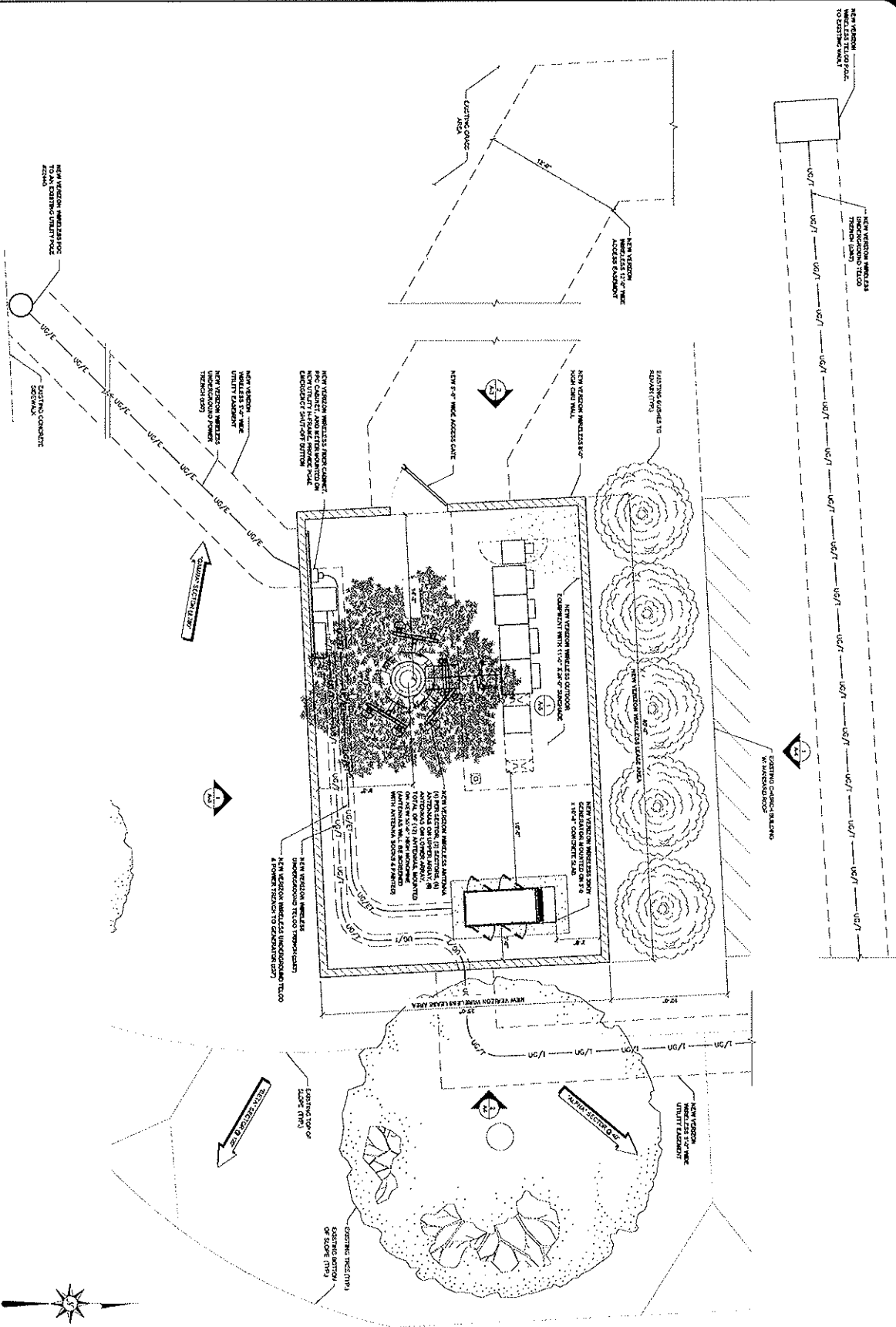
DATE: 12-17-07

1

<b>A-1</b>	SHEET TITLE
	SITE PLAN
<p><b>PSL # 249605</b>  <b>MID STATE FAIR</b>  <b>PERM</b>          2340 PARK STREET          PASO ROBLES, CA 93446</p>	

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

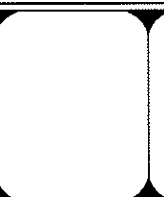
**ENLARGED EQUIPMENT PLAN**



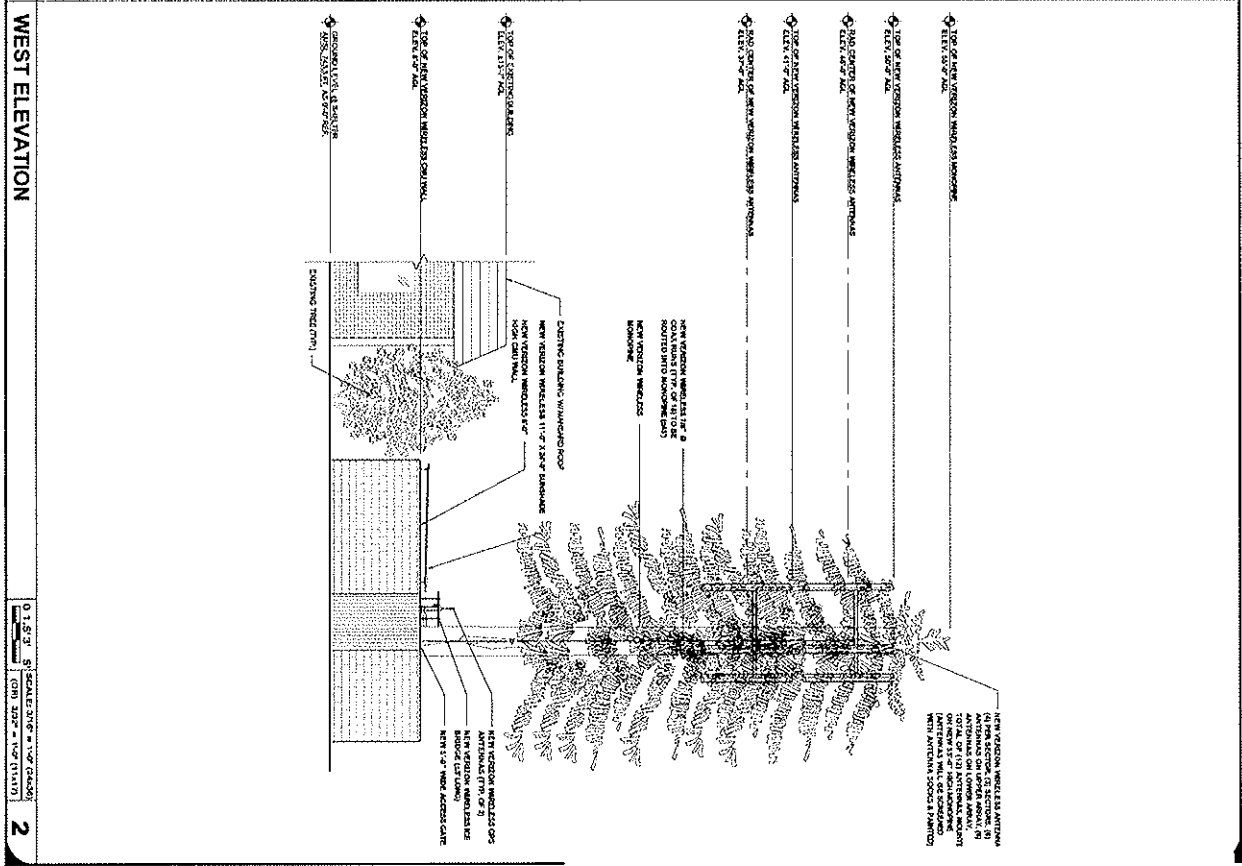
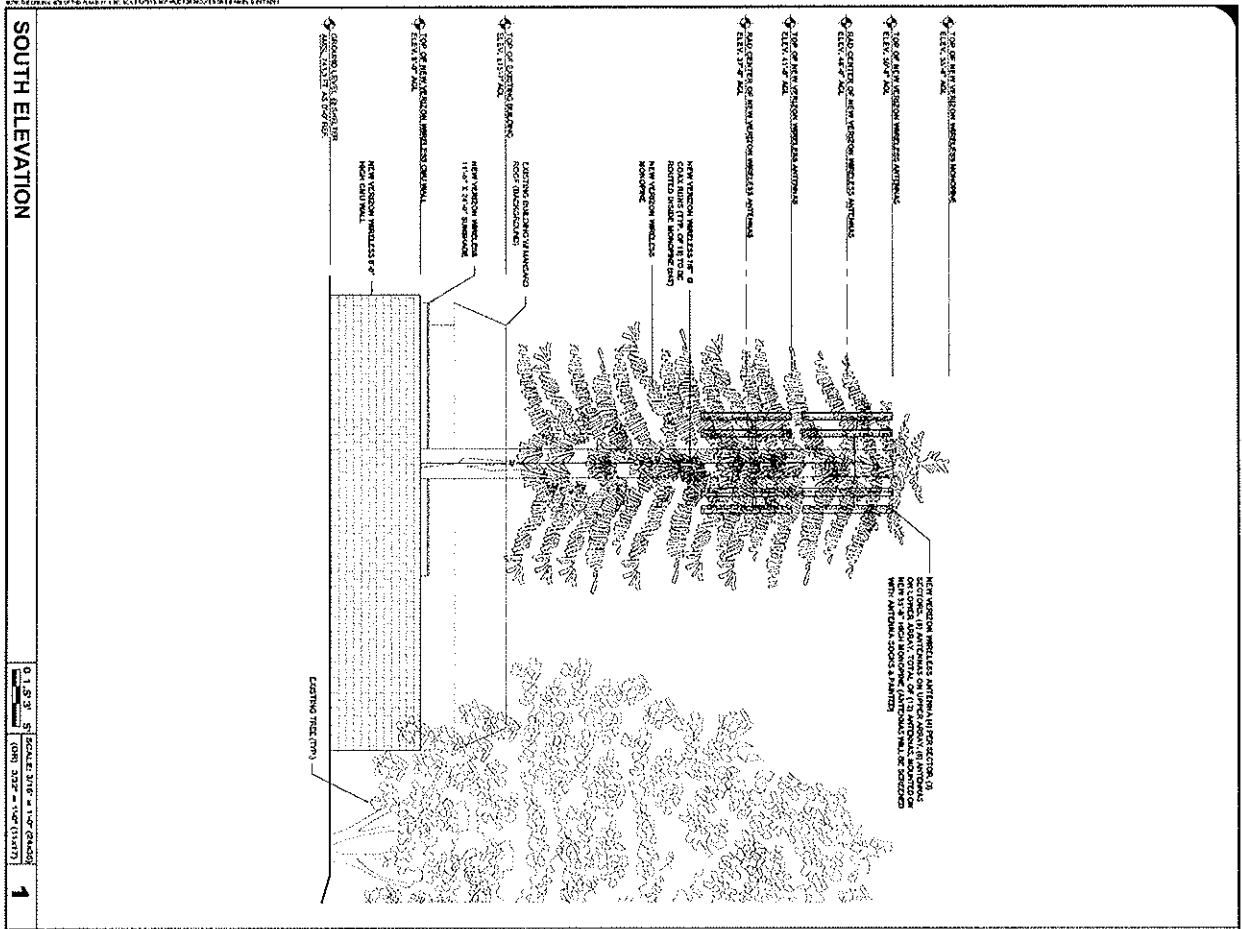
0 1" = 2' SCALE: 1/4" = 1'-0" (CALIF)  
 1/8" = 1'-0" (FED)  
 1/16" = 1'-0" (OTHER)  
 1

**A-2**  
 SHEET TITLE:  
 ENLARGED SITE PLAN

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



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

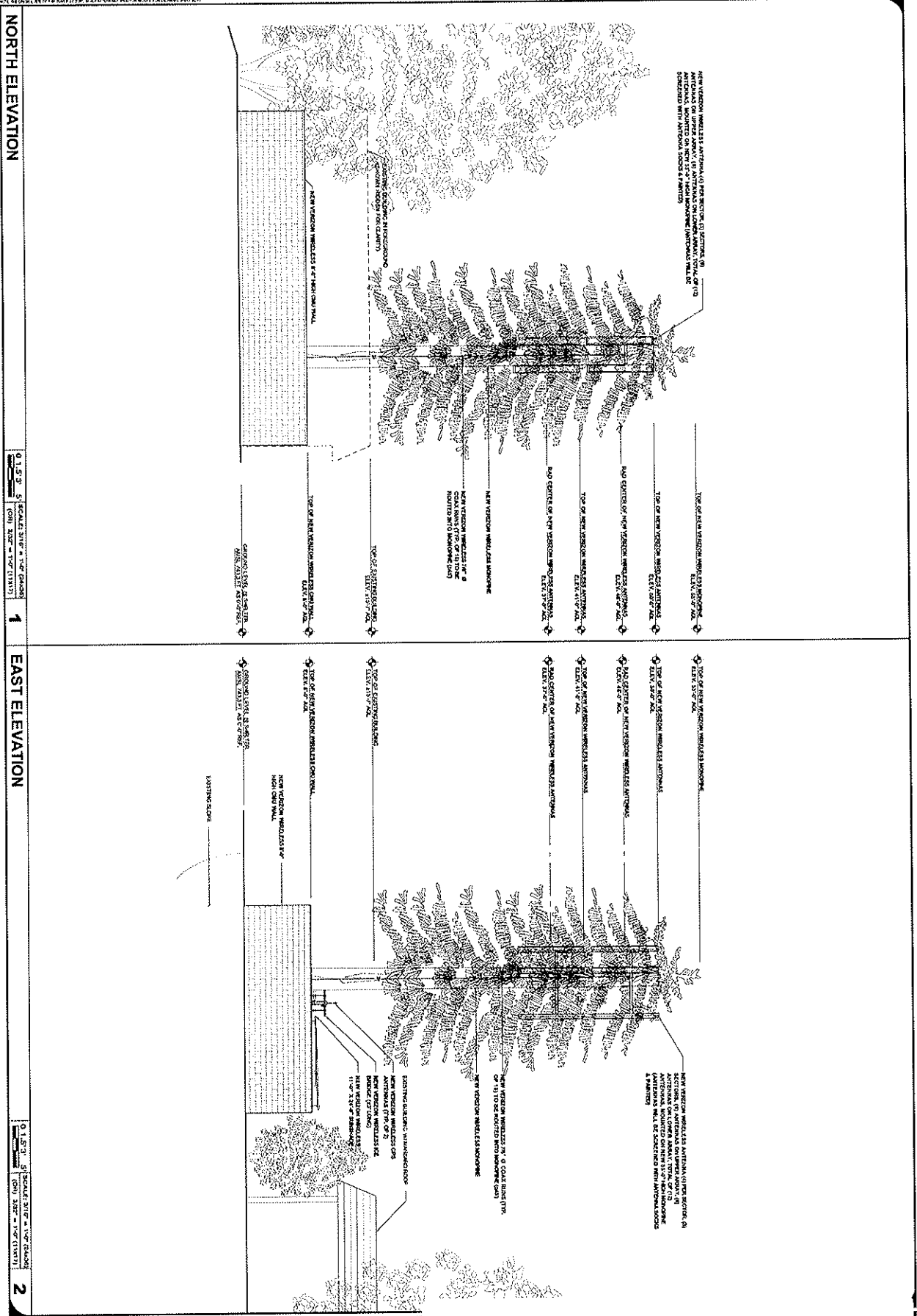


**PSL # 249605**  
**MID STATE FAIR**  
**PERM**  
 2340 PARK STREET  
 PASO ROBLES, CA 93446

**Exhibit C**  
**Elevations (South & West)**  
**CUP 12-002**  
**(Verizon Wireless)**

SHEET TITLE:  
**SOUTH & WEST**  
**ELEVATIONS**

**A-3**



NORTH ELEVATION

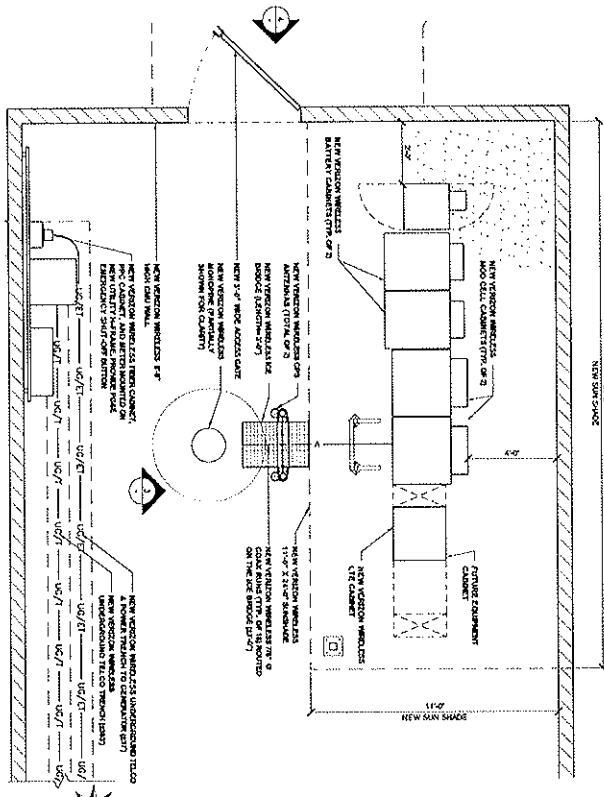
EAST ELEVATION

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

SHEET TITLE:  
 NORTH & EAST  
 ELEVATIONS

**A-4**

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

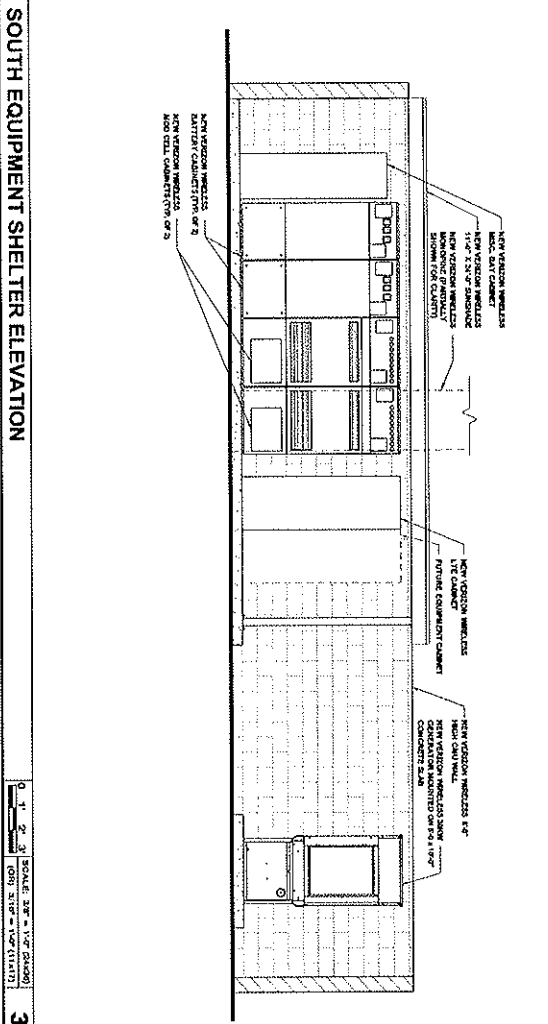
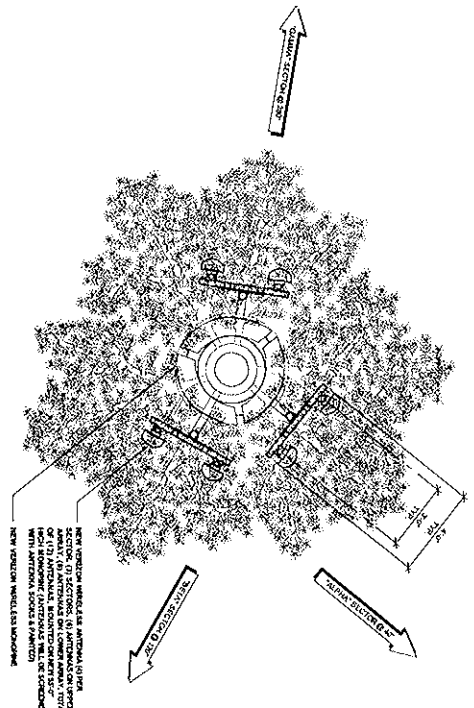


ENLARGED EQUIPMENT LAYOUT

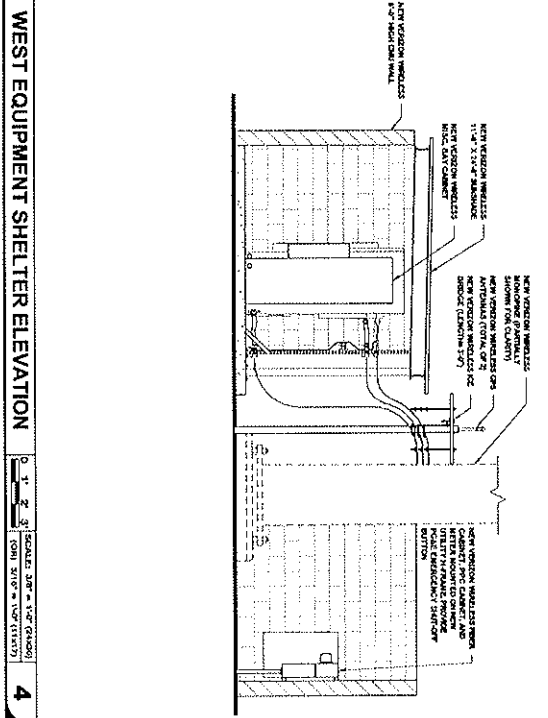
SCALE: 3/8" = 1'-0" (AS SHOWN)  
 (FOR SITE = 1/8" (11/16")

ENLARGED ANTENNA LAYOUT

SCALE: 3/8" = 1'-0" (AS SHOWN)  
 (FOR SITE = 1/8" (11/16")



SCALE: 3/8" = 1'-0" (AS SHOWN)  
 (FOR SITE = 1/8" (11/16")



SCALE: 3/8" = 1'-0" (AS SHOWN)  
 (FOR SITE = 1/8" (11/16")

SHEET TITLE:  
**ENLARGED EQUIPMENT & ANTENNA LAYOUT**  
 SHELTER ELEVATIONS

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

**A-5**

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