

RESOLUTION NO: 15-001

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-007
(VERIZON – PG&E SUBSTATION)
APN: 009-313-010

WHEREAS, Table 21.16.200 of the City of El Paso de Robles Zoning Code requires approval of a Conditional Use Permit for transmission and receiving stations in the PM (Planned Industrial) zoning district; and

WHEREAS, the facility would be located within the PG&E substation located at the northeast corner of Niblick Road and South River Road; and

WHEREAS, the facility would consist of a new 65-foot tall cellular mono pole with six panel antennas; and

WHEREAS, the equipment associated with the cellular facility would consist of ground mounted equipment that would be located within a fenced in area adjacent to the facility; and

WHEREAS, since the mono-pole would be located within an area where there are two existing cellular mono-poles, and existing PG&E equipment of similar height and appearance, the facility would blend in with the other facilities and be considered camouflaged, therefore, 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 January 13, 2015, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this request for a Conditional Use Permit; 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 the 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 14-007 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>
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A	Site Plan
B	Equipment/Antenna Layout
C	Elevations (South & East)
D	Elevations (North & West)

2. This Conditional Use Permit (CUP) authorizes the construction of a 65-foot tall wireless communication mono-pole within the PG&E substation located at the northeast corner of South River Road and Niblick Road, in a manner described in attached exhibits.
3. This project approval shall expire on January 13, 2017, 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. Future requests to co-locate additional antennas on this mono-pole facility may be reviewed by the Development Review Committee (DRC). The DRC's approval of the additional antennas would be based on the antennas not increasing the height or width of the existing facility, and the additional equipment/antennas being substantially compliant with Exhibits A-D of this resolution. The DRC has the ability to require the request to go before the Planning Commission with an amendment to this Conditional Use Permit.
5. All equipment and structures shall be located out of the critical root zone of any oak trees unless approved by the City in compliance with oak tree protection measures provided in an Arborist Report.
6. 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, and all other applicable regulations.
7. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
8. 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 13th day of January, 2015 by the following Roll Call Vote:

AYES: Vanderlip, Garcia, Barth, Donaldson

NOES: Cooper

ABSENT: Rollins

ABSTAIN:

A handwritten signature in blue ink, appearing to be 'Doug Barth', written over a horizontal line.

CHAIRMAN, DOUG BARTH

ATTEST:

A handwritten signature in blue ink, appearing to be 'Susan Decarli', written over a horizontal line.

SUSAN DECARLI, SECRETARY OF THE PLANNING COMMISSION

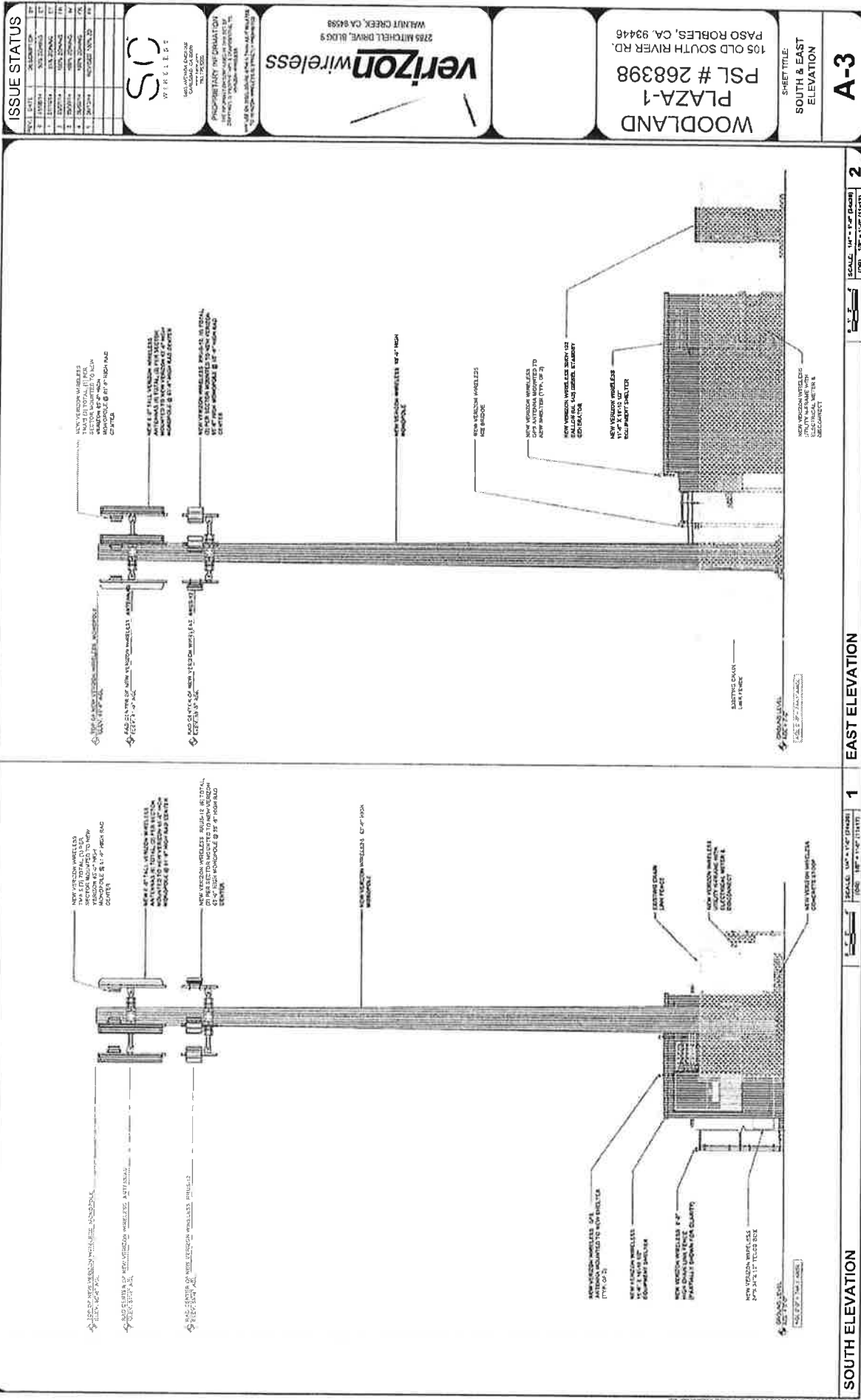


Exhibit C
 Elevations (South/East)
 CUP 14-007
 (Verizon - PG&E)

ISSUE STATUS	REV	DATE	DESCRIPTION	BY
	0	1/28/04	ISS 22000	BT
	1	1/28/04	ISS 22000	BT
	2	2/2/04	ISS 22000	PK
	3	2/2/04	ISS 22000	PK
	4	2/2/04	ISS 22000	PK
	5	2/2/04	ISS 22000	PK

THE UNIVERSITY OF CHICAGO

STATIONER, 1007 1/2 ST.
ST. LOUIS, MO. 63104
ST. LOUIS, MO. 63104
ST. LOUIS, MO. 63104

verizon wireless
2765 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

WOODLAND
PLAZA-1
PSL # 268398
105 OLD SOUTH RIVER RD.
PASO ROBLES, CA. 93448

SHEET TITLE:
NORTH & WEST
ELEVATION

A-4

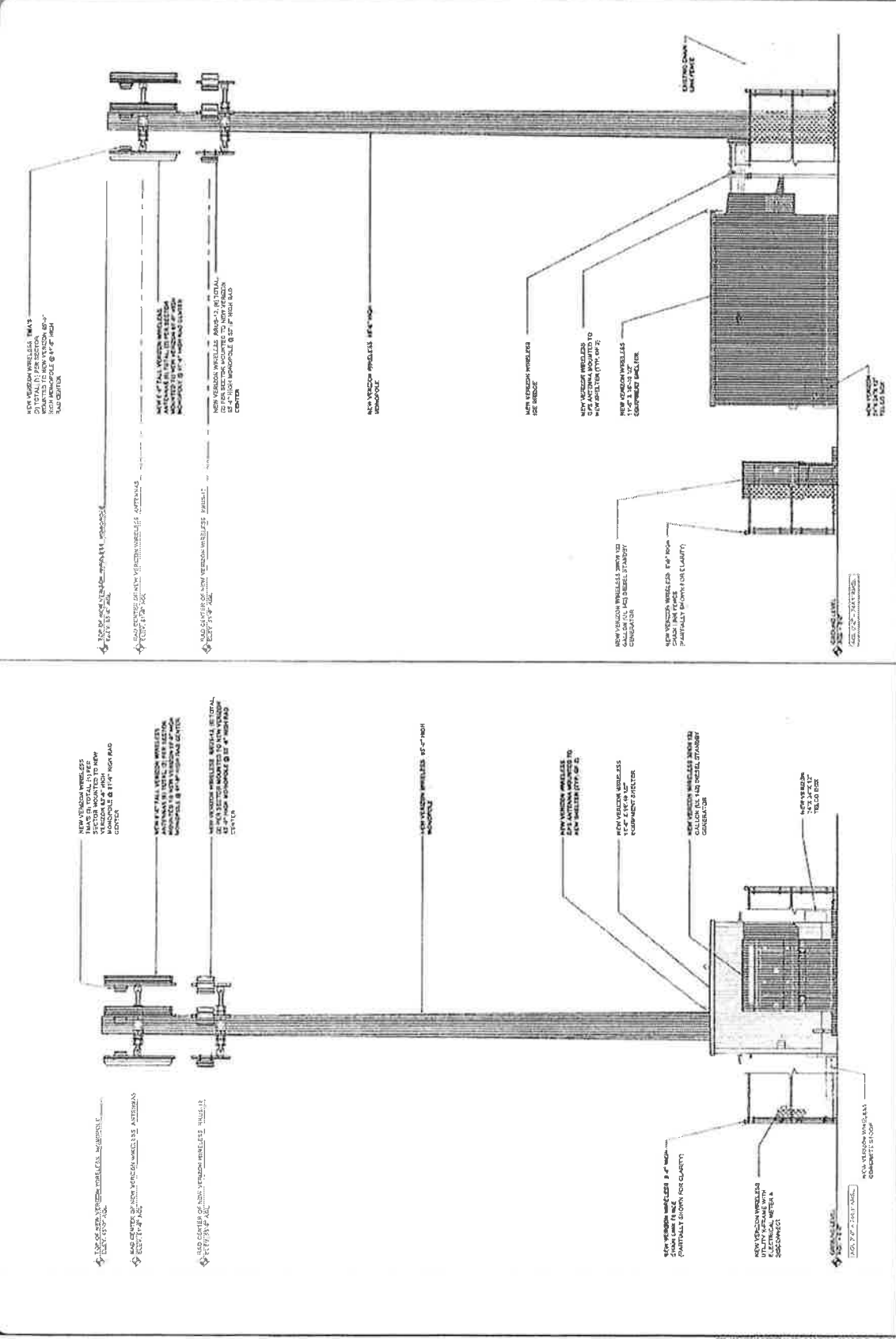


Exhibit D
Elevations (North/West)
CUP 14-007
(Verizon - PG&E)