

RESOLUTION NO: 15-004

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 14-008  
(VERIZON – 1770 COMMERCE)  
APN: 009-314-054

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 at 1770 Commerce Way, on the adjacent parcel located just north of the existing industrial building; and

WHEREAS, the facility would consist of a new 65-foot tall cellular mono pole structure designed to simulate a eucalyptus tree; 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, this application is Categorically Exempt from environmental review per Section 15303 of the State's Guidelines to Implement CEQA; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 14, 2015, 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, since the mono-pole would be designed to be a eucalyptus tree 65-feet in height which would adequately blend in with the adjacent trees, the facility would be considered camouflaged, therefore, the project would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure; 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 14-008 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 (North & East)
D	Elevations (South & West)
E	Photo Rendering of Mono-Pole (color and materials)

2. This Conditional Use Permit (CUP) authorizes the construction of a 65-foot tall wireless communication mono-pole designed to simulate a eucalyptus tree, at 1770 Commerce Way (APN: 009-314-054) in a manner described in attached exhibits.
3. This project approval shall expire on April 14, 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 being substantially compliant with Exhibits A-D of this resolution.
5. 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 regulations.
6. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
7. 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 14<sup>th</sup> day of April, 2015 by the following Roll Call Vote:

AYES: Rollins, Barth, Brennen, Burgett, Donaldson, Vanderlip

NOES:

ABSENT: Cooper

ABSTAIN:

ATTEST:

  
\_\_\_\_\_  
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION  
\_\_\_\_\_  
CHAIRMAN, VINCE VANDERLIP



**Exhibit B**  
Equipment/Antenna Layout  
CUP 14-008  
1770 Commerce Way  
(Pro Forms)

REV	DATE	DESCRIPTION	BY
0	03/04/05	ROOM CONSTRUCTION	JE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Figure 1

JILL AMANDA DOWNS  
CARLSBAD, CA 92008

6465 YORK BLVD.  
CITY CENTER BLDG.  
CITY CENTER BLDG.

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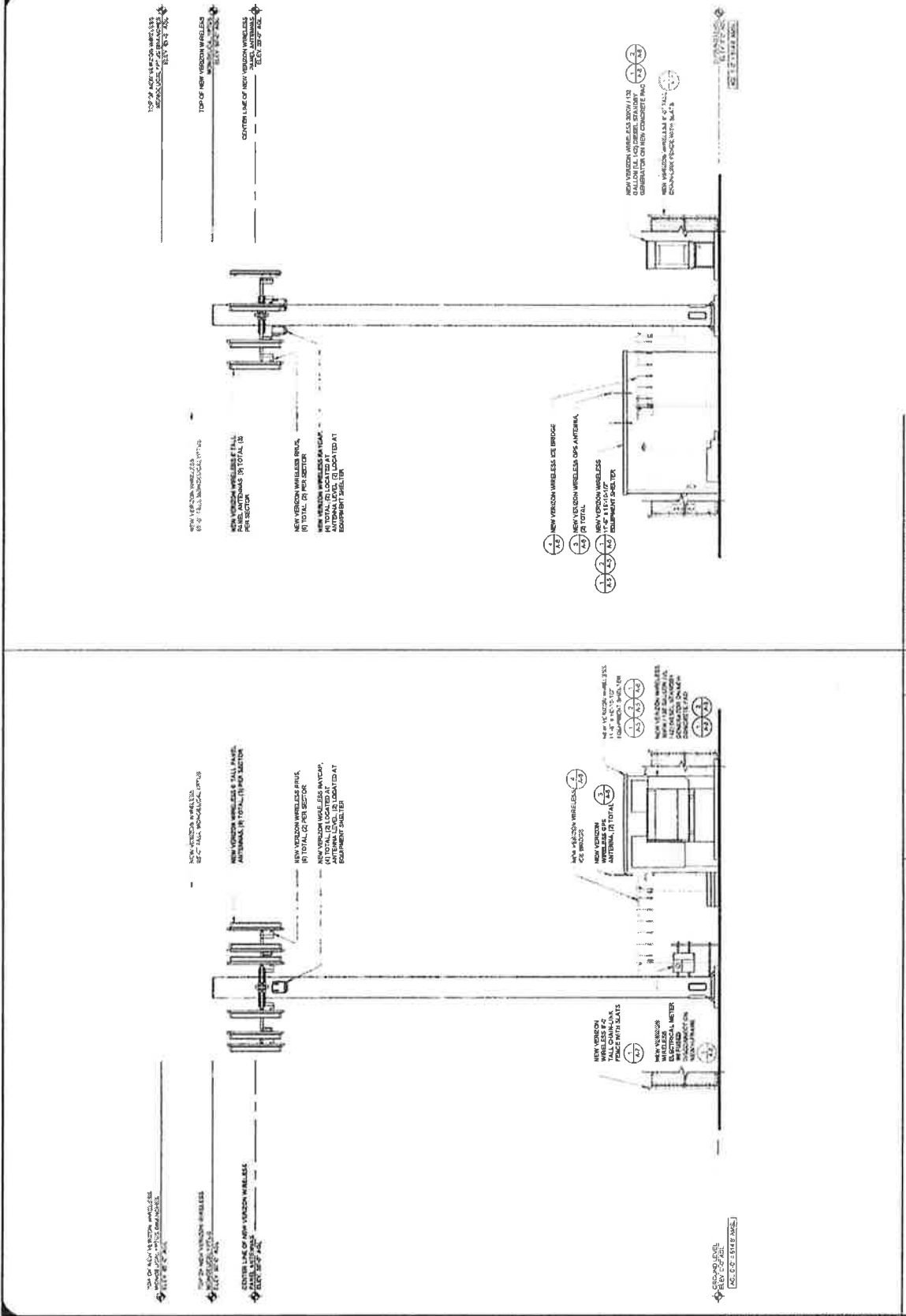
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**Exhibit C**  
Elevations (North & East)  
CUP 14-008  
1770 Commerce Way  
(Pro Forms)

## EAST ELEVATION

## NORTH ELEVATION





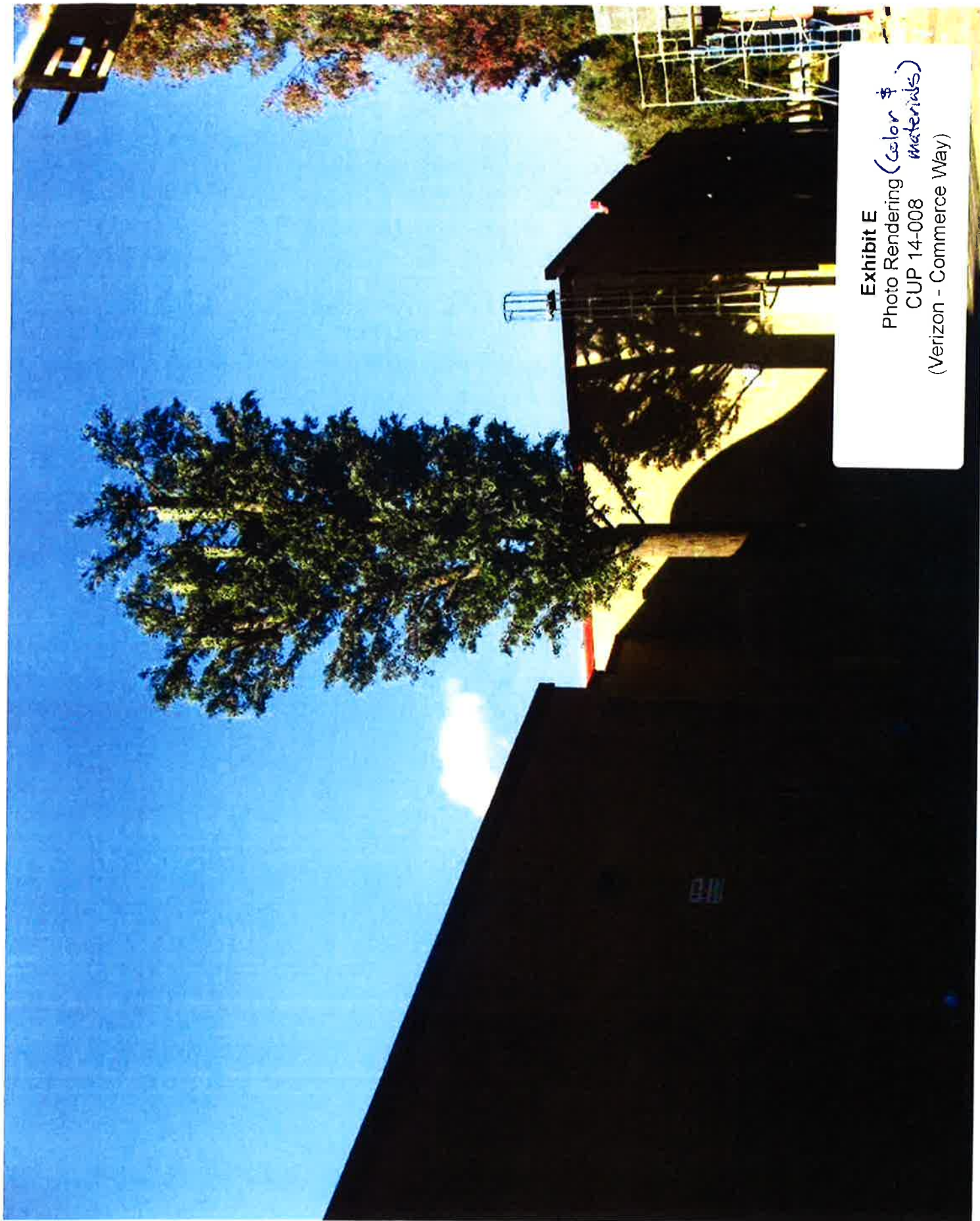


Exhibit E  
Photo Rendering (color & materials)  
CUP 14-008  
(Verizon - Commerce Way)