

RESOLUTION NO: 15-005

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 14-009
(VERIZON – 739 12th STREET)
APN: 009-042-018

WHEREAS, Table 5.3-1 of the Uptown Town Centre Specific Plan requires approval of a Conditional Use Permit for transmission and receiving stations in the TC-1 (Town Centre - 1) zoning district; and

WHEREAS, the facility is proposed to go on the roof of the existing building located at 739 12th Street; and

WHEREAS, the facility would consist of installing three antennas within the existing building parapet; and

WHEREAS, the equipment associated with the cellular facility would also be located on the roof behind the existing parapet; 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 three antennas would be incorporated into the existing building parapet in a manner that they would be architecturally part of the parapet, 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 14-009 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 | Equipment/Antenna Layout |
| C | Elevations (North & East) |
| D | Elevations (South & West) |

2. This Conditional Use Permit (CUP) authorizes the construction of three antennas and supporting equipment on the roof of the building at 739 12th Street, (APN: 009-042-018) in a manner described in attached exhibits.
3. For antennas and equipment that exceed the height of the building parapet that are visible once viewed in the field after installation, additional painting/screening may be necessary to meet the camouflage requirement, as determined by the Community Development Director.
4. 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.
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 14th day of April, 2015 by the following Roll Call Vote:

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

NOES:

ABSENT: Cooper

ABSTAIN:

ATTEST:



WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



CHAIRMAN, VINCE VANDERLIP

