

RESOLUTION NO: 15-021

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-012  
(VERIZON – 1125 24<sup>th</sup> STREET)  
APN: 008-135-024

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 RSC (Riverside Corridor) zoning district; and

WHEREAS, the facility is proposed to go on the roof of the existing building located at 1125 24<sup>th</sup> 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, this item is continued from the September 22, 2015 Planning Commission meeting, as a result of there not being a quorum to proceed with the meeting; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 13, 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 and equipment 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 15-012 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 (West & South)

2. This Conditional Use Permit (CUP) authorizes the construction of three antennas (2 panel antennas and 1 GPS antenna) and supporting equipment on the roof of the building at 1125 24<sup>th</sup> Street, (APN: 008-135-024) in a manner described in attached exhibits.
3. This project approval shall expire on September 22, 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. 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.
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.

PASSED AND ADOPTED THIS 13<sup>th</sup> day of October, 2015 by the following Roll Call Vote:

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

NOES: None

ABSENT: None

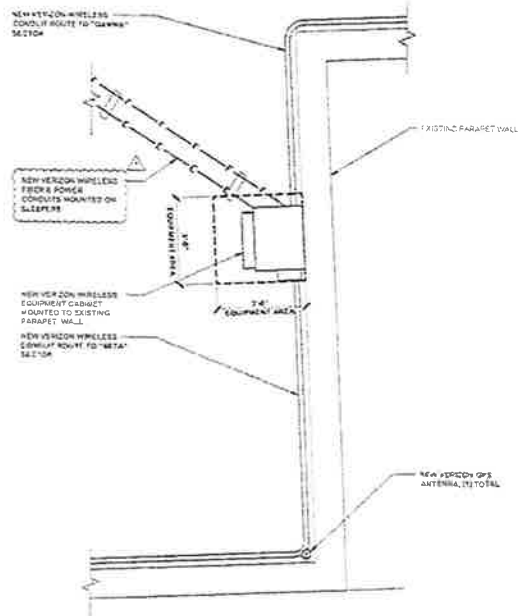
ABSTAIN: None

ATTEST:

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

CHAIRMAN, VINCE VANDERLIP



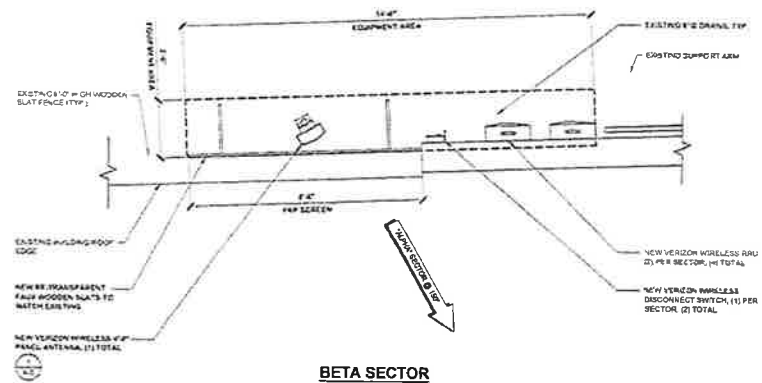


EQUIPMENT LAYOUT

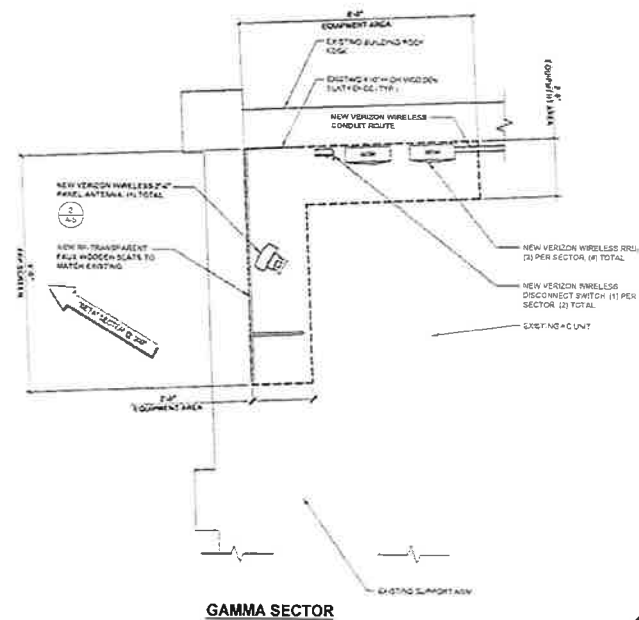
SCALE: 1/8" = 1'-0" (MAX)  
(DIM) 1/4" = 1'-0" (1x1x1)

2

ANTENNA LAYOUT



BETA SECTOR



GAMMA SECTOR

SCALE: 1/8" = 1'-0" (MAX)  
(DIM) 1/4" = 1'-0" (1x1x1)

1

# ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	01/11/11	FOR SUBMITTAL	PR
2	02/01/11	NO SUBMITTAL	TR

SC  
WIRELESS

505 AVENUE ENRIQUE  
CARLSBAD, CA 92008  
949.434.1100  
THE SCW GROUP

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WALNUT CREEK, CA 94599

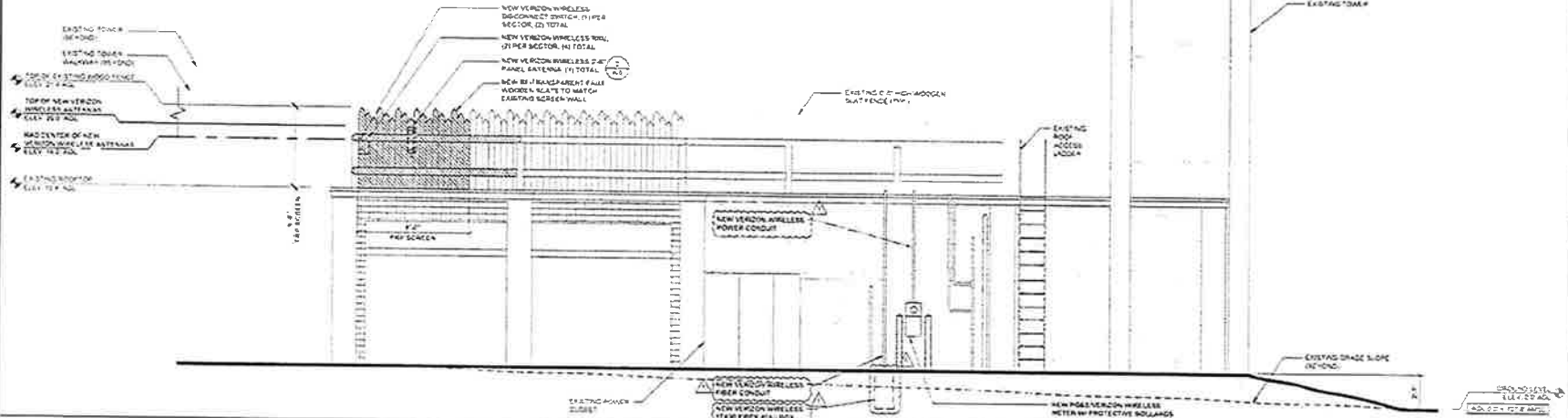
SMALL CELL PROJECT

MID STATE  
FAIR SC6  
PSL # 295286  
1125 24TH STREET  
PASO ROBLES, CA 93446

SHEET TITLE:  
EQUIPMENT &  
ANTENNA LAYOUT

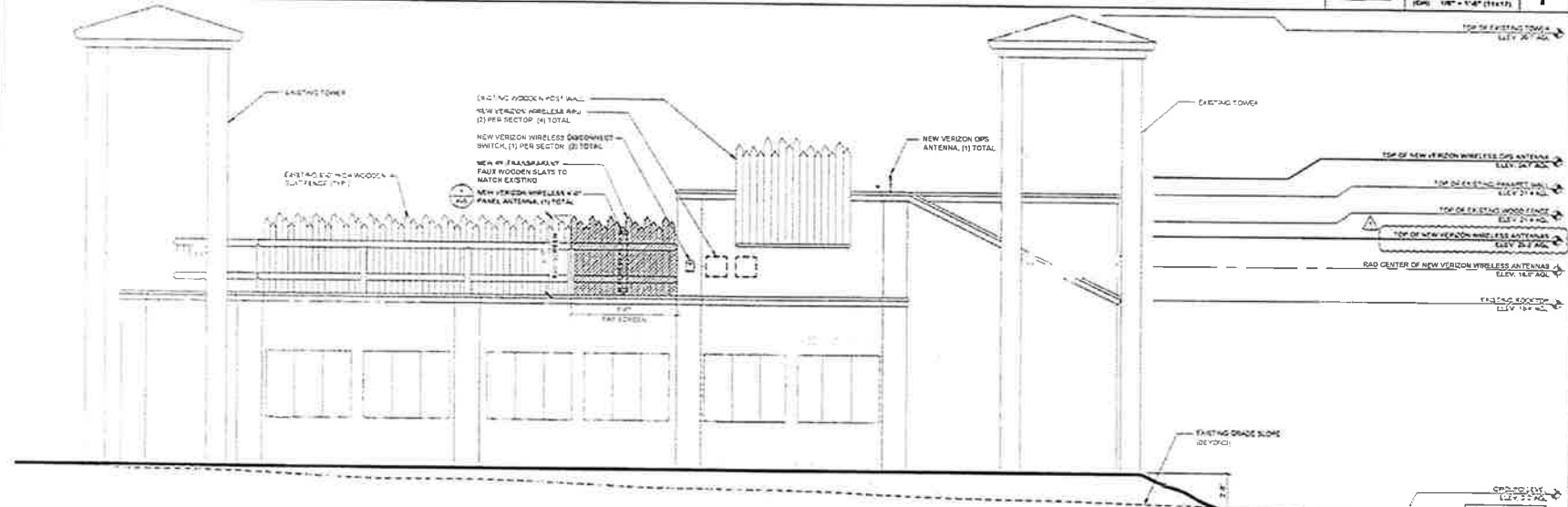
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TOP OF EXISTING TOWER  
ELEV. 21.7' AGL



WEST ELEVATION

SCALE: 1/4" = 1'-0" (3/4" = 1'-0")  
SHEET 1



SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (3/4" = 1'-0")  
SHEET 2

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	12/11/15	FOR SUBMITTAL	PM
2	12/15/15	RE SUBMITTAL	PM



SDC WIRELESS  
1001 AVENUE 100  
SUITE 100  
DALLAS, TEXAS 75241

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**verizon**wireless  
2105 MITCHELL DRIVE, BLDG 8  
WALNUT CREEK, CA 94598

SMALL CELL PROJECT

MID STATE  
FAIR SC6  
PSL # 295286  
1125 24TH STREET  
PASO ROBLES, CA 93446

SHEET TITLE:  
WEST & SOUTH  
ELEVATIONS

**A-4**