

RESOLUTION NO: 16-012

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 15-007
(VERIZON WIRELESS CELLULAR FACILITY – 1310 24th Street)
DENNY'S PARKING LOT, APN: 008-134-009

WHEREAS, Table 5.3-1 of the Uptown/Town Centre Specific Plan requires approval of a Conditional Use Permit for utilities facilities in the RC (Riverside Corridor) zoning district; and

WHEREAS, the project is located at Denny's Restaurant parking lot, 1310 24th Street; and

WHEREAS, the project would consist of installing two new light poles with directional panel cell antennas and accessory equipment in the parking lot; 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 March 8, 2016, 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, the Planning Commission finds since the two antennas will be camouflaged as light poles and the accessory equipment screened from view with a 7-foot-high chain link fence with vinyl slats, 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 15-007 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>
A	Site Plan

EXHIBIT	DESCRIPTION
A	Site Plan
B	Equipment & Antenna Layout
C	Overall North, Antenna & Equipment Elevations
D	Antenna & Equipment West Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of two antennas and accessory equipment in the parking lot of the property located at 1310 24th Street, (APN: 008-134-009) in a manner described in attached exhibits.
3. This project approval shall expire on March 8, 2018, 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 operation, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or 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 8th day of March, 2016 by the following Roll Call Vote:


AYES: Donaldson, Brennan, Rollins, Burgett, Davis, Agredano

NOES:

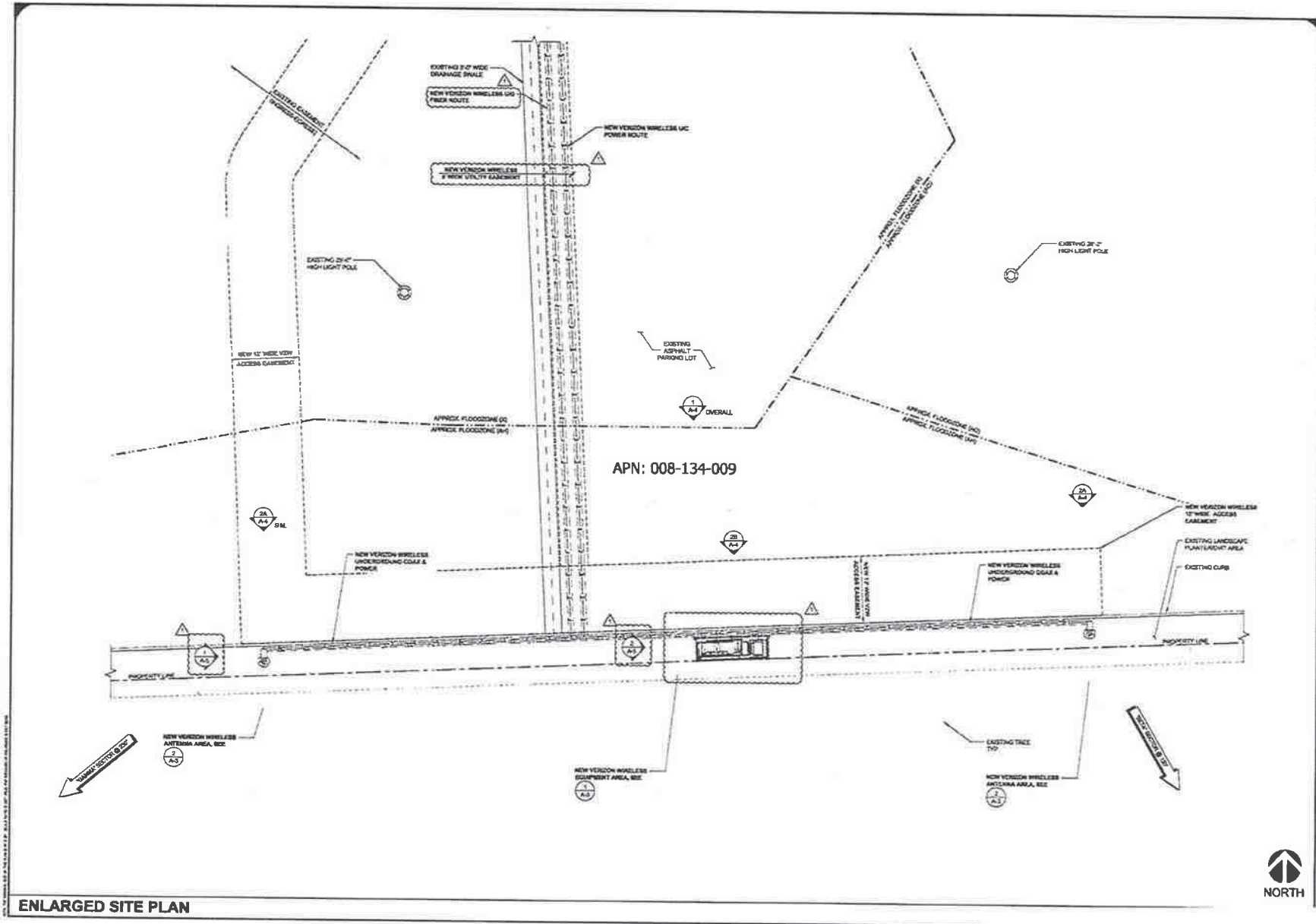
ABSENT: Barth

ABSTAIN:

ATTEST:


CHAIRMAN, BOB ROLLINS


WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



ISSUE STATUS			
NO.	DATE	DESCRIPTION	BY
0	07/26/15	FOR SUBMITTAL	TJ
1	08/03/15	FOR SUBMITTAL	TJ

SD WIRELESS

888 PAVAN DRIVE
OAKLAND, CA 94612
NEW BRIDGE
NEW BRIDGE

PROPRIETARY INFORMATION
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verizon wireless

2785 MITCHELL DRIVE, BLDG. 8
WALNUT CREEK, CA 94598

SMALL CELL PROJECT

**MID STATE
FAIR SC1
PSL # 295281**

1310 24TH ST.
PASO ROBLES, CA 93446

SHEET TITLE:
ENLARGED SITE PLAN

A 2

Exhibit A: Site Plan

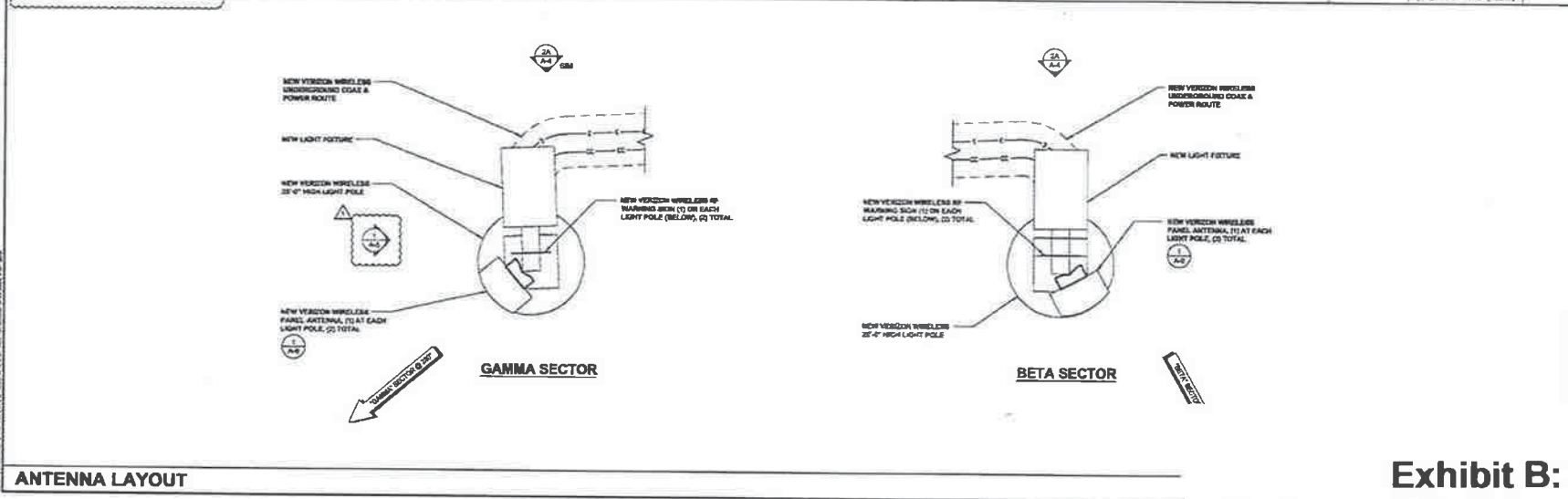
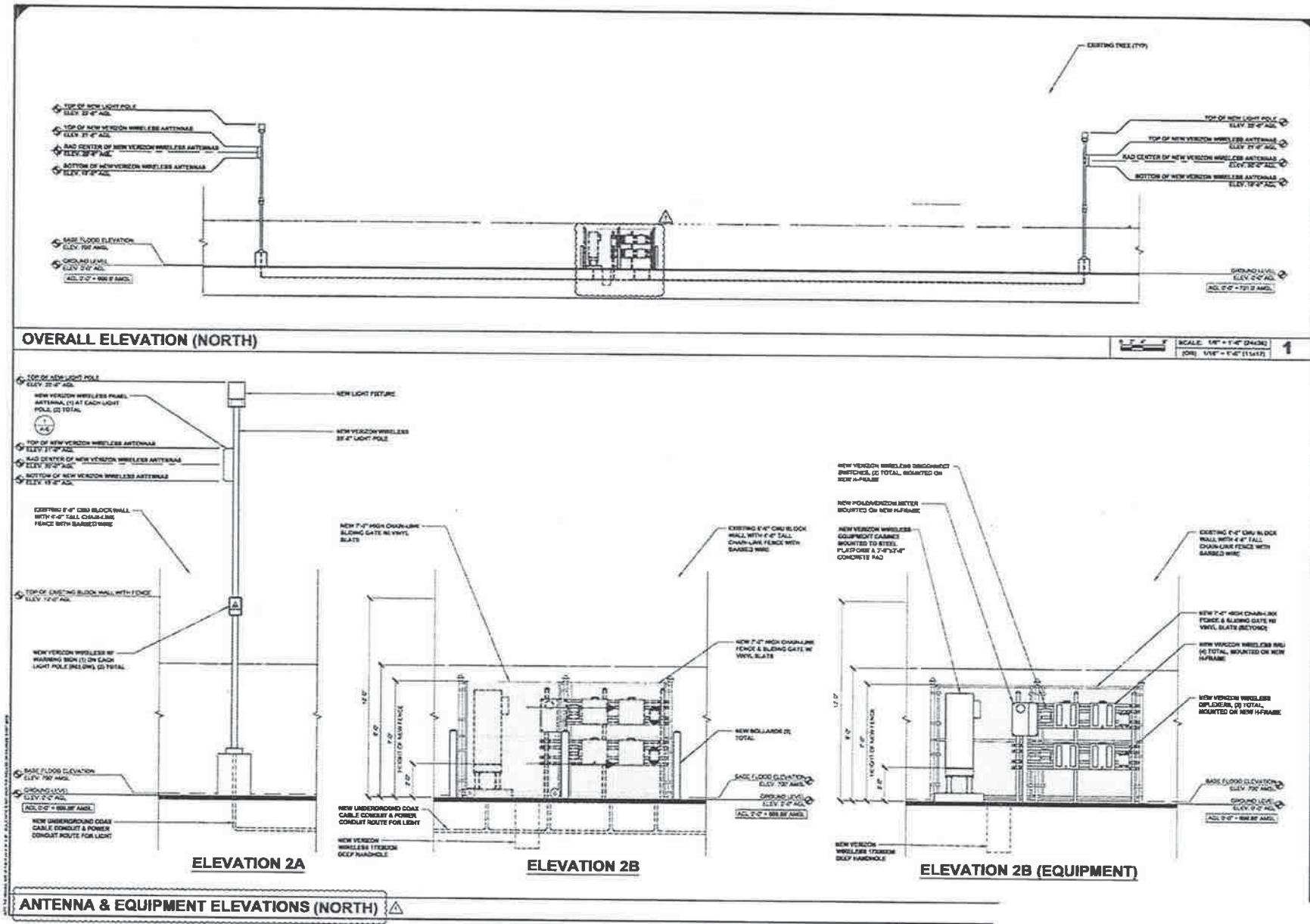
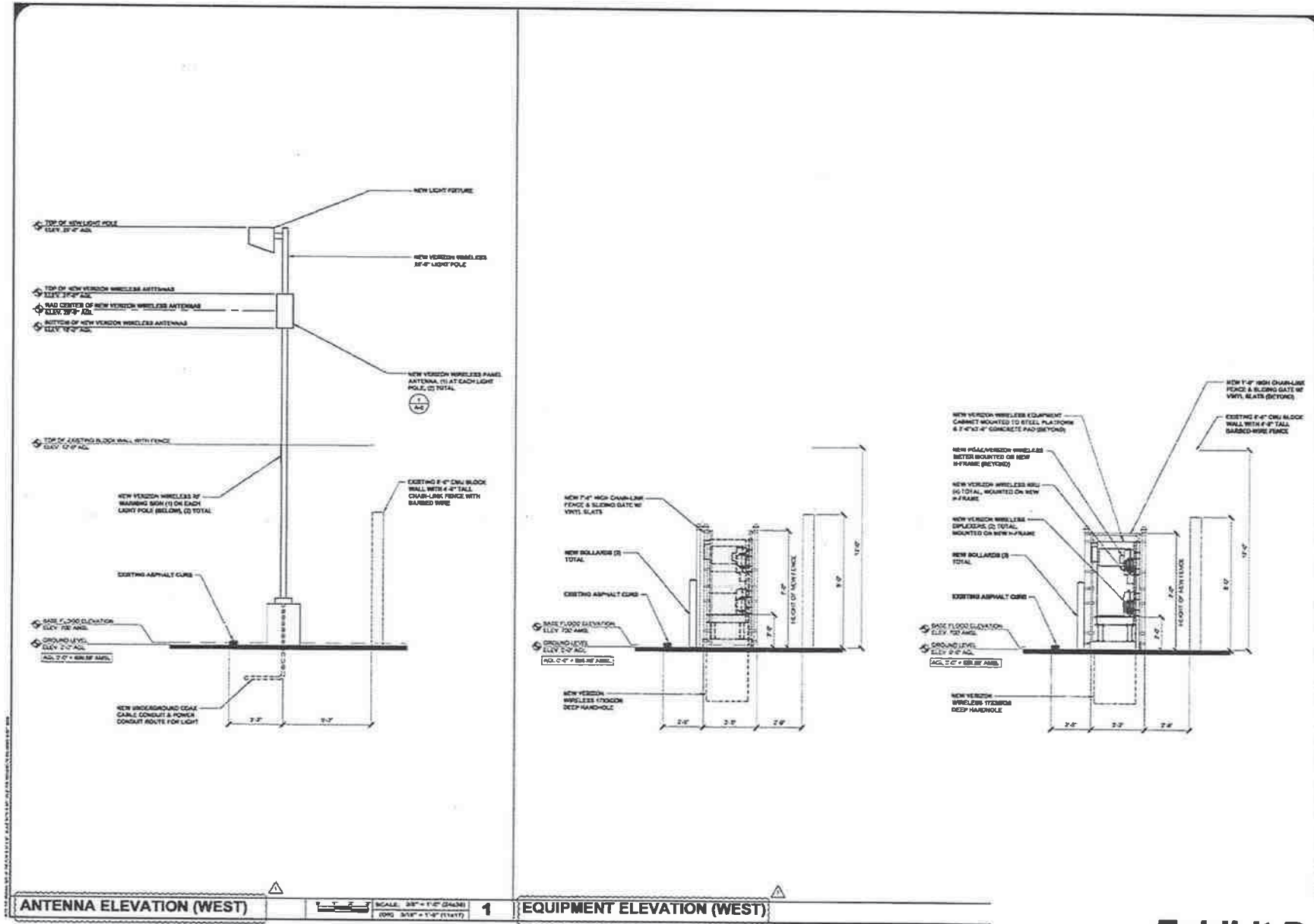
[illegible]

Exhibit B: Equipment & Antenna Layout

[illegible]

**Exhibit C:
Overall North,
Antenna & Equipment Elevations**



ISSUE STATUS		
REV.	DATE	DESCRIPTION
0	01/14/15	FOR SUBMITTAL
1	06/04/15	RESUBMITTAL

SD WIRELESS

888 AVONDA DRIVE
CHULASH, CA 94502
916.455.5555

PROPRIETARY INFORMATION
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verizonwireless

2785 MITCHELL DRIVE, BLDG 8
WALNUT CREEK, CA 94596

SMALL CELL PROJECT

**MID STATE
FAIR SC1
PSL # 295281**

1310 24TH ST.
PASO ROBLES, CA 93446

SHEET TITLE:
**ANTENNA & EQUIPMENT
WEST ELEVATIONS**

**Exhibit D:
Antenna & Equipment
West Elevations**