

RESOLUTION NO: 16-014  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 15-010  
(VERIZON WIRELESS CELLULAR FACILITY – NORTH SIDE OF GREGORY AVE, 220  
FEET EAST OF THE INTERSECTON OF GREGORY AVE & RIVERSIDE AVE)

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 in the right-of-way on the north side of Gregory Ave, 220 feet east of the intersection of Gregory Ave & Riverside Ave, adjacent to APN: 008-184-001; and

WHEREAS, the project would consist of installing a cellular antenna on a new standoff arm and accessory equipment, mounted to the existing utility pole sited in the public right-of-way; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 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 equipment and antenna will be mounted to the existing utility pole, 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 15-010 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:

EXHIBIT	DESCRIPTION
A	Site Plan
B	Equipment & Antenna Layout
C	South & East Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of the antenna and accessory equipment to be mounted to the existing utility pole located in the right-of-way near the intersection of Gregory Avenue & Riverside Avenue, (adjacent to APN: 008-184-001) in a manner described in attached exhibits.
3. Verizon is responsible for removal or relocation of equipment, and any costs associated, as provided in Master License Agreement between Verizon and PG&E, Section 9.6 Removal for PG&E Work.
4. 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.
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 operation, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or 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.
8. This facility and all equipment shall be removed at the applicant's cost if and when the City requests removal related to any street right-of-way improvement project.

PASSED AND ADOPTED THIS 8<sup>th</sup> day of March, 2016 by the following Roll Call Vote:


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

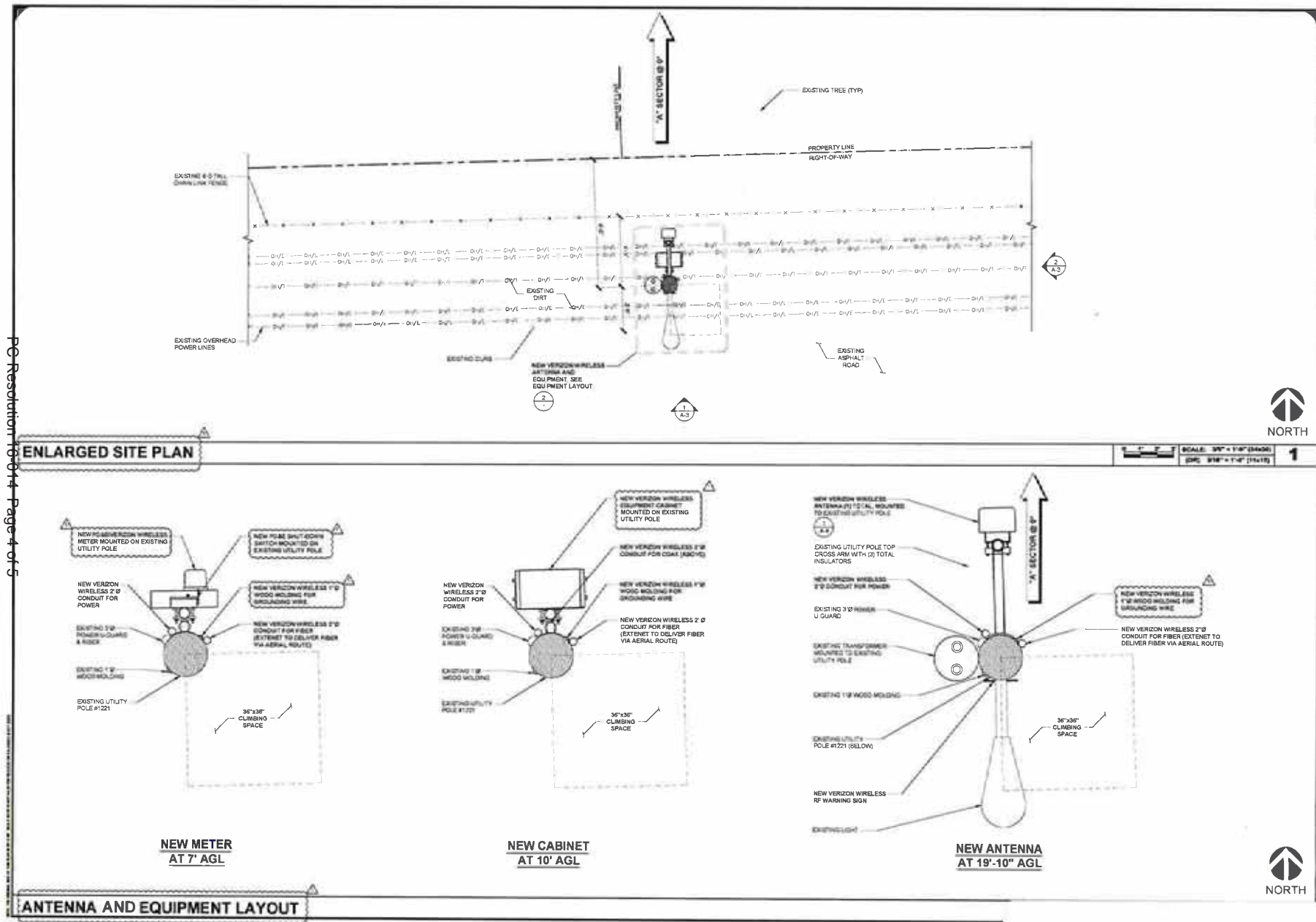
NOES:

ABSENT: Barth

ABSTAIN:

ATTEST:

  
\_\_\_\_\_  
CHAIRMAN, BOB ROLLINS  
\_\_\_\_\_  
WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION



# ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	01/15/18	ISSUED FOR PERMIT	SV
2	02/15/18	ISSUED FOR PERMIT	SV
3	03/15/18	ISSUED FOR PERMIT	SV
4	04/15/18	ISSUED FOR PERMIT	SV
5	05/15/18	ISSUED FOR PERMIT	SV
6	06/15/18	ISSUED FOR PERMIT	SV
7	07/15/18	ISSUED FOR PERMIT	SV
8	08/15/18	ISSUED FOR PERMIT	SV
9	09/15/18	ISSUED FOR PERMIT	SV
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99	03/15/26	ISSUED FOR PERMIT	SV
100	04/15/26	ISSUED FOR PERMIT	SV



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2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94588

SMALL CELL PROJECT

MID STATE FAIR SC4

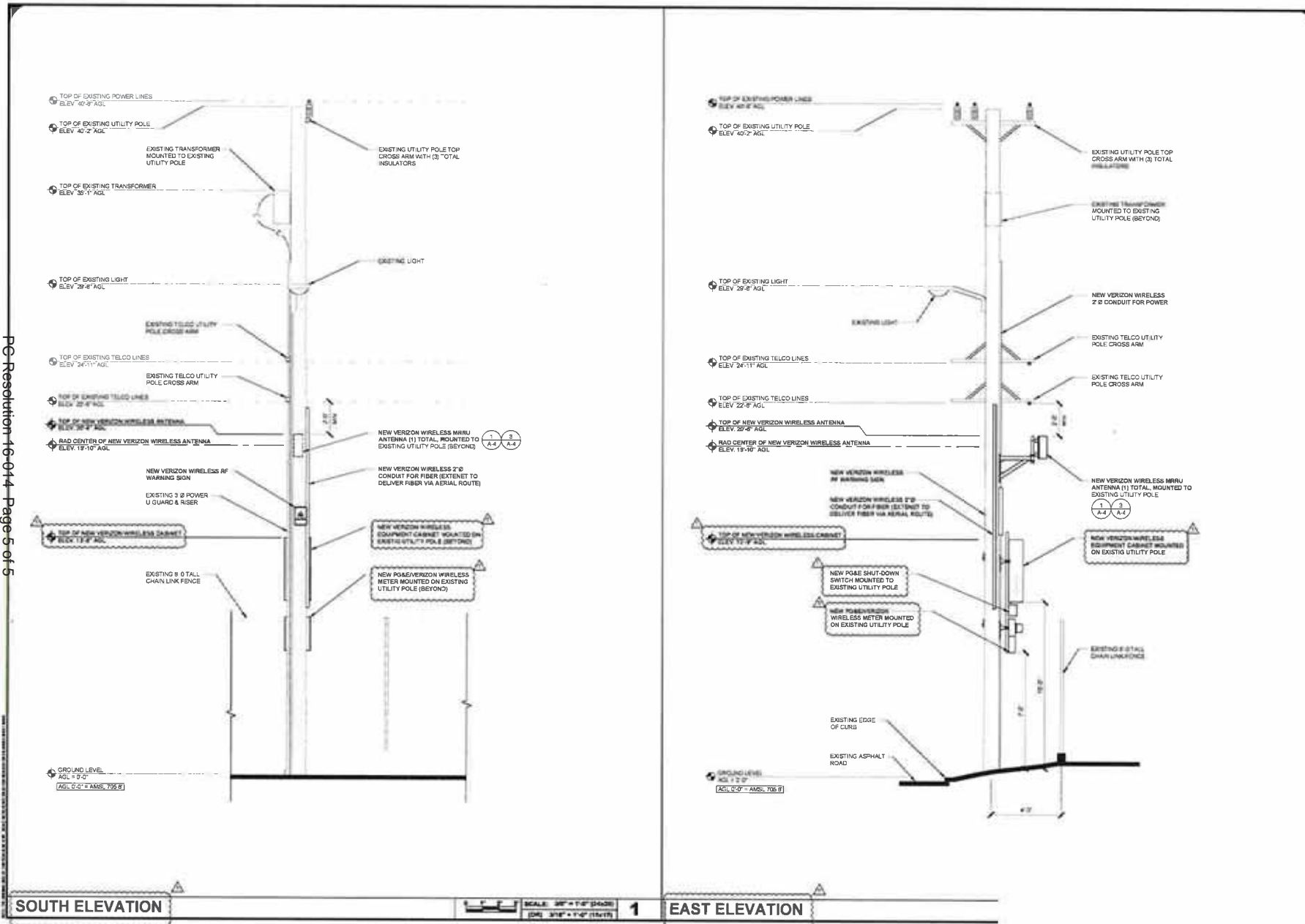
PSL # 295284

LAT: 35° 38' 10.87" N  
LONG: 120° 41' 12.48" W  
NEAR 2102 21ST ST  
WITHIN RIGHT-OF-WAY  
PASO ROBLES, CA 93446

SHEET TITLE:  
ENLARGED SITE PLAN,  
EQUIPMENT &  
ANTENNA LAYOUT

A-2

**Exhibit A & B:**  
**Site Plan / Equipment &**  
**Antenna Layout**



# ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	07/11/15	SUBMITTAL	FR
1	08/27/15	CITY COMMENTS	FR



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 CHULA VISTA, CA 92011  
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SMALL CELL PROJECT

**MID STATE FAIR SC4**  
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 WITHIN RIGHT-OF-WAY  
 PASO ROBLES, CA 93446

**SHEET TITLE:**  
**SOUTH & EAST ELEVATIONS**

**Exhibit C:**  
**South & East Elevations**