

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.a.	SITE LOCATION: North side of Patterson Drive, east of Knott Street, at 7071 Patterson Drive
HEARING DATE: December 10, 2015	GENERAL PLAN: Industrial
CASE NO.: Conditional Use Permit No. CUP-054-2015	ZONE: PUD-103-76 Rev. 92 (Planned Unit Development)
APPLICANT: Verizon Wireless	APN: 131-021-16
OWNER: Roy Horton Trust	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit approval to construct and operate a new 60'-0" tall wireless telecommunications facility disguised as a pine tree (mono-pine) along with related ground-mounted equipment.

BACKGROUND:

The subject site is an approximately 1-acre site, located on the north side of Patterson Drive, east of Knott Street, and is improved with an existing approximately 18,326 square foot industrial building. Based on business license records, the building is currently occupied by one tenant, an office cabinet manufacturer, Color Concepts.

The subject site is zoned PUD-103-76 Rev. 92 (Planned Unit Development) with a Land Use Designation of Industrial. The subject site abuts PUD-103-76 zoned properties to the west, east, and across Patterson Drive to the south, and a multiple-family residential townhouse complex, located in the City of Stanton, to the north.

The specific area where the applicant is proposing to construct the new mono-pine is located at the northeast corner of the development, within the parking lot area behind the existing industrial building.

DISCUSSION:

Verizon Wireless is proposing to lease 400 square feet of land area, within two (2) existing parking spaces, to install a wireless telecommunications facility disguised as a mono-pine, along with the related ground-mounted equipment, all within a new equipment enclosure.

The mono-pine will consist of twelve (12) 8'-0" tall mounted antennas (three sectors with four antennas per sector), twelve (12) RRU's (Remote Radio Units) (four per sector) installed behind the panel antennas, and two (2) power surge suppressors attached to two (2) arms of the arrays (and located close to the pole of the antenna supporting structure). Each antenna array is 9'-0" in width with 3'-0" spacing in between panel antennas. There will be a 12'-6" radius around the facility, which represents the foliage drip line, which is entirely within the subject property. Conditions of Approval have been incorporated that will allow the mono-pine to maintain a natural appearance, and for the panel antennas and other aforementioned equipment, to remain stealth.

The proposed ground-mounted equipment will be located at grade and within a chain-link fence enclosure, with wood slats to screen the equipment. The enclosure will be 20'-0" by 20'-0" and 6'-0" in height with a 4'-0" wide secured access gate. Both the mono-pine and the ground-mounted equipment will be located within the enclosure.

The subject site currently provides a total of 29 parking spaces – twelve (12) parking spaces in the front parking area and seventeen (17) parking spaces in the rear parking area. The proposed lease area, which will house the new mono-pine, along with the related ground-mounted equipment, will usurp two (2) existing parking spaces located at the northeast corner of the property. In order to make up the loss of the two (2) parking spaces, two (2) 8'-0" by 22'-0" parallel parking spaces will be striped along the westerly side of the building, while still maintaining a minimum drive aisle clearance of 25'-0" to sufficiently access the rear parking area. Additionally, the new parallel parking spaces will not block any existing exits or roll-up doors of the building.

The applicant has noted, on the submitted plans, an exclusive maintenance parking space for the proposed wireless telecommunications facility along with a 12'-0" wide non-exclusive path of access. The use of this exclusive maintenance parking space will be minimal and will only be used when the wireless facility requires maintenance, repair, or other related activities. This parking space may also provide space for the temporary use of an emergency generator. Finally, the use of this parking space will not usurp any required parking spaces on-site.

The location and configuration of the antennas on the wireless telecommunications facility have been selected to achieve the functional requirements set by Verizon Wireless. The wireless telecommunications facility will help expand the service provider's coverage area within the City and help fill gaps that currently exist in their network. The increased coverage will help the service provider's customers to make and maintain calls as they travel through the City, with the calls transferred from one facility to another. Situating this facility at this location will also help reduce the burden on the provider's network and accommodate an increase in customer demand. The mono-pine will be designed to have a natural appearance with minimum branch counts and enough foliage to ensure that the panel antennas, and other related equipment, installed on the facility will be stealth in appearance.

RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following action:

1. Approve Conditional Use Permit No. CUP-054-2015, subject to the recommended conditions of approval.

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By: Chris Chung
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