

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: D.1.	SITE LOCATION: Southwest corner of Lampson Avenue and Monarch Street, at 7274 Lampson Avenue
HEARING DATE: February 2, 2017	GENERAL PLAN: Industrial
CASE NO.: Conditional Use Permit No. CUP-091-2017	ZONE: MP (Industrial Park)
APPLICANT: Verizon Wireless	APN: 215-011-25
OWNER: 7272-7274 Lampson, LLC	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit (CUP) approval to allow for the construction and operation of a 60'-0" tall stealth wireless telecommunication facility disguised as an eucalyptus tree (mono-eucalyptus), along with related ground mounted equipment and site improvements, at 7274 Lampson Avenue (Assessor's Parcel No. 215-011-25).

BACKGROUND:

The subject site is an approximately 3.1-acre site, located on the southwest corner of Lampson Avenue and Monarch Street, at 7274 Lampson Avenue. The site is improved with an approximately 63,625 square foot industrial building. Based on business license records, the building is currently occupied by two tenants, wood production manufacturer, C Ya in California, and an upholstery operation, Commercial Custom Seating and Upholstery, Inc.

The subject site is zoned MP (Industrial Park) and has a General Plan Land Use Designation of Industrial. The subject site abuts MP (Industrial Park) to the south, east, and across Monarch Street to the west, and across Lampson Avenue PUD-105-71 zoned properties.

The specific area where the applicant is proposing to construct the new mono-eucalyptus is located at the southeast corner of the development, within the fenced rear exterior storage yard.

DISCUSSION:

Verizon Wireless is proposing to lease 225 square feet of land area, within the rear exterior storage yard, to install a new 60'-0" tall wireless telecommunication facility disguised as a mono-eucalyptus, along with the related ground-mounted equipment, all within a new equipment enclosure.

The mono-eucalyptus will be installed behind the existing building, in the rear exterior storage yard, within a 15'-0" by 15'-0" lease area totaling 225 square feet. The equipment enclosure will be six feet (6'-0") tall and be constructed of chain link fence with wood slats to screen the equipment.

The equipment enclosure will house ground-mounted equipment, which will include two (2) Verizon Wireless equipment cabinets mounted on concrete pads and an emergency generator. The emergency generator will only be used in case of an emergency, during events such as power outages, and to maintain operation of the mono-eucalyptus. Verizon Wireless has secured an adjacent non-exclusive parking space (9'-0" X 19'-0") with the property owner to access the emergency generator for maintenance purposes.

The proposed new mono-eucalyptus will consist of twelve (12) eight-foot (8'-0") tall panel antennas (three-sector antennas with four (4) panel antennas per sector) mounted at the 51'-0" antenna centerline. Each sector will be attached to the pole of the mono-eucalyptus by a four-foot (4'-0") long T-arm antenna mount. Two (2) surge suppressor raycap units will be attached to each T-arm antenna mount. One (1) four-foot (4'-0") tall microwave dish will be installed and attached to the pole of the mono-eucalyptus, approximately 9'-0" below the antennas measured to centerline. Conditions of approval have been incorporated that will ensure the mono-eucalyptus will maintain a natural appearance. All attached equipment (i.e., antennas, T-arm antenna mounts, and other attached equipment) will be sufficiently screened and remain stealth by the foliage of the branches and leaves.

In order to further stealth the new proposed mono-eucalyptus and blend the facility with the existing aesthetic conditions of the area, the conditions of approval will require the installation of two (2) eucalyptus trees. The trees will be planted in the existing landscape buffer along Monarch Street, approximately 12'-0" directly east and 45'-0" directly northeast from the mono-eucalyptus. The eucalyptus trees will maintain a minimum height of forty feet (40'-0"), upon maturity, to help mitigate any potential negative aesthetic impacts.

The location and configuration of the antennas on the facility have been selected to achieve the functional requirements set by Verizon Wireless. The telecommunication 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.

Upon inspection of the site, Staff observed property maintenance deficiencies to the following areas adjacent to the proposed lease area: The Monarch Street side parking area striping adjacent to the building, the landscape buffer along Monarch Street, and the rear storage yard wood slats weaved into the existing fence. In an effort to improve this area, both aesthetically and functionally, these deficiencies, along with the installation of a service only walkway to the enclosure, are conditions

of approval that are required to be restriped, landscaped, and replaced with new prior to Staff signing off the final building permit.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

- Approve Conditional Use Permit No. CUP-091-2017, subject to the recommended conditions of approval.

LEE MARINO
Planning Services Manager

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