

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: 1.a.	SITE LOCATION: West side of Corporate Drive, between Forbes Avenue and Capital Avenue at 14271 Corporate Drive
HEARING DATE: March 23, 2017	GENERAL PLAN: Industrial/Commercial Mixed Use
CASE NO.: Conditional Use Permit No. CUP-098-2017	ZONE: Planned Unit Development No. PUD-104-81
APPLICANT: Verizon Wireless	APN: 099-182-29
OWNER: K W Holdings, LLC	CEQA DETERMINATION: Exempt

REQUEST:

The applicant is requesting Conditional Use Permit (CUP) approval to construct and operate a 60'-0" tall wireless telecommunication facility designed as a non-stealth mono-pole along with related ground-mounted equipment within a 247.5 square foot equipment enclosure.

BACKGROUND:

The property is a 2.5-acre lot located on the west side of Corporate Drive, between Forbes Avenue and Capital Avenue, within an industrial/commercial/office park zoned Planned Unit Development No. PUD-104-81. The property is located in Area IV of the PUD, which allows for industrial uses. The property abuts industrial uses to the north, south, and west, and the Euclid Retail Shopping Center across Corporate Drive to the east.

The property is improved with a 51,000 square foot industrial building that is occupied by two tenants. Marine Depot, a wholesale pet supply business, occupies the southern portion of the building, while Cali Chem, Inc., a cosmetics manufacturer and wholesaler, occupies the northern portion of the building. Parking for the site is located on the north and south sides of the building and is served from two separate driveways from Corporate Drive. Both driveways function as a shared driveway that accesses the parking area for the property located at 14272 Commerce Drive. The rear area of the lot, directly behind the building to the west, functions as a storage yard for each tenant, and is enclosed with a chain link fence.

The applicant proposes to construct a 60'-0" non-stealth mono-pole along with related ground-mounted equipment. Title 9 of the Municipal Code requires a

Conditional Use Permit to allow the construction of a new wireless telecommunication facility in the City.

DISCUSSION:

Verizon Wireless is proposing to lease approximately 247.5 square feet of land area at the rear of the property in order to install a new wireless telecommunication facility that is designed as a mono-pole along with related ground-mounted equipment. The mono-pole will be installed at the rear of the building within the secured yard of Marine Depot. This yard is used by Marine Depot for parking and storage. Two (2) parking spaces will be eliminated within this yard area to accommodate the proposed mono-pole and ground-mounted equipment. The applicant performed a parking count to determine if the two (2) parking spaces could be removed to facilitate the installation of the mono-pole while continuing to maintain the required number of parking spaces to serve the existing uses. The site currently has a total of 64 parking spaces. Based on the size of the existing building and the existing uses, a total of 42 parking spaces are required, and the site will maintain a total of 62 parking spaces. Seventeen parking spaces will remain along the north side of the property, 32 parking spaces along the south side of the property, and 13 parking spaces within the secured yard area of Marine Depot.

The new wireless facility will be designed as a non-stealth mono-pole. The Municipal Code allows the installation of new non-stealth wireless facilities in industrial zones. Originally, the applicant proposed a mono-pole; however, staff recommended that a mono-pole would be a better design option given the industrial nature of the surrounding area.

The proposed mono-pole will have a height of 60'-0" and will consist of twelve (12) eight-foot (8'-0") tall antennas (three sectors with four antennas per sector). Each sector will be attached to the pole by a T-arm antenna mount. Two (2) surge suppressor raycap units will be attached to two (2) of the T-arm antenna mounts. The mono-pole will also be painted to match the color of the existing building.

The proposed ground-mounted equipment area will be 15'-0" by 16'-6" and will be secured with a 6'-0" tall chain link fence with slats that match the existing chain link fence that secures the yard. This equipment enclosure will include an emergency generator, two (2) equipment cabinets, a transformer, and a fiber service splice box. The emergency generator will only be used in case of an emergency, during events such as a power outage, to maintain operation of the mono-pole.

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 some minor gaps that currently exist in their network. The increased coverage will help the service provider's customers make and maintain calls as they travel through the City, with the calls being 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 several property maintenance issues that must be resolved in conjunction with this proposed project. The existing parking spaces located along the south side of the property, and in the secured area of Marine Depot, require restriping. The applicant is required to restripe these parking spaces prior to receiving a building final for the mono-pole. In addition, two (2) trash bins were located within the parking area and not within a required trash enclosure. The trash bins are required to be kept within a trash enclosure at all times, except during trash pick-up. The plans indicate that there is a trash enclosure on site; however, if this trash enclosure is not adequate to store the existing trash bins, then a new trash enclosure shall be constructed prior to receiving a building final for the mono-pole.

In addition, the Building Abatement Division has an open case for an un-permitted freestanding structure that was constructed at the rear yard of the Cali Chem, Inc. in 2014. Plans were submitted to the Building Division for plan check to address the issues; however, after several plan check extensions, the plan check has expired. The Building Abatement Division will provide a follow-up to the case; however, this substandard abatement issue with Cali Chem, Inc. will not delay or affect the permitting of the proposed new wireless facility.

RECOMMENDATION:

Staff is recommending that the Zoning Administrator:

- Approve Conditional Use Permit No. CUP-098-2017, subject to the recommended conditions of approval.

LEE MARINO
Planning Services Manager

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