



DATE: August 10, 2017
TO: Planning Commission
FROM: Dave Reno, AICP, Principal Planner
BY: Ryan Leonard, AICP, Associate Planner
SUBJECT: Conditional Use Permit CUP17-00006; Applicant: Verizon Wireless; APN: 0357-191-15.

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2017-24, approving Conditional Use Permit CUP17-00006.

BACKGROUND

Proposal: A Conditional Use Permit to construct a wireless communications facility with antennas installed 67 feet high on an existing 113-foot Southern California Edison tower.

Location: The property is located approximately 600 feet southeast of State Highway 173 in the southwest quarter of Section 26 within the Tapestry Specific Plan (Attachment 1).

Current General Plan, Zoning and Land Uses: The site is within the Tapestry Specific Plan General Plan Land Use designation. The surrounding land is designated as noted on Attachment 2. The proposed facility will be placed on a transmission tower, which sits on a Southern California Edison utility corridor with transmission lines generally running northeast to southwest. The subject property as well as the surrounding properties are otherwise vacant. Single-family homes exist approximately 3,700 feet to the southwest.

ISSUES/ANALYSIS

Land Use: Verizon Wireless, the service provider, has demonstrated on a service plan that there is a service gap which necessitates installation of an additional wireless communications facility in the area (Attachment 4). The proposed facility will provide the necessary coverage to improve service along Arrowhead Lake Road, State Highway 173 and the surrounding area without construction of a new tower. The facility includes a total of 6 antennas divided into 2 sectors of 3 antennas per sector with the top of the antennas installed at a height of 67 feet. In addition to the antennas, 5 remote radio units (RRUs) will be mounted below the antennas in each sector. The antennas and RRUs will be painted to match the electric transmission tower (Attachment 6). The total leasable area, which houses the facility's ground equipment, will be 324 square feet and will be surrounded by an 8 foot high chain link fence (Attachment 5). The proposed wireless communications facility is consistent with the General Plan land use and zoning standards.

Drainage: The proposed project will not interfere with the current drainage flows of the site.

Street Improvements: Public street improvements are not required. Recordation of an irrevocable access easement will be required from State Highway 173 to the site in accordance with the conditions of approval (Attachment 7).

Environmental: Approval of the Conditional Use Permit is exempt from the requirements of the California Environmental Quality Act by Section 15303, New Construction or Conversion of Small Structures.

Conclusion: The project is consistent with the City's intent to locate new wireless facilities on existing buildings and structures, or to conceal their appearance through other means (i.e. use of monopines and other stealth technologies). The project meets the standards of the Development Code and staff recommends approval.

FISCAL IMPACT

None.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENTS

1. Location map
2. General Plan land use map
3. Aerial photo
4. Service plan
5. Site plan
6. Tower elevations
7. Resolution No. PC-2017-24, with list of conditions