



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 8, 2015

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

SUBJECT: PLANNING CASE P15-0150 BY CORE DEVELOPMENT ON BEHALF OF
VERIZON WIRELESS – CONDITIONAL USE PERMIT TO CONSTRUCT A
WIRELESS TELECOMMUNICATIONS FACILITY – 6600 JURUPA AVENUE

ISSUE:

The issue for City Council consideration, by Core Development on behalf of Verizon Wireless, is a Conditional Use Permit to construct a 45-foot high wireless telecommunications facility camouflaged as a monopine, on an approximately 1.43 acre site currently developed for industrial uses.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings set forth in the case record, and adopt a Negative Declaration; and
2. Approve Planning Case P15-0150 based on and subject to the findings and recommended conditions found in the attached Planning Commission staff report.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On October 22, 2015, the City Planning Commission recommended approval of Planning Case P15-0150 by a vote of 6 ayes, 0 noes and 0 abstentions, subject to staff's modified recommended conditions.

BACKGROUND:

The applicant is requesting a Conditional Use Permit (CUP) to allow the construction of a 45-foot high wireless telecommunications facility camouflaged as a monopine and related equipment enclosure. The proposed project's lease area is situated towards the westerly portion of the property, approximately 146 feet from Jurupa Avenue. The facility, including all related ground mounted equipment, will be located on-site at grade level.

The monopine as proposed will consist of a single antenna array installed at a centerline height of approximately 36 feet above ground level. The antenna array will consist of twelve (12) antennas, attached to three (3) separate sectors. The pole of the monopine will consist of a faux bark finish to resemble the texture and color of a pine tree trunk. Faux branches and leaves are proposed to extend out beyond the antenna arrays to camouflage the antennas.

The proposal also includes the installation of an approximately 430 square-foot equipment enclosure. The enclosure accommodates new radio equipment cabinets, as well as supporting cables and utilities. The equipment will be screened by a decorative 8-foot high masonry wall. A metal gate is proposed along the northerly side of the enclosure for access to the support equipment.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Brent A. Mason, Finance Director/Treasurer
Approved by: Al Zelinka, FAICP Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – October 22, 2015
3. City Planning Commission Draft Minutes