



*City of Arts & Innovation*

# City Council Memorandum

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

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 1**  
**DEPARTMENT**

**SUBJECT: PLANNING CASE P15-0131 BY ANDREA URBAS ON BEHALF OF VERIZON WIRELESS – CONDITIONAL USE PERMIT TO CONSTRUCT A 60-FOOT HIGH MONOEUCALYPTUS WIRELESS TELECOMMUNICATIONS FACILITY – 4495 MAGNOLIA AVENUE**

## **ISSUE:**

The issue for City Council consideration, on behalf of Andrea Urbas for Verizon Wireless, is a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monoecalyptus on an approximately 6-acre site that is currently developed with a church, located at 4495 Magnolia Avenue.

## **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 P15-0131 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 P15-0131 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 60-foot high wireless telecommunications facility camouflaged as a eucalyptus tree and related equipment enclosure. The proposed lease area is situated towards the southeasterly portion of the property, approximately 66 feet from Magnolia Avenue. The facility, including all related ground-mounted equipment, will be located on-site at grade level.

The monoeucalyptus will consist of a single antenna array installed at a centerline height of approximately 53 feet above ground level. The antenna array will consist of twelve (12) antennas, attached to three (3) separate sectors. The pole of the monoeucalyptus will consist of a faux bark finish to resemble the texture and color of a eucalyptus 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 835 square-foot equipment enclosure. The enclosure is proposed to accommodate new radio equipment cabinets as well as supporting cables and utilities behind a decorative 6-foot, 6-inch high masonry wall. A metal gate is proposed along the southerly 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