



# City Council Memorandum

*City of Arts & Innovation*

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

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 6**  
**DEPARTMENT**

**SUBJECT: PLANNING CASE P14-0682 BY SPECTRUM SERVICES ON BEHALF OF**  
**VERIZON WIRELESS TO CONSTRUCT A 60-FOOT HIGH MONOPINE**  
**WIRELESS TELECOMMUNICATIONS FACILITY – 4920 JACKSON STREET**

## **ISSUE:**

The issue for City Council consideration, on behalf of Spectrum Services for Verizon Wireless, is a Conditional Use Permit to construct a 60-foot high wireless telecommunications facility camouflaged as a monopine, on an approximately 0.37 acre site currently developed with a restaurant, located at 4920 Jackson Street, southwest of the Colony Place and Jackson Street intersection.

## **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 P14-0682 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 P14-0682 by a vote of 6 ayes, 0 noes and 0 abstentions, subject to staff's modified recommended conditions.

## **BACKGROUND:**

To allow for the construction of a 60-foot high wireless telecommunications facility camouflaged as a pine tree and a related equipment enclosure. The proposed lease area is generally situated towards the southeasterly portion of the property approximately 24 feet from Jackson Street, and 213 feet from Van Buren Boulevard.

The monopine will consist of a single antenna array installed at a centerline height of approximately 50 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 pine needles are proposed to extend out beyond the antenna arrays for camouflage purposes. Furthermore, all mounted equipment will be painted to match the proposed monopine.

Submitted plans indicate that the facility is co-locatable and can accommodate future arrays of antennas.

The proposal also includes the installation of an approximate 800 square foot equipment enclosure, with an 8 foot high block wall. The proposed equipment enclosure accommodates new radio equipment cabinets, as well as supporting cables and utilities. A metal gate is proposed along the southerly side of the enclosure for access to the support equipment.

As part of the project, the applicant has agreed to submit a Design Review application and Landscaping Design Review application, to bring the site's parking lot up to development standards. Four live 24-inch box afghan pine trees are to be planted; two along the Jackson Street frontage, and two in a parking lot planter. The pine trees will provide additional camouflage and integration into the surrounding area.

#### **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