

3 [15-0386](#) **File #:** 2014-8023
Location: 787 N. Mary Avenue (APN: 165-40-003)
Zoning: MS
Proposed Project: Application for a project on a 4.02-acre site:
 USE PERMIT to allow a new 54-foot tall wireless facility
 (mono-eucalyptus) in the parking lot of an industrial site.
Applicant / Owner: Verizon Wireless (applicant) / North Mary, LLC
 (owner)
Environmental Review: Negative Declaration

Trudi Ryan, Planning Officer, presented the staff report.

Comm. Harrison confirmed with Ms. Ryan that the proposed facility would not conflict with future Mary Avenue extension or Highways 237 and 101 intersection plans.

Comm. Klein discussed with Ms. Ryan the enclosure for the facility, and discussed the impact construction may have on preservation of trees and the birds nesting in them.

Vice Chair Olevson inquired about the worst case scenario in the radio frequency (RF) analysis, to which Ms. Ryan responded that the applicant could provide an answer.

Chair Melton verified with Ms. Ryan that the only correction of made to the Initial Study checklist was the title in the header on some of the pages.

Chair Melton opened the public hearing.

Pamela Nobel, contractor with NSA Wireless, defined the worst case scenario in the RF analysis and gave a presentation on the application.

Vice Chair Olevson clarified the worst case scenario with Ms. Nobel.

Comm. Simons discussed with Ms. Nobel the appearance of the proposed chain link fence, and Ms. Nobel said the company is amenable to other options.

Comm. Durham verified with Ms. Nobel that a future Mary Avenue bridge will not change radiation readings.

Chair Melton closed the public hearing.

Chair Melton confirmed with Ms. Ryan that it would be helpful for the Planning

Commission to make a recommendation to the City Council on the negative declaration.

Comm. Harrison verified with Ms. Ryan that a radiation study or Environmental Impact Study would not be warranted if the Mary Avenue bridge project is completed in the future.

Comm. Simons moved to recommend to City Council Alternative 2 to approve the Special Development Permit with modified conditions:

1) A more durable and visually appealing enclosure is required for the facility.

Vice Chair Olevson seconded.

Comm. Simons said this is an industrial site for those concerned about antennae sites, and that many people have had their cell phone drop calls when going through that area so this is a logical place to add coverage. He said he appreciates that the applicant is proposing a faux tree rather than an antenna.

Vice Chair Olevson said he can make the findings that this meets the objectives and purposes of the General Plan, and that the appearance of the structure is well suited for area.

MOTION: Comm. Simons moved to recommend to City Council Alternative 2 to approve the Special Development Permit and adopt the Negative Declaration with modified conditions:

1) A more durable and visually appealing enclosure is required for the facility.

Vice Chair Olevson seconded. The motion carried by the following vote:

Yes: 7 - Chair Melton
Vice Chair Olevson
Commissioner Durham
Commissioner Harrison
Commissioner Klein
Commissioner Rheaume
Commissioner Simons

No: 0