

DISH Wireless Antenna Site

Minor Design Review & Minor Conditional Use Permit

100 Fountaingrove Pkwy

October 20, 2022

Sachnoor Bisla, City Planner Trainee
Planning and Economic Development

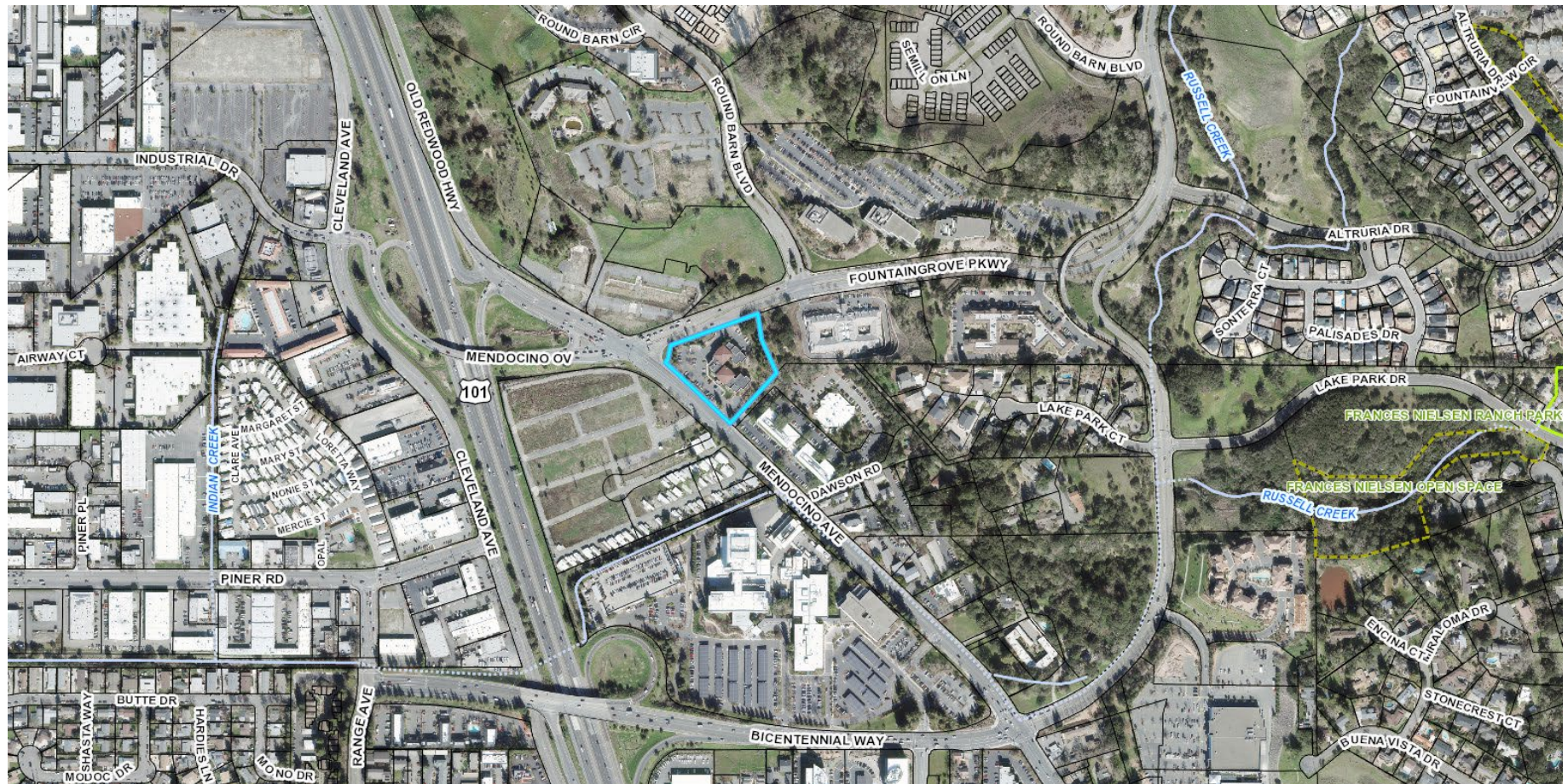
- New DISH wireless antenna site at Extended Stay America
 - 6 on roof in 3 sectors, screened from public view by cupolas painted to match existing building
 - Ground-level equipment cabinet, screened by chain-link fence with slats

Minor Design Review and Minor Conditional Use Permit

100 Fountaingrove Pkwy

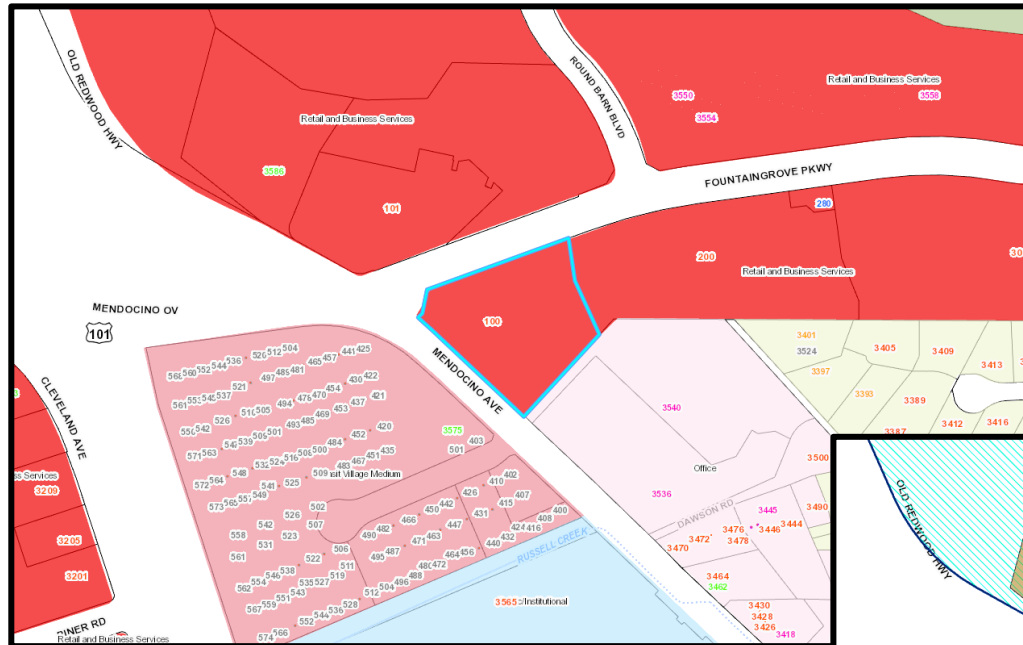


Neighborhood Context

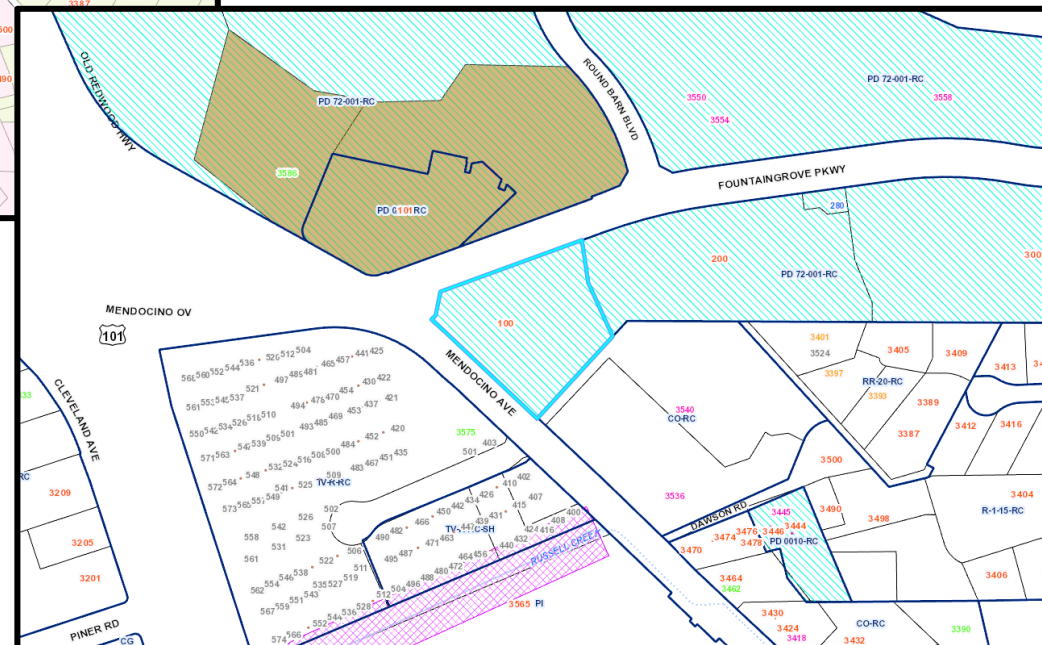


General Plan & Zoning

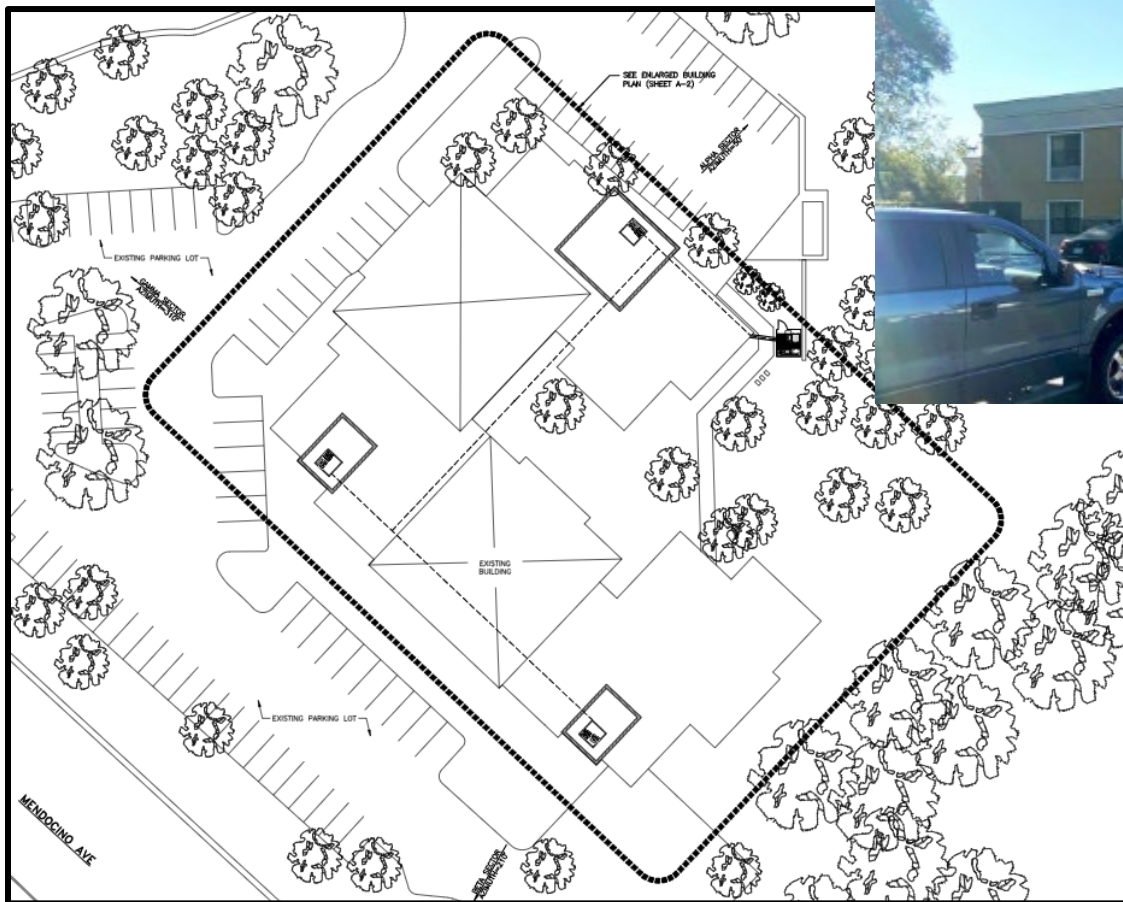
General Plan: Retail and Business Services



Zoning: PD 72-001-RC



Supporting Plans



Supporting Plans

EXISTING



EXISTING



PROPOSED



PROPOSED



Required Findings - MUP

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

Required Findings – Minor DR

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans);
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C);
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture and color, and would remain aesthetically appealing and be appropriately maintained;
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - 15301 – Involves minor modifications to an existing structure

- There are no unresolved issues as a result of staff review.
- Summarize comments received:
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Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit and Minor Design Review to allow a DISH Wireless Antenna Site at 100 Fountaingrove Pkwy.

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