

AT&T TELECOMMUNICATION FACILITY

2400 BLUEBELL DRIVE

March 24, 2022

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Senior Planner
Planning and Economic Development

- Project applications include Major Design Review and Major Conditional Use Permit to allow a new 60-foot-tall wireless communications facility and a supporting equipment shelter and backup generator, located at 2400 Bluebell Drive.

Project Location 2400 Bluebell Drive

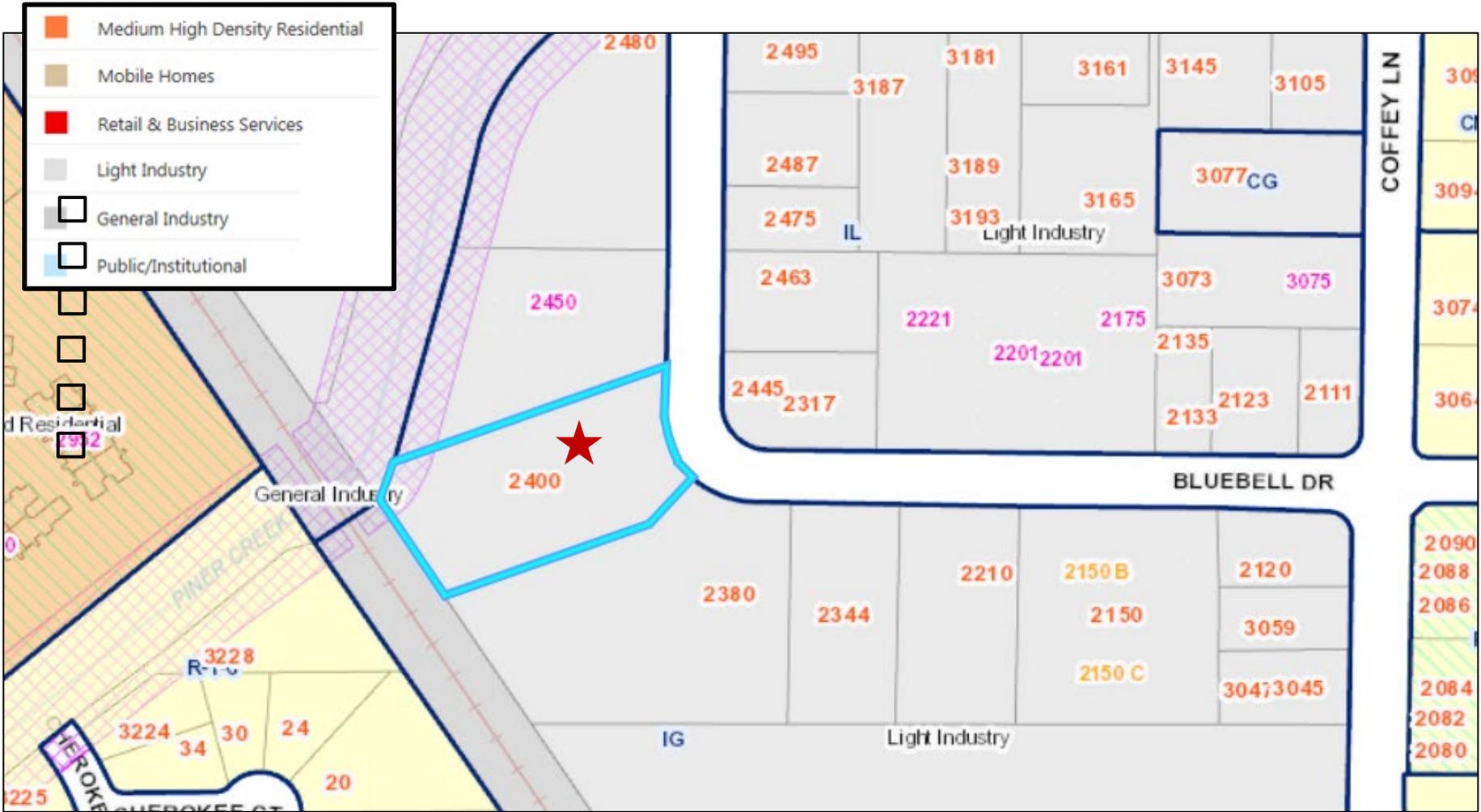


Project Location 2400 Bluebell Drive



- On July 19, 2021, a pre-application Neighborhood Virtual Meeting was held. There was low attendance, but there were concerns about how the tower could negatively affect neighboring residents' health.
- On September 10, 2021, the Conditional Use Permit (CUP) application was submitted to the Planning and Economic Development Department.
- On September 17, 2021, a Notice of Application was mailed to residents within 600-feet of the project site.
- On December 16, 2021, the Planning and Economic Development Department requested that the Waterways Advisory Committee advise the Planning Commission and the Design Review Board as to whether the proposed AT&T Telecommunication Facility project is consistent with the applicable Citywide Creek Master Plan.
- On January 12, 2022, the Design Review (DR) application was submitted to the Planning and Economic Development Department.
- On January 26, 2022, the project was deemed complete.

General Plan & Zoning Light Industry/IG – General Industrial



- Major telecommunications facilities are allowed in IG (General Industrial) zoning district
- Proposal meets all development standards of the Zoning Code including setbacks and height.
- Complies with all applicable provisions of this Zoning Code including 20-44

Photo Rendering View from Bluebell Drive



Existing ^

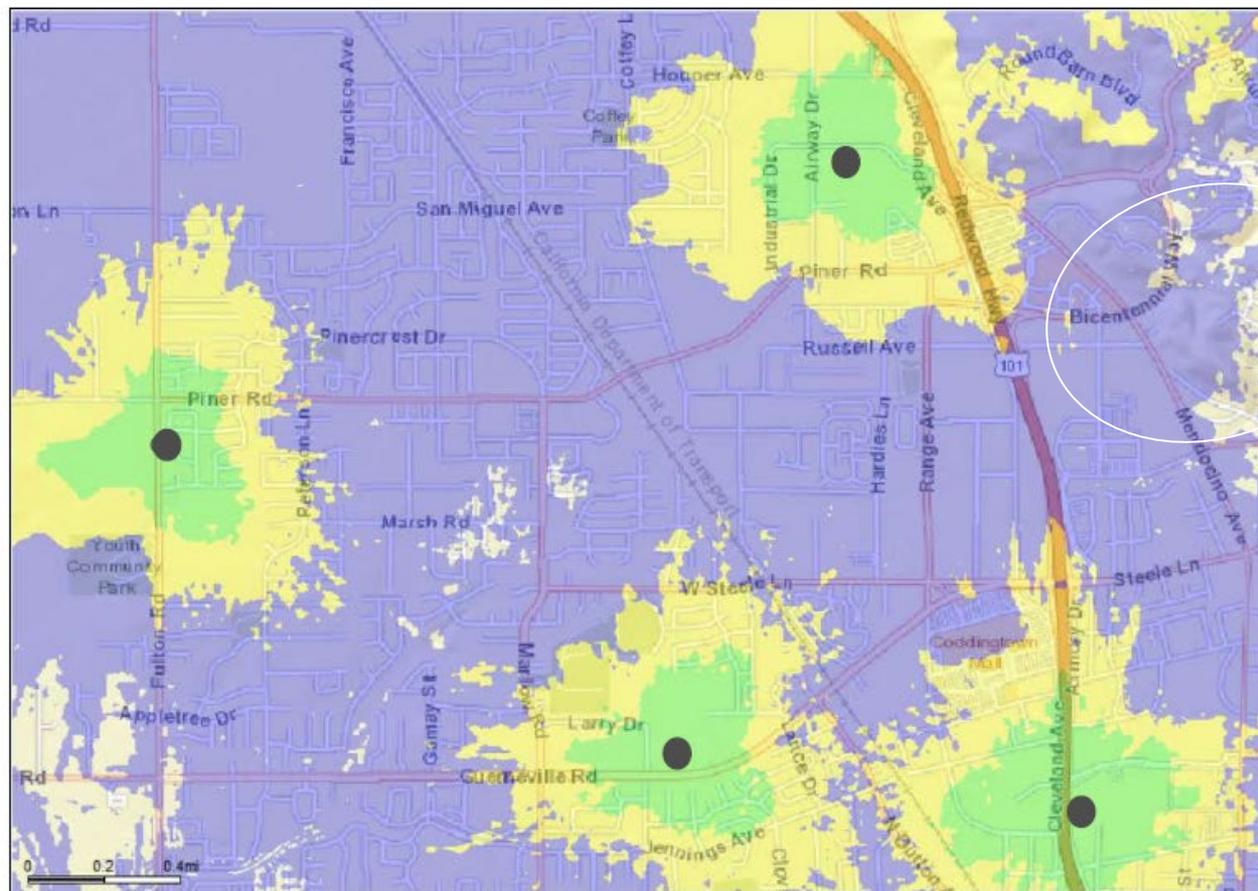


Proposed >

Photo Rendering



Existing LTE 700 Coverage

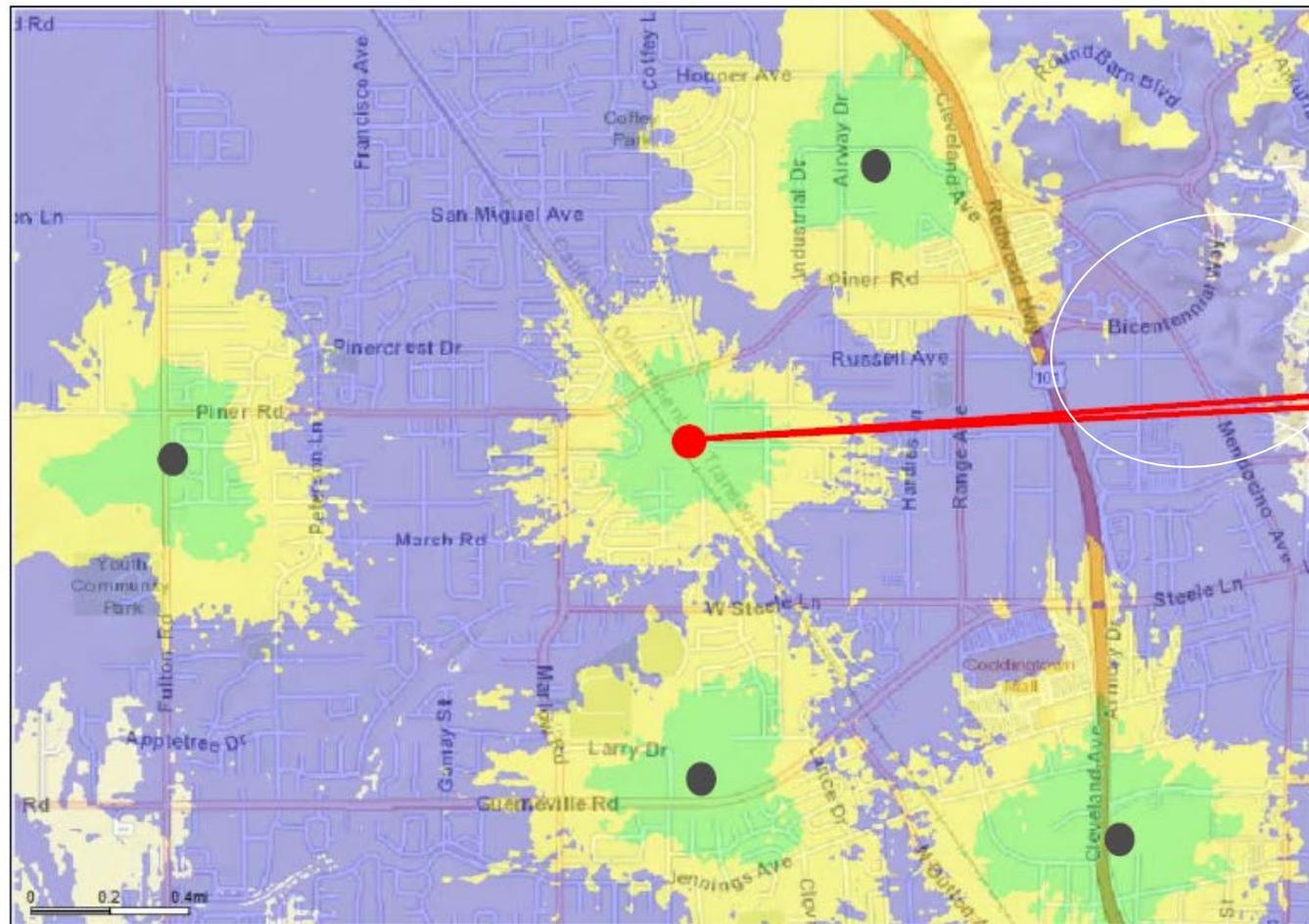


Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
Indoor Coverage Less Reliable
- Reliable Coverage Outdoors
Only
Indoor Coverage Less Reliable
- Existing site
- Proposed site



Proposed LTE 700 Coverage with CCL01420



Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Existing site
- Proposed site

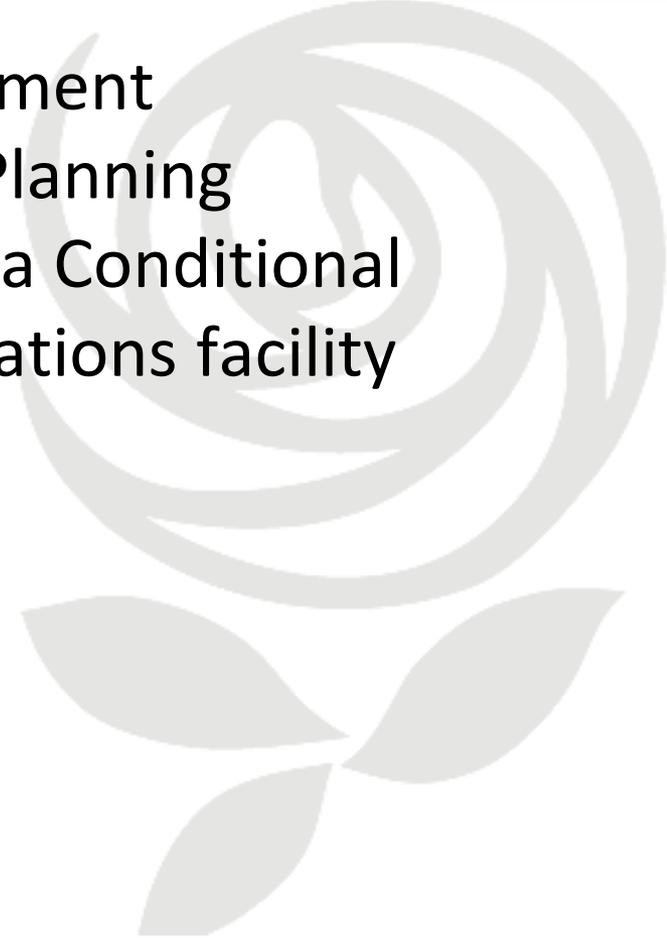
CCL01420



- The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303, the project qualifies for Class 3, which exempts the construction of new small structures in that telecommunication towers are considered small structures that are similar to this Project.

- Planning staff received one comment from the public following the pre-application neighborhood meeting.
 - Suggested that the applicant consider an alternate site on Coffey Road that already has an existing cell tower on site.
 - The general concerns are with the proximity of the proposed project to residential units to the west.
 - The coverage map highlights the lack of telecommunications signal coverage in the general vicinity.
 - An “Electromagnetic Energy (EME) Exposure Report,” prepared by OSC Engineering, Inc., dated May 19, 2021, concluded that the proposed placement of the tower at the subject site will not result in exposure of the public to excessive levels of radio-frequency energy as defined in the FCC Rules and Regulations.

The Planning and Economic Development Department Recommends that the Planning Commission approve, by resolution, a Conditional Use Permit to allow a telecommunications facility located at 2400 Bluebell Drive.



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