

New Wireless Telecommunications Facility CUP23-004

2715 Giffen Avenue

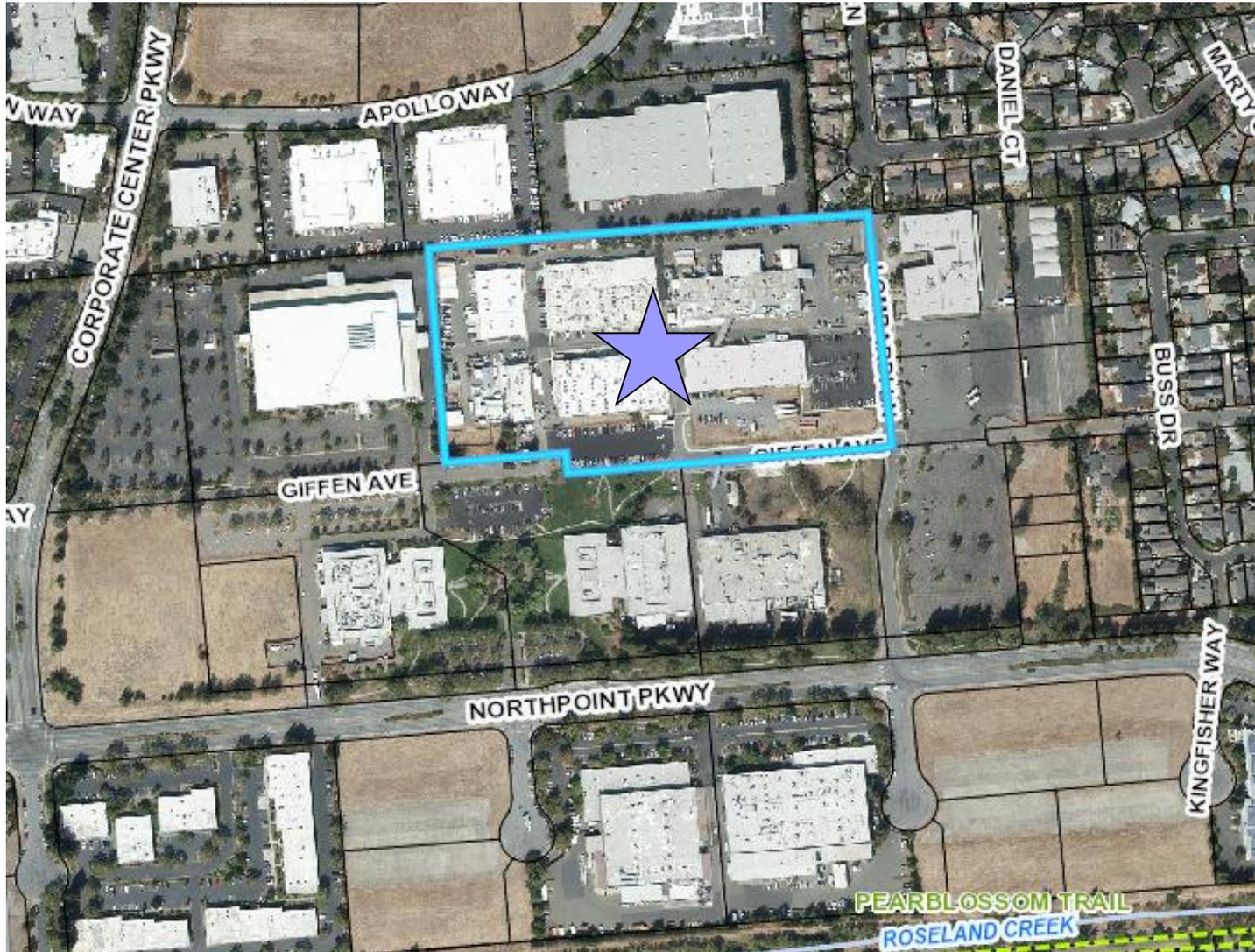
March 28, 2024

Suzanne Hartman, City Planner
Planning and Economic Development

Project Description & Required Entitlements

- Major Design Review and Major Conditional Use Permit to allow a new 85-foot-tall monopine pole (wireless communications facility) and supporting ground equipment enclosed and shielded by a 6-foot-tall concrete masonry unit (CMU) wall.

Neighborhood Context

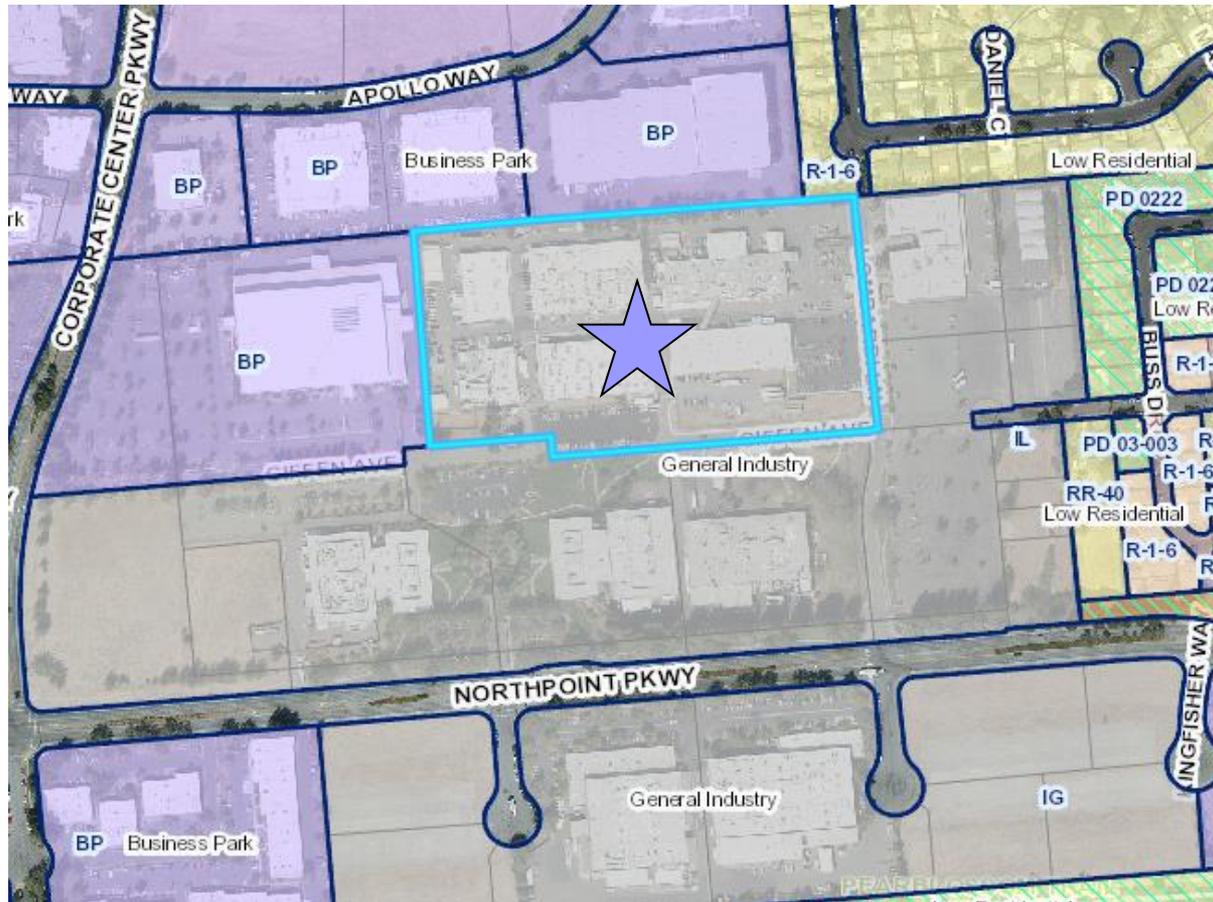


Project Location 2715 Giffen Avenue

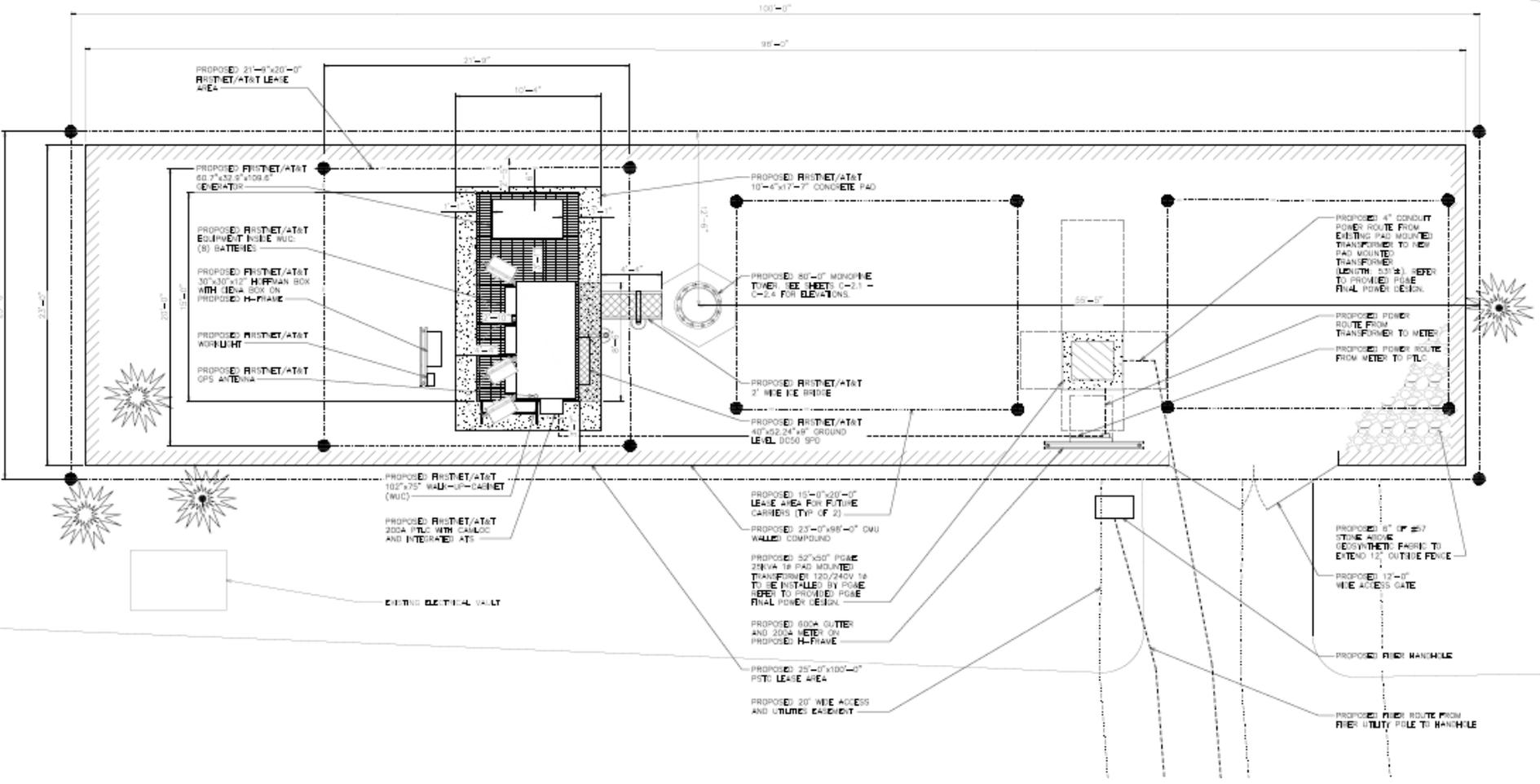


- On January 11, 2023, the Conditional Use Permit (CUP) application was submitted to the Planning and Economic Development Department.
- On March 17, 2023, a Notice of Application was distributed.
- On January 11, 2024, the applicant accepted City staff's request for a Tolling Agreement that would extend the review timeframe and shot clock of this project from January 11, 2024, to April 16, 2024.
- On March 15, 2024, a Notice of Public Hearing was distributed.

- General Plan Land Use Designation: General Industry
- Zoning District: Light Industrial (IL)







Elevations

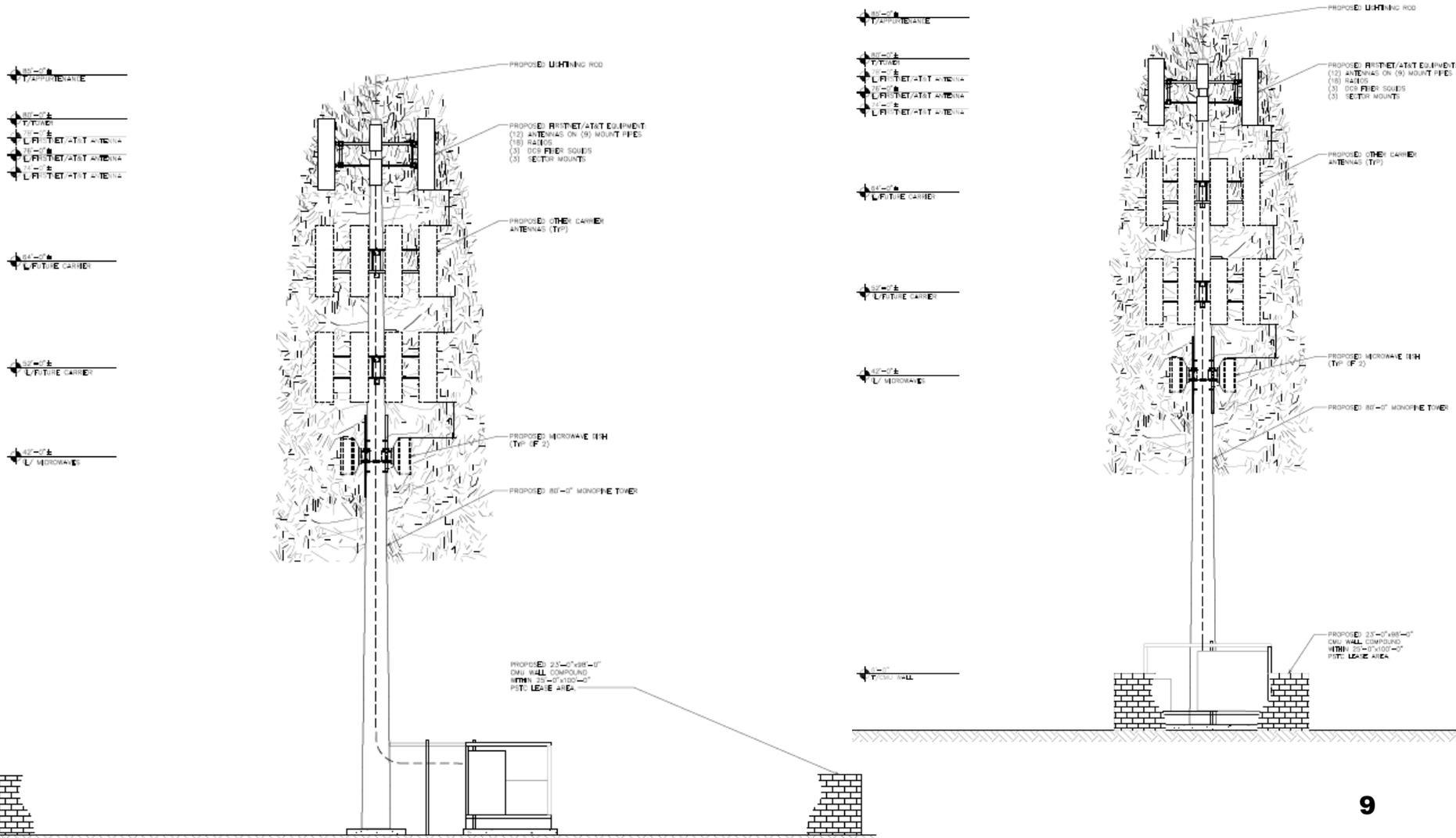
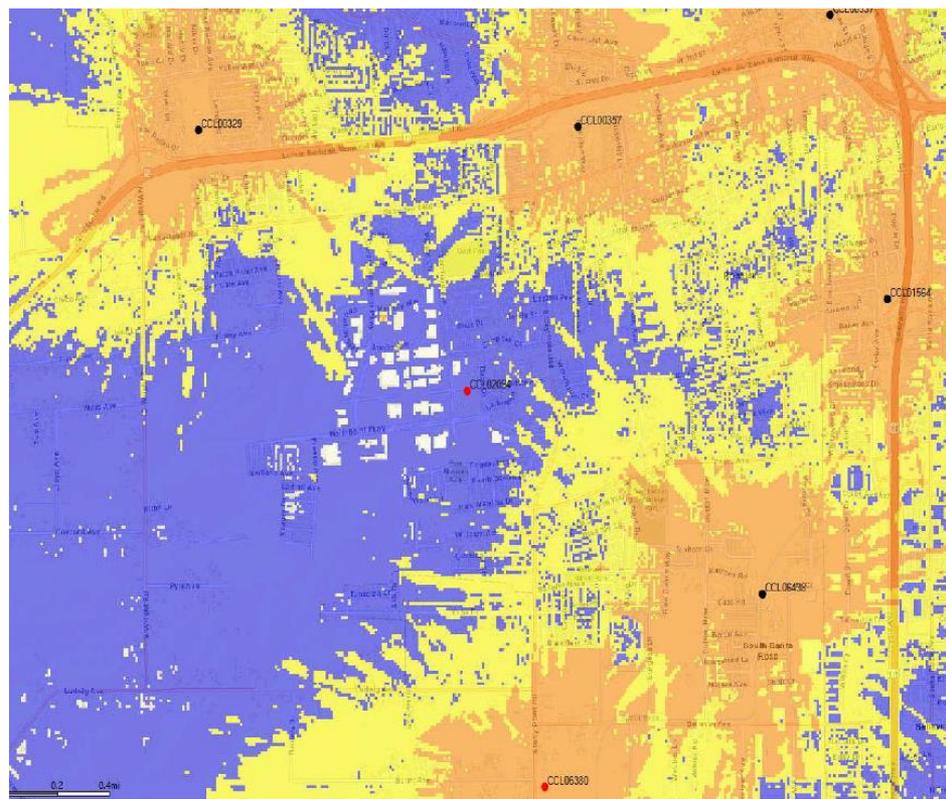


Photo Simulations

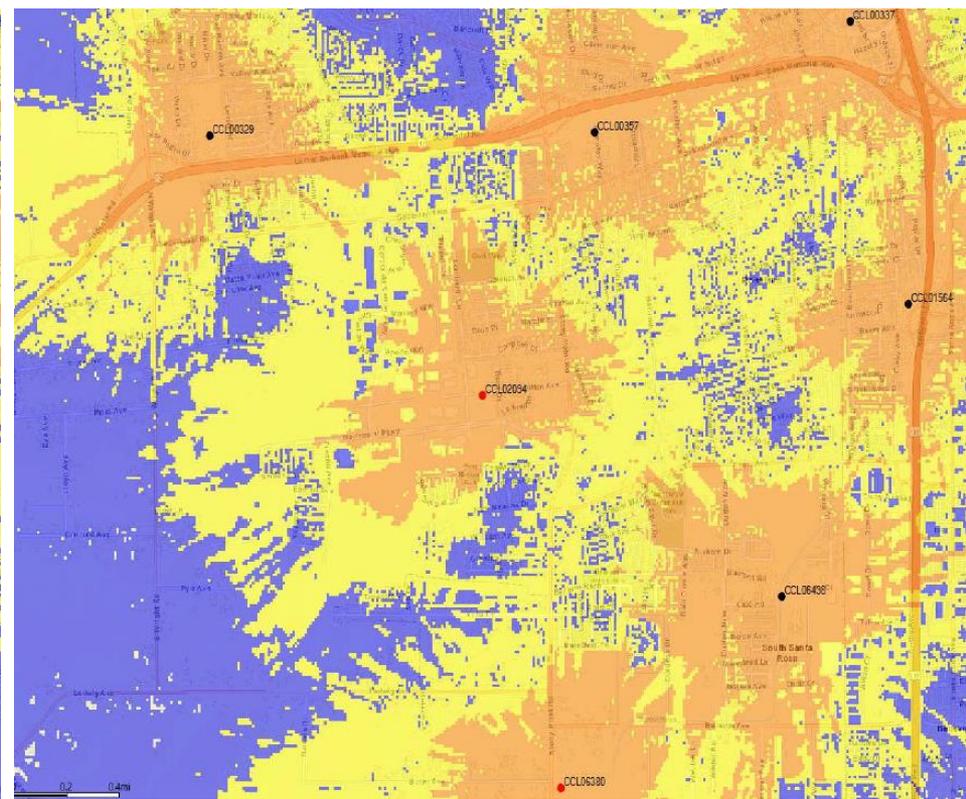


Photo Simulations





EXISTING COVERAGE



PROPOSED COVERAGE

- Summary of comments received:
 - Concern over proximity of the proposed tower to residential homes and nearby schools, as well as radiation emissions.

- 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;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

Required Findings (Continued)

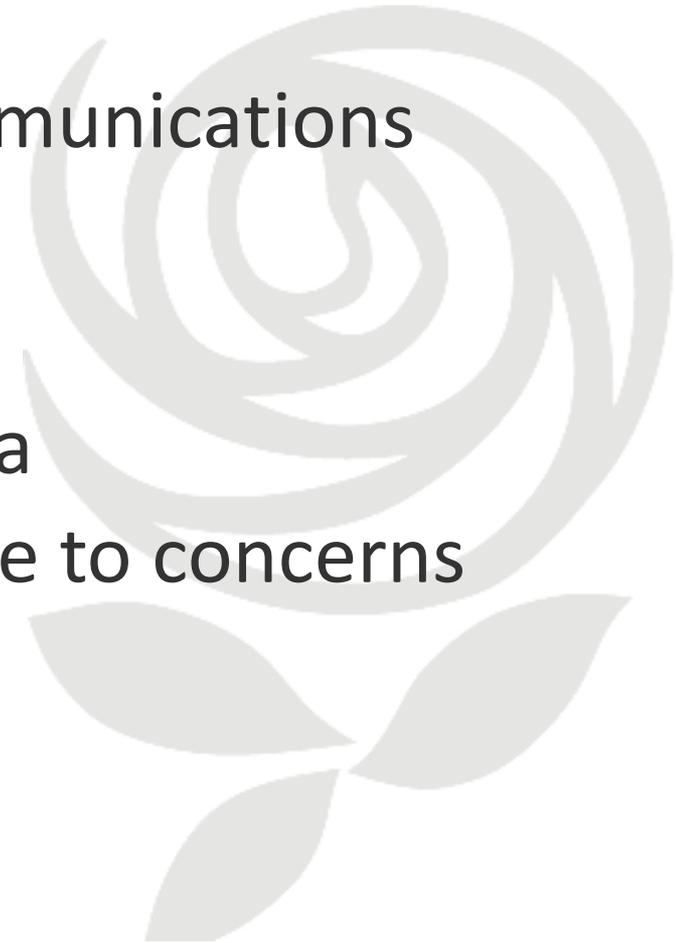
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located

Required Findings Pursuant to City Code Chapter 20-44

- The proposed site results in the least potentially adverse impacts than any feasible alternative site.
- The applicant has provided a written explanation why the subject facility is not a candidate for co-location.
- All commercial telecommunications facilities shall be served by the minimum roads and parking areas necessary.
- Commercial telecommunications facilities shall be operated in compliance with the Federal Communication Commission's (FCC) human exposure standards for non-ionizing electromagnetic radiation (NIER), and the applicant for commercial telecommunication facilities shall be responsible for demonstrating that the proposed facility will comply with this standard.

- 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.

- Regulated by the Federal Communications Commission (FCC)
- City has no discretion to deny a Telecommunication Facility due to concerns about exposure.



The Planning and Economic Development Department recommends the Planning Commission approval, by resolution, of a Conditional Use Permit for a new telecommunications facility located at 2715 Giffen Avenue.

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