

New Wireless Telecommunications Facility CUP23-004

2715 Giffen Avenue

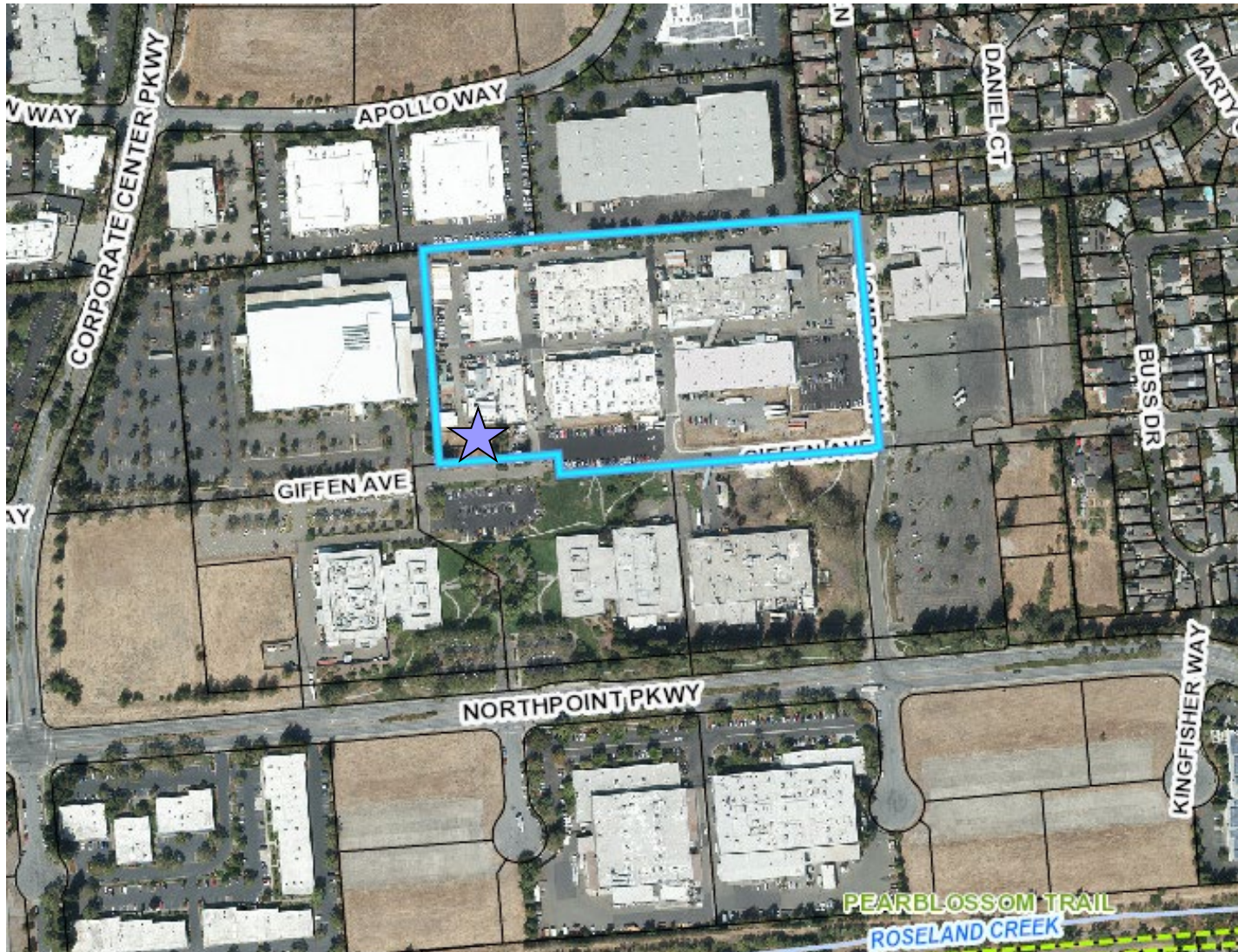
April 11, 2024

Suzanne Hartman, City Planner
Planning and Economic Development

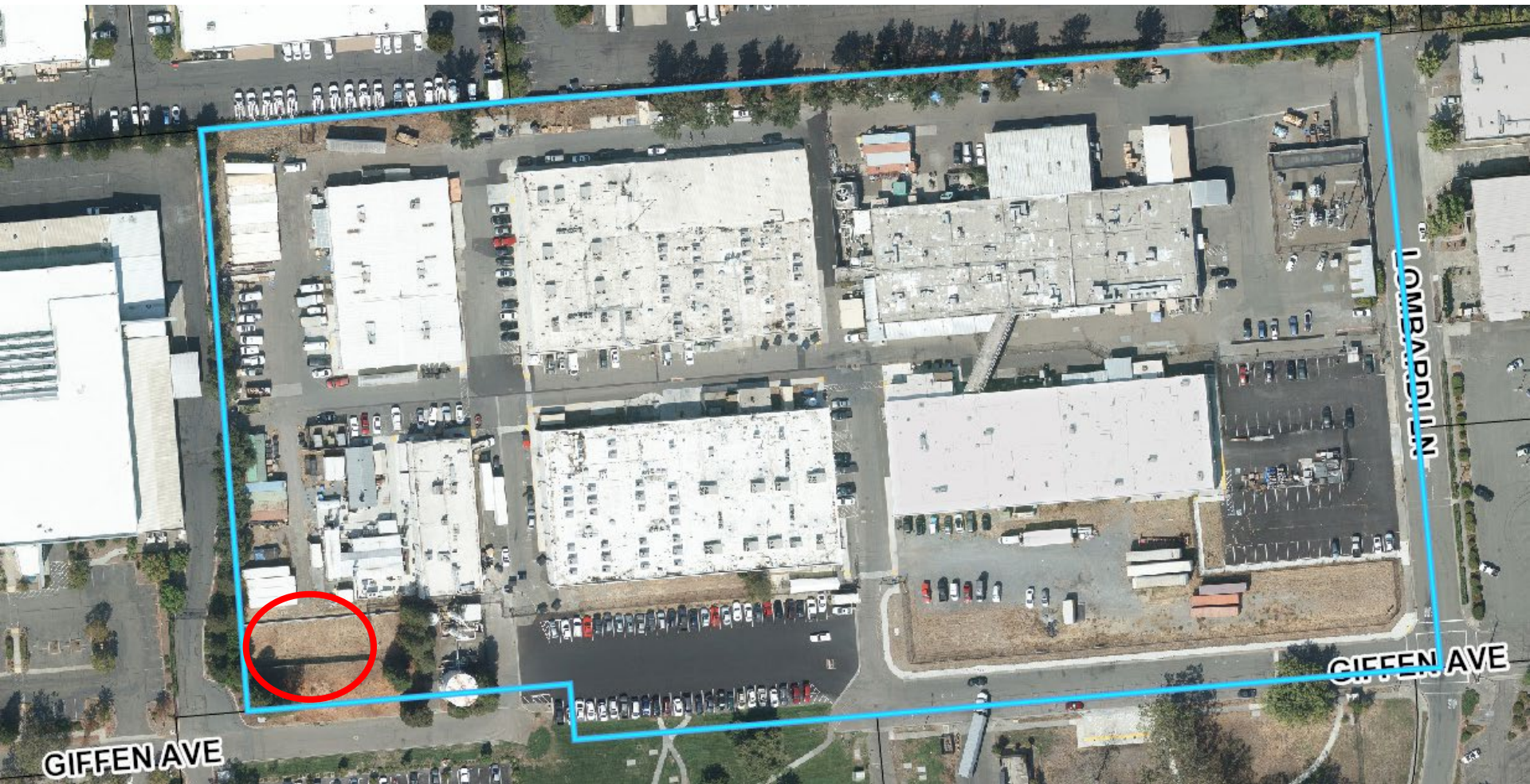
Project Description & Required Entitlements

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



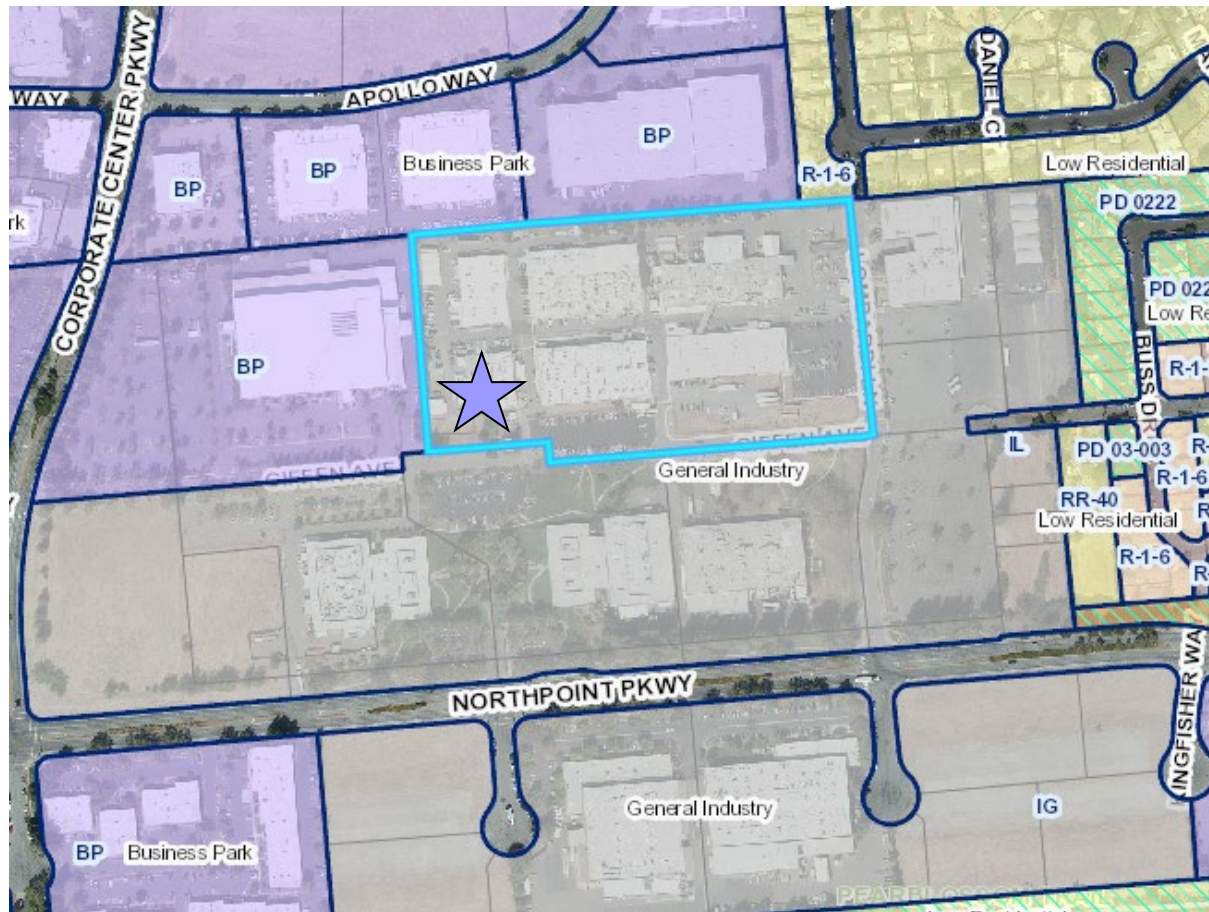
Project History

2715 Giffen Avenue

- 1/11/2023 a CUP application was submitted
- 3/17/2023 a Notice of Application was distributed
- 1/11/2024 the applicant accepted a Tolling Agreement to 4/16/2024
- 3/15/2024 a Notice of Public Hearing was distributed
- 3/28/2024 the Planning Commission continued the public hearing to a date certain of 4/11/2024
- 4/5/2024 a Notice of Public Hearing, translated into Spanish, was distributed

General Plan & Zoning

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







Elevations

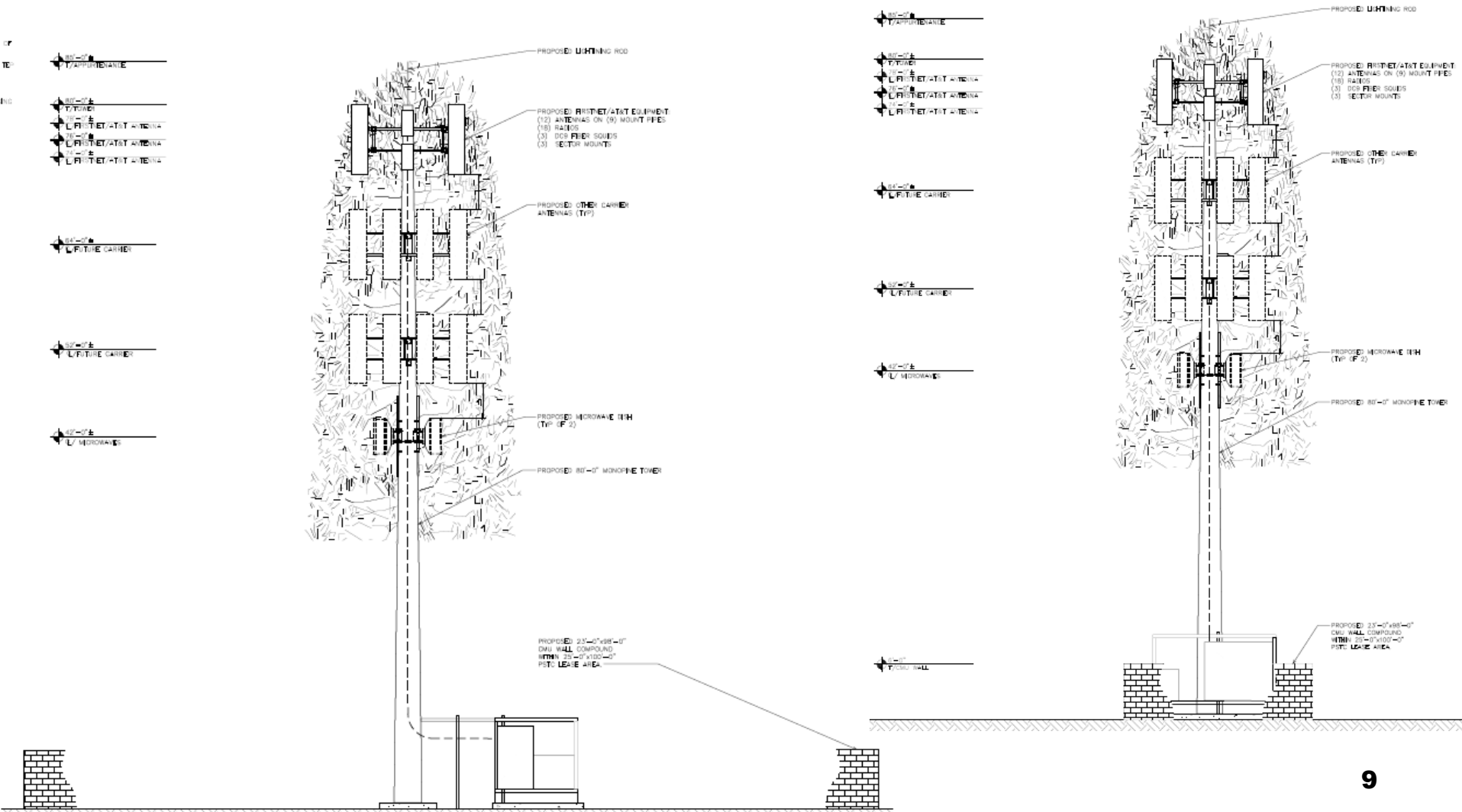


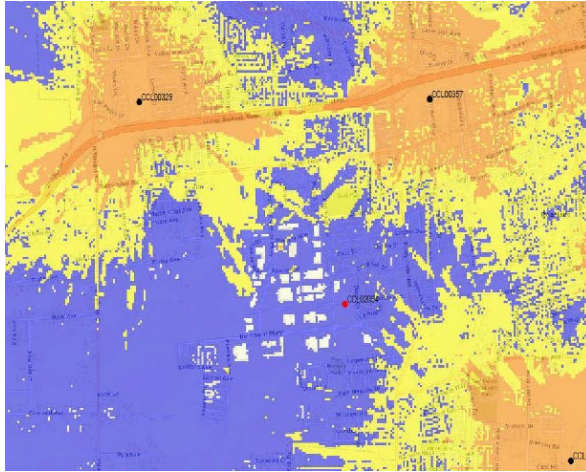
Photo Simulations



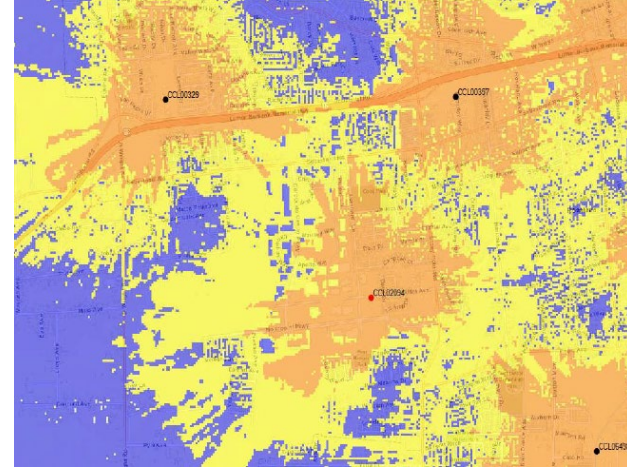
Photo Simulations



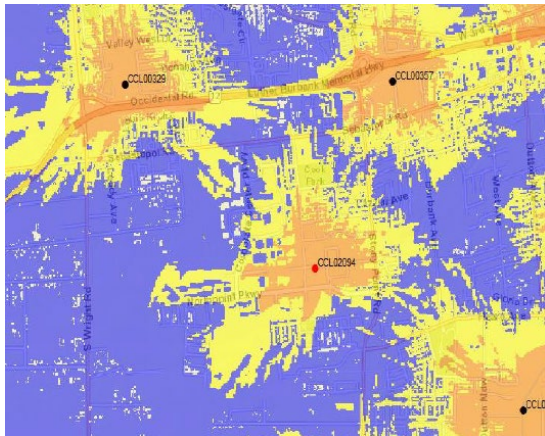
Coverage Map



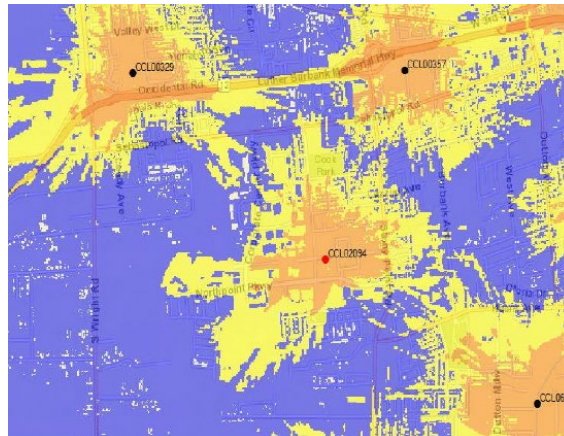
EXISTING COVERAGE



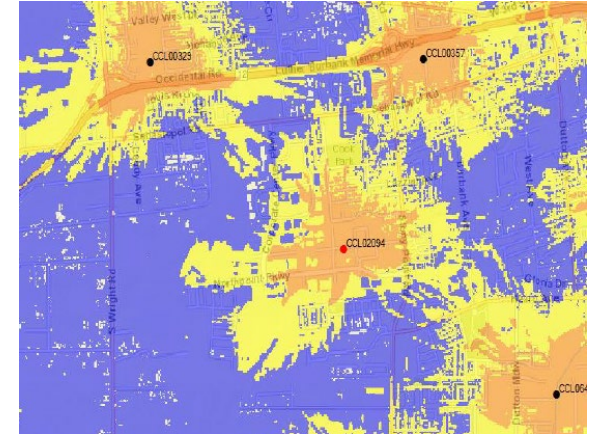
PROPOSED COVERAGE – 85 feet



55 feet



65 feet



75 feet

- Summary of public comments received:
 - The tower will cause indecent exposure to radiation.
 - The City's ordinance states that a telecommunications tower cannot be placed within two miles of an existing tower.
 - The proposed project fails to address seismic safety.
 - The noticing font is not large enough and there was no Spanish translation provided.

Required Findings

- The use is allowed within the zoning district and complies with all applicable provisions of the Code.
- The use is consistent with the General Plan.
- The design, location, size, and operating characteristics would be compatible with existing and future land uses in the vicinity.
- The site is physically suitable for the type, density, and intensity of use, 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.

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 FCC human exposure standards for non-ionizing electromagnetic radiation (NIER), and the applicant shall be responsible for demonstrating that the proposed facility will comply with this standard.

Environmental Review

California Environmental Quality Act (CEQA)

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.
- The project is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15183 because it is consistent with the General Plan for which an Environmental Impact Report was certified.

Radio Frequency (RF)

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



Recommendation

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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