

# New Wireless Telecommunications Facility DR23-038

2715 Giffen Avenue

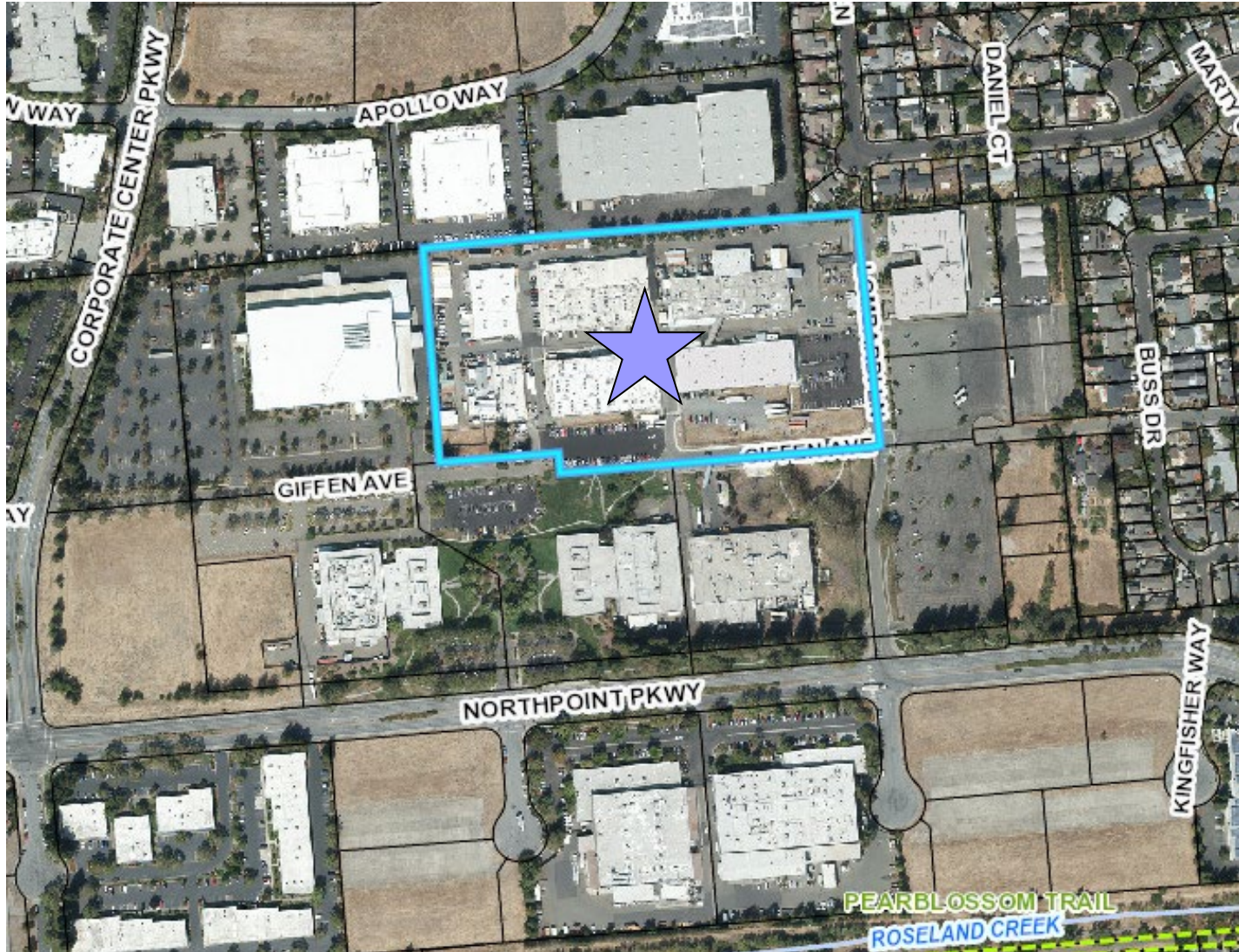
April 4, 2024

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 (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



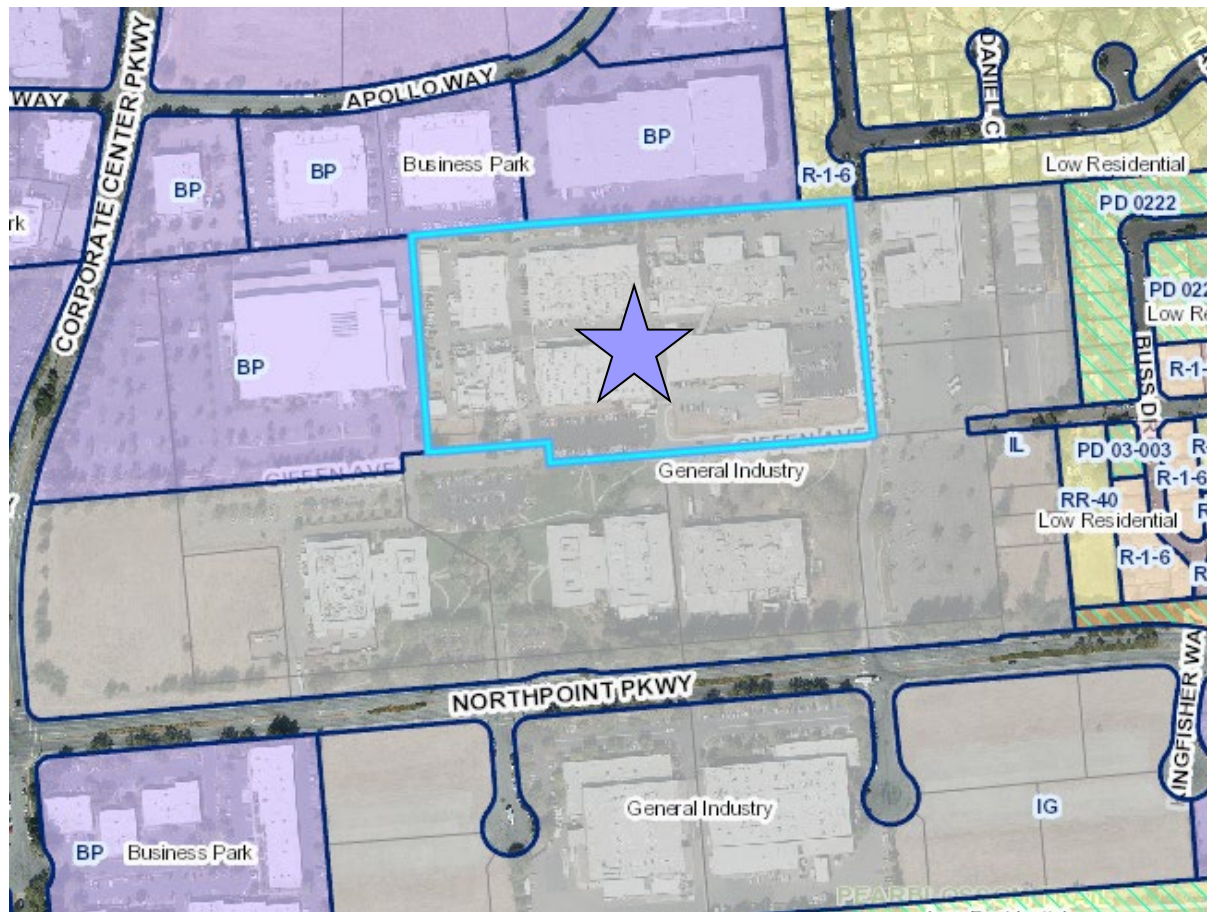
# Project History

## 2715 Giffen Avenue

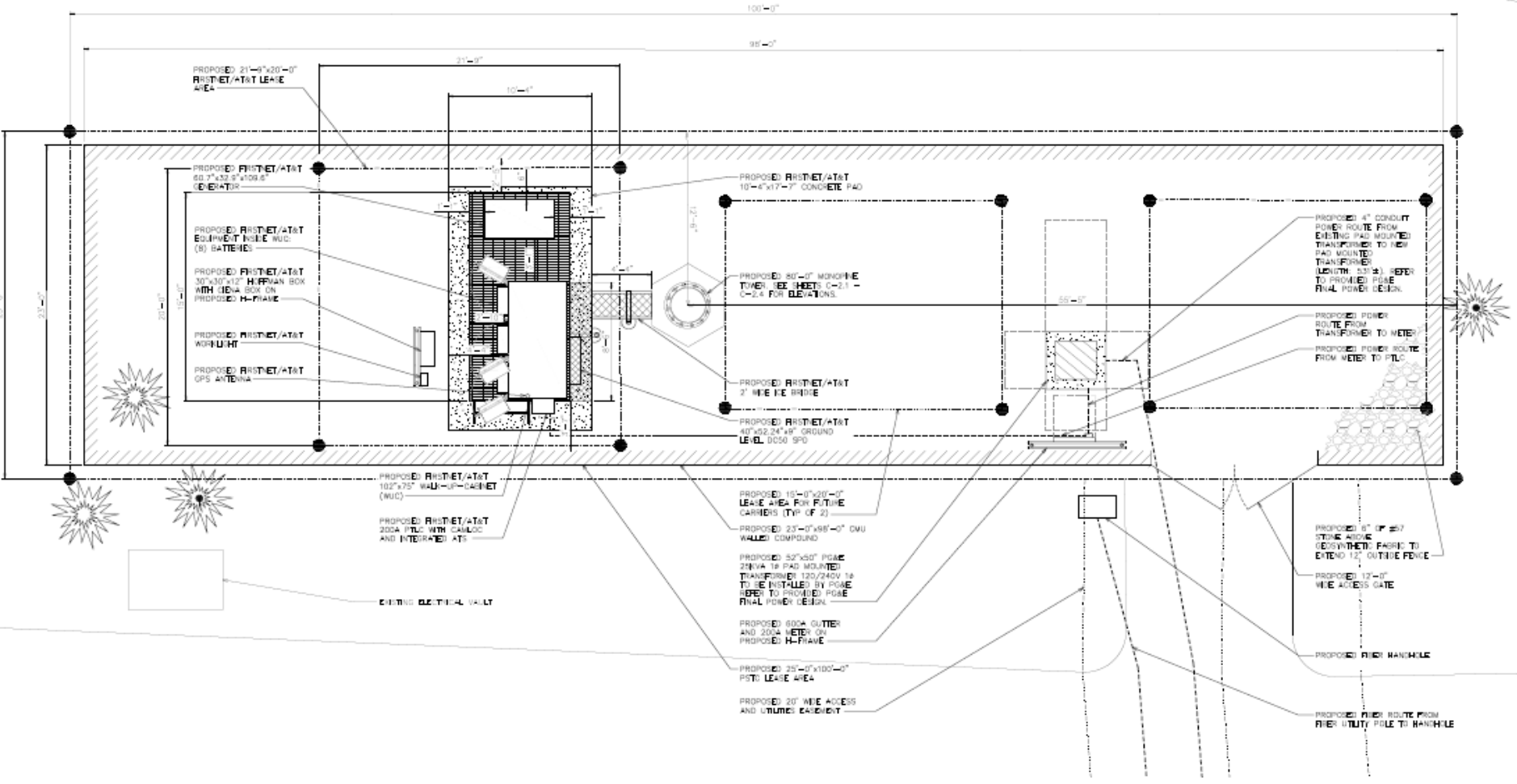
- On January 11, 2023, the Conditional Use Permit (CUP) application was submitted to the Planning and Economic Development Department.
- On March 17, 2023, a Notice of Application was distributed.
- On January 11, 2024, the applicant accepted City staff's request for a Tolling Agreement that would extend the review timeframe and shot clock of this project from January 11, 2024, to April 16, 2024.
- On March 28, 2024, Planning Commission Public Hearing.



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

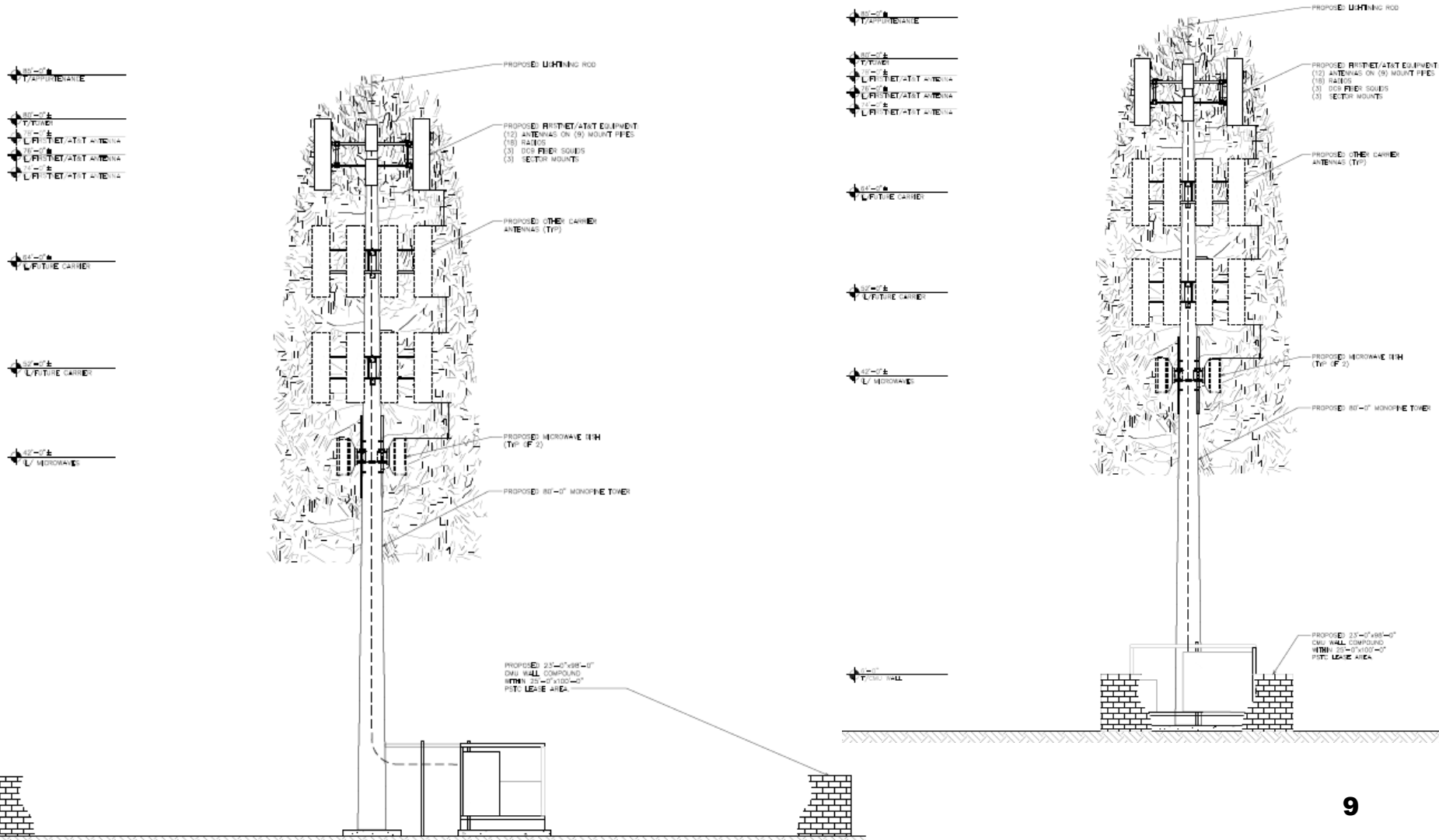








# Elevations



# Photo Simulations



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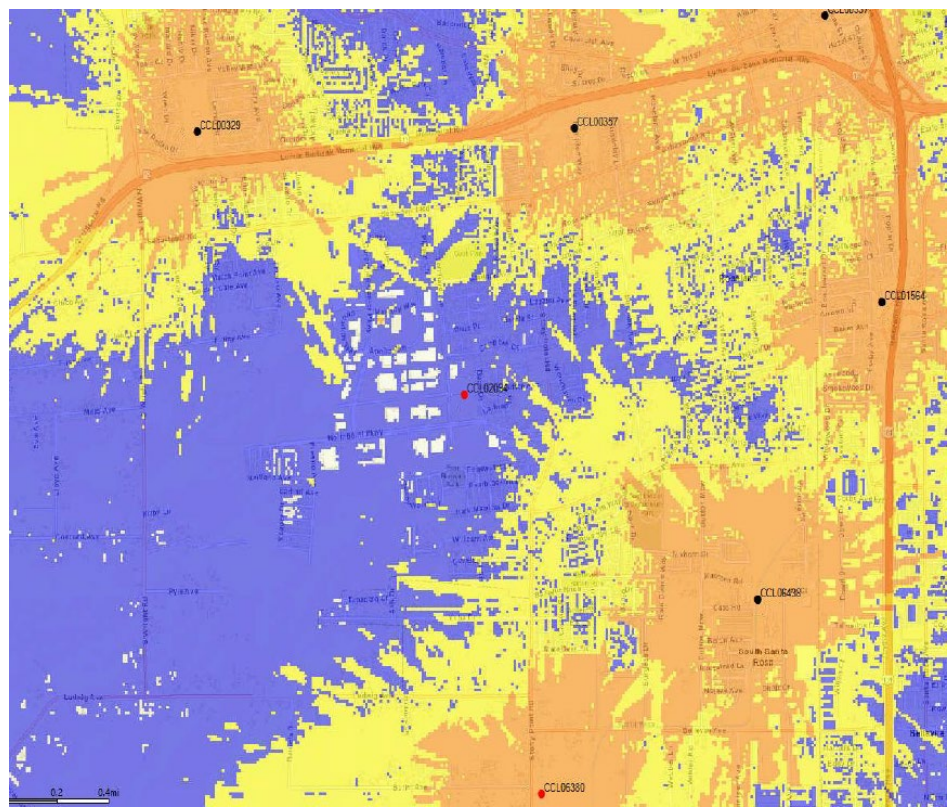




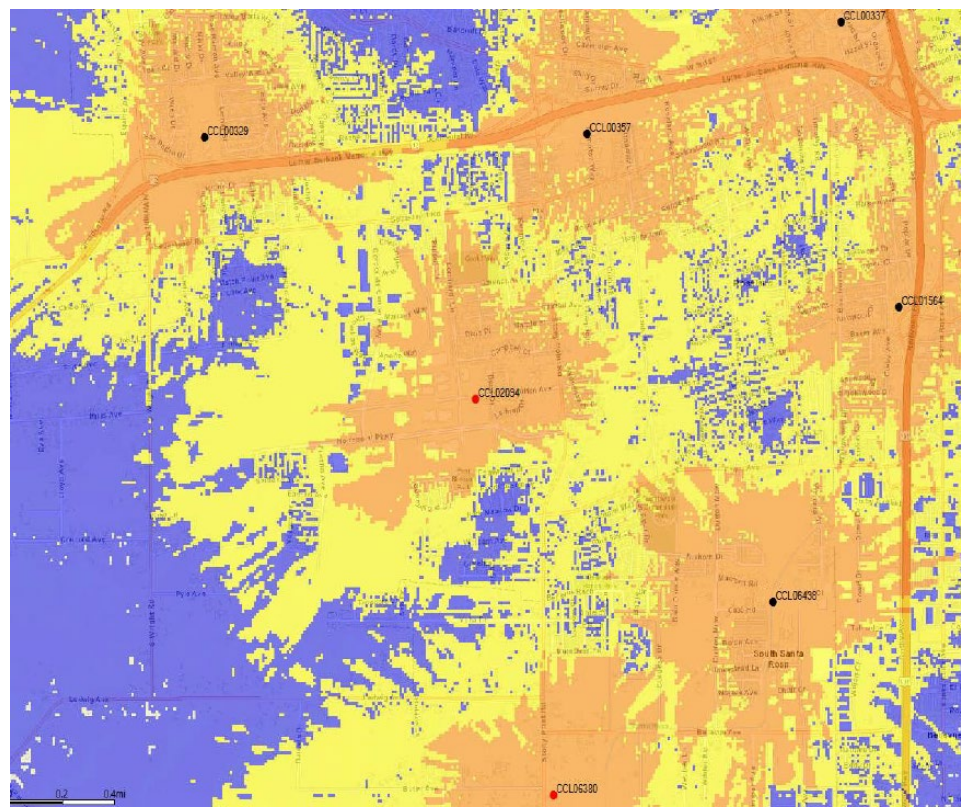
# Existing Site Photos







EXISTING COVERAGE



PROPOSED COVERAGE

- Summary of comments received:
  - Concerns over proximity of the proposed tower to residential homes and nearby schools, as well as Radio Frequency (RF) emissions.



# Required Findings Pursuant to City Code Chapter 20-52

- 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); and
- 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); and
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments; and

## Required Findings (Continued)

- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood; and
- 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; and
- 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; and

# 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.



# 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.
- Pursuant to CEQA Guidelines Section 15183, the proposed use is eligible for a streamlining measure as it is consistent with General Plan 2035, for which an Environmental Impact Report was certified by Council in 2009.

- 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 Design Review Board approval, by resolution, of a Design Review Permit for a monopine (telecommunications tower) with supporting ground equipment, shielded by a 6-foot-tall CMU wall, located at 2715 Giffen Avenue.



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