

ITEM 6.1: Conditional Use Permit – 900 Riverside Ave. – INFILL PCL 178 – Verizon Riverside Monopine – PL19-0040

REQUEST

The applicant requests approval of a Conditional Use Permit to allow the construction of a new 68-foot-tall monopine within a 30'x20' lease area with outdoor equipment, including a 4'x15' concrete slab with a six-foot-high chain link fence with privacy slats.

Owner – BMP II LLC
Applicant – Celeste Magennis, Epic Wireless

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the Verizon Riverside Monopine Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located at 900 Riverside Ave., on the west side of Riverside Ave., approximately 360 feet north of the intersection of Riverside Ave. and Cirby Way in the Infill area of the City of Roseville. The site has a zoning and land use designation of General Commercial (GC). The property is developed with an auto repair shop, and is surrounded by auto-related uses to the north, east and south. An apartment complex is located to the west of the project site.

The project proposes a new wireless telecommunications facility, located to the west of the building at 900 Riverside Ave. The facility will be located within a 600 square foot lease area, which will be surrounded by a six-foot-tall chain-link fence with privacy slats. The privacy slats will be painted to match the adjacent building. The lease area will accommodate the base of the tower, as well as equipment cabinets and associated utilities.

As proposed, the tower will be designed to mimic a pine tree, known as a “monopine” design. The height of the underlying monopole will be 63 feet in height, with an additional five feet of foliage extending beyond the top of the tower for a total height of 68 feet. The antenna will be mounted at 60 feet in height, and the top of the antenna will match the top of the tower structure at 63 feet. The project proposes the installation of three six-foot panel antennas per sector, for a total of nine antennas.

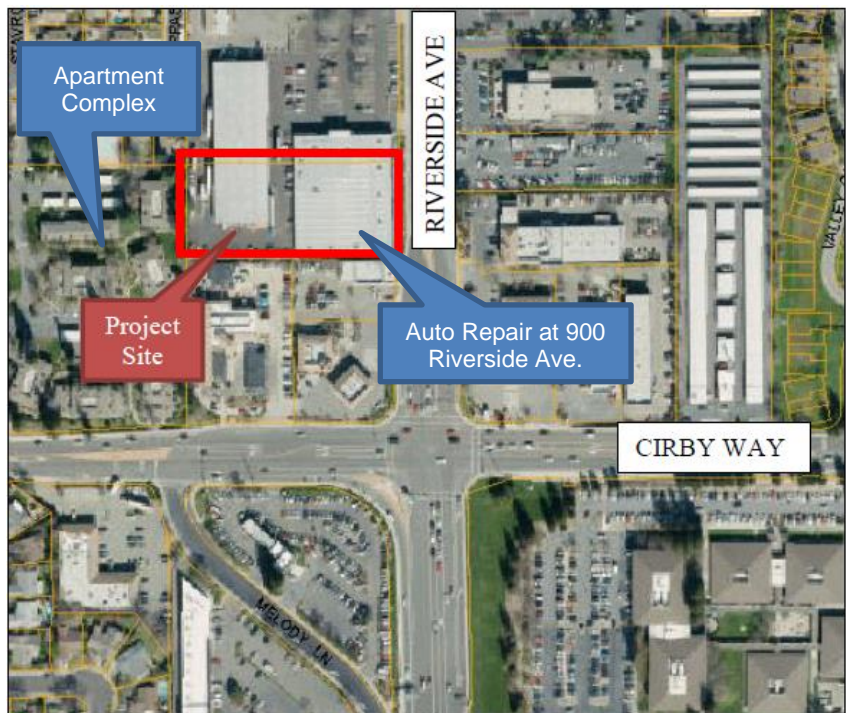
SITE INFORMATION

Location: 900 Riverside Ave.

Total Size: 1.60 acres

Topography and Setting: The project is located on one parcel, on the west side of Riverside Ave., in the Infill area of the City of Roseville. The project site is developed with a commercial building and is fully paved. The site is surrounded by commercial parcels, primarily utilized for auto-related uses, including a gas station, auto repair facilities, and used car sales. An existing apartment complex is located to the west of the project site.

Figure 1: Project Location



EVALUATION

Telecommunications facilities exceeding 60 feet in height are permitted with approval of a Conditional Use Permit, subject to standards established in Zoning Ordinance Section 19.34.010. As the project proposes an overall height of 68 feet, a Conditional Use Permit is required.

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve or conditionally approve a Conditional Use Permit. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.

Wireless telecommunications facilities, referenced in the General Plan as “Privately-Owned Utilities”, are permitted in all land use areas, provide that the facilities are designed and constructed in a manner consistent with adopted land use policies and design guidelines to the extent feasible. The General Plan relies on the Zoning Ordinance (Section 19.34.020) to establish location, general standards, and design criteria for telecommunications facilities. As discussed below, the proposed monopine tower is consistent with the Zoning Ordinance; therefore, the proposed use is consistent with the City of Roseville General Plan. The project is not located within a specific plan area.

2. The proposed use or development conforms to all applicable standards and requirements of the Zoning Ordinance.

Zoning Ordinance Section 19.34.030 provides general standards for the development of telecommunications facilities. The general standards for these facilities are as follows:

- 1. Building mounted antennas are encouraged, provided that the wireless communication facility is compatible with the building design and does not negatively impact the surrounding area.*

The project proposes a freestanding monopine, rather than a building mounted antenna structure.

- 2. Where building mounting is not possible, an attempt should be made to screen new monopoles from public view and to co-locate new antennas on existing monopoles.*

Staff requested that the applicant, Epic Wireless, conduct an alternative site analysis to determine whether or not any nearby collocation opportunities were available prior to moving forward with the current request (Attachment 1). The nearest identified opportunity site was at 715 Cirby Way, known as the Crown Castle Tower, located approximately 900 feet from the project site. Epic Wireless and Verizon Wireless made a good faith effort to negotiate with the property owner to collocate on the Crown Castle Tower; however, the additional lease area and utility installations necessary for the new Verizon facilities made the project infeasible due to constraints on the Crown Castle Tower site. Following this analysis, the current project was proposed.

The proposed telecommunications facility is designed to mimic pine trees located on the adjacent apartment complex site. As proposed, the monopine tower will be located between several buildings, in a lease area that is surrounded by auto repair facilities to the north, south, and east. Those commercial buildings will screen much of the lower portion of the monopine tower.

- 3. In order to minimize overall visual impact, wireless communication facilities should be designed to promote facility and site sharing.*

Condition #3 requires the proposed tower to allow for future collocation with other wireless carriers, as well as accommodate additional antennas.

- 4. No facility should be installed on an exposed ridgeline, in or at a location readily visible from a public trail, recreation area, or scenic area unless it is satisfactorily screened or made to appear as a natural environmental feature.*

The project site is surrounded to the north, east, and south by auto repair uses, and an apartment complex to the west. The facility is not located on an exposed ridgeline, nor is it readily visible from a public trail, recreation area, or scenic area.

- 5. Wireless communication facilities should be painted colors which are most compatible with their surroundings.*

The proposed monopine has a pine tree design, intended to mimic the nearby pine trees on the adjacent apartment complex site. The pole will be painted brown to simulate a tree trunk, with green, artificial foliage intended to look like the limbs of a pine tree.

- 6. Innovated design should be used whenever the screening potential for the site is low. For example, designing structures which are compatible with surrounding architecture, or appear as a natural environmental feature, could help mitigate the visual impact of a facility.*

As stated above, the proposed monopine will be designed to mimic a pine tree, similar to other large trees nearby.

- 7. Wireless communication facilities and all other equipment such as emergency generators and air conditioners must be designed to be consistent with City noise standards when in proximity to sensitive receptors.*

Condition #4 requires that all equipment on the project site operate within the limitation set by the Noise Ordinance.

8. *A professional telecommunications expert shall perform an evaluation of the radio frequency certifying that the frequency levels meet federal standards and that the facility will not interfere with the City's or other public entities' emergency broadcast systems.*

A Radio Frequency Electromagnetic Fields Exposure Report was prepared for Verizon by Dtech Communications in February of 2019 to ensure that the proposed wireless telecommunications facility complies with Federal Communications Commission (FCC) regulations. This report is included as an attachment to the Verizon Riverside Monopine Initial Study and Mitigated Negative Declaration (Exhibit A). The report finds that the monopine will operate within regulatory standards.

9. *Telecommunication facilities located on a lot adjacent to a residential zone district shall be set back from the residential zone by two feet for each one foot of total height. The required setback shall be measured at its widest potential position.*

The Zoning Ordinance requires that a telecommunications facility adjacent to a residential zone district shall be set back from the residential zone by two feet for every one foot of total height. The overall height of the tower, including the foliage, is 68 feet, resulting in a minimum required setback of 136 feet from the western property line. The tower is approximately 138 feet from the property line of the adjacent apartment complex, therefore exceeding the requirement.

3. ***The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The Zoning Ordinance provides standards for telecommunications facilities, particularly with regard to siting a facility to minimize visual impact. As proposed, the monopine tower will be located between several buildings, in a lease area that is surrounded by auto repair facilities to the north, south, and east. Those commercial buildings will screen much of the lower portion of the monopine tower. Additionally, an existing apartment complex is located to the west of the project site, which places the proposed tower adjacent to a residential use. The Zoning Ordinance requires that a telecommunications facility adjacent to a residential zone district shall be set back from the residential zone by two feet for every one foot of total height. The tower is approximately 138 feet from the property line of the adjacent apartment complex, therefore exceeding the required 136 foot setback. As previously discussed, the proposed tower complies with the General Standards for monopoles and meets the setback and location standards intended to reduce visual impacts.

The proposed telecommunications facility also provides screening through the "monopine" pine tree design, as well as privacy slats painted to match adjacent buildings in the lease area's chain link fence. The adjacent apartment site has several large pine trees along its eastern boundary, buffering the nearest apartment building from the auto repair use at 900 Riverside Ave. The monopine design of the proposed tower is intended to mimic the existing landscaping. Photo simulations from various points within the nearby residential areas are included in Attachment 2.

The project is conditioned to allow collocation, or facility sharing with other wireless service providers, in the future (Condition #3). Additionally, the emergency generator shall comply with Noise Ordinance standards (Condition #4) to minimize potential impacts on the surrounding uses. With appropriate facility siting, camouflage for the monopine tower, opportunities to collocate, and compliance with Noise Ordinance standards, the project is consistent with the Zoning Ordinance general standards for wireless communication facilities and will not adversely affect the health, safety, or welfare of persons working and residing in proximity of the monopine tower.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on August 9, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As proposed and conditioned, the project complies with the City of Roseville General Plan and the Zoning Ordinance. The project is consistent with the requirements for telecommunications facilities as discussed on pages 2-4 of this report, as well as with the findings for approval of a Conditional Use Permit.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts of the proposed wireless telecommunications facility (Exhibit A). Mitigation measures were included with the project to provide procedures in the event of the unanticipated discovery of cultural or paleontological resources. With mitigation, environment impacts were found to be less than significant. The IS/MND was released on July 26, 2019 for a period of 20 days ending on August 15, 2019.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the Verizon Riverside Monopine Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact as stated in the staff report and approve the **Conditional Use Permit – 900 Riverside Ave – INFILL PCL 178 – Verizon Riverside Monopine – PL19-0040** subject to five (5) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (File # PL19-0040)

1. The project is approved as shown in Exhibits B-E and as conditioned or modified below. (Planning)
2. The Conditional Use Permit approval shall be effectuated within a period of two (2) years from the date of approval and if not effectuated shall expire on **August 22, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **August 22, 2021**.
3. The wireless facility shall be designed to allow co-location of wireless service providers and to accommodate additional wireless antennas. (Planning)
4. All equipment associated with the wireless facility shall comply with the City's Noise Ordinance standards. (Planning)
5. Prior to construction, the applicant shall provide radio coverage documentation to the Fire Department indicating that this facility will not interfere with public safety amplification signals. (Planning, Fire)

Attachments

1. Alternative Site Analysis, Dtech Communications
2. Photo Simulations

Exhibits

- A. Verizon Riverside Monopine Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Attachments
- B. Project Notes and Plot Plan
- C. Site Plan
- D. Enlarged Equipment and Antenna Plans
- E. Elevations

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.