



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director
Prepared by: Damaris Abraham, Senior Planner

Date: August 20, 2019

Subject: Planning Application No. 2019-15 (AT&T Wireless) – A new 75-foot high wireless communications facility disguised as a pine tree located at 16401 Lakeshore Drive.

Applicant: Paul Kim, Eukon Group

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2019-15 (CONDITIONAL USE PERMIT NO. 2019-05 AND COMMERCIAL DESIGN REVIEW NO. 2019-07) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2019-05 TO ESTABLISH A NEW 75-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 16401 LAKESHORE DRIVE (APN: 379-250-044); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-07 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A NEW 75-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 16401 LAKESHORE DRIVE (APN: 379-250-044).

Background

The Project was continued from the July 16, 2019 Planning Commission hearing in order to allow the applicant additional time to research the need for microwave antennas. The applicant's engineer determined that a microwave antenna would be necessary for backhaul connectivity, since an optical fiber line is not available for the subject site. The applicant has revised the site plan and elevation plans to include two (2) microwave antennas at 38 ft. centerline on the proposed facility. Since the proposed microwave antennas will be located at lower height, the facility will still maintain its capability to allow for future collocations by other carriers. In addition, the photo simulations have been revised and demonstrate that the microwave antennas will be fully concealed.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) for the construction of a new 75-foot high wireless communications facility disguised as a pine tree consisting of 12 panel antennas, 36 Remote Radio Units (RRUs), six (6) surge suppressors at 66 ft. centerline, and two (2) microwave antennas at 38 ft. centerline (Project). The Project will include ancillary ground equipment consisting of two (2) GPS antennas and six (6) equipment cabinets located within an existing storage building, and one (1) backup generator. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted around the project area.

Access to the facility will be provided via a non-exclusive access easement from Machado Street. The Project will be located within an existing self-storage facility located at the southwesterly corner of Lakeshore Drive and Machado Street, more specifically 16401 Lakeshore Drive (APN: 379-250-044).

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Self-Storage	General Commercial	Neighborhood Commercial (C-1)
North	Residential	Neighborhood Commercial	General Commercial (C-2)
South	Townhomes	Medium Density Residential	Medium Density Residential (R-2)
East	Apartments	Medium Density Residential	Medium Density Residential (R-2)
West	Commercial	General Commercial	Medium Density Residential (R-2)

Analysis

General Plan Consistency

The Project has a General Plan Land Use designation of General Commercial (GC). The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The Project is proposing to construct a new wireless communications facility, which will provide wireless communication services (voice and data coverage) to the surrounding area.

Municipal Code Consistency

The Project is located in the Neighborhood Commercial (C-1) Zoning designation. In accordance with Section 17.415.140.C. of the Lake Elsinore Municipal Code (LEMC), a new wireless communications facility that is not a collocation or modification of an existing tower or base station is subject to the approval of a Conditional Use Permit application in addition to a Minor Design Review application.

The proposed Project has met the applicable application requirements and development standards of the LEMC as outlined below:

1. Per LEMC Section 17.415.140.G.3, the project provides adequate screening and disguise. The proposed facility is disguised a pine tree. Two (2) live pine trees (45 ft. and 35 ft. in height) will be planted in the project area. The proposed landscaping will be irrigated and maintained.
2. Per LEMC Sections 17.415.140.D.8 and 17.415.140.D.9, the applicant has demonstrated that the proposed facility cannot be placed on an existing building or collocated. The applicant has completed an alternative site analysis to show other locations near the search ring (See Exhibit E – Project Description & Justification). The proposed location is the closest to the identified coverage objectives and allows AT&T to reach the coverage objectives needed to provide service to the surrounding area. There is an existing 80-foot high wireless communication facility located at the Project site that was explored as a collocation option. However, there are currently three (3) existing carriers and no additional space is available at a height that would meet AT&T's coverage objectives.
3. In accordance with LEMC Section 17.415.140.G.7, the proposed monopole will have a baseline height of 60 feet, will be disguised as a pine tree, and is designed to allow for collocation of additional antennas.
4. Per LEMC Section 17.415.140.D.4, this Project shows a scaled depiction of the maximum permitted increase as authorized by the Spectrum Act, using the proposed project as a baseline, which in this case, is a 60 ft. feet baseline (See Exhibit H – Design Review Package), and qualifies for the increase of one additional antenna array not to exceed 20 feet, for a maximum allowed height of up to 80 ft. This also allows for the possibility of a future collocation, which will in turn, potentially help to mitigate the need for additional new wireless communications facilities.
5. The proposed facility is setback 196 ft. from the nearest residential property line. The project meets the minimum setback requirement of 50 ft. from a residential property line per LEMC Section 17.415.140.G.6.
6. Per LEMC Section 17.415.140.G.11, the equipment cabinets will be within an adjacent existing self-storage unit and completely hidden from view, and an emergency generator will be located at ground level just outside of the self-storage unit and will also be concealed from public view.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project. Appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of the use.

Environmental Determination

The proposed Project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 In-Fill Development Projects:

- a) *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The Project has a General Plan Land Use designation of General Commercial (GC) and has a Neighborhood Commercial (C-1) zoning designation. The Project will provide wireless

communication services (voice and data coverage) to the commercial and residential uses in the surrounding area. The proposed wireless communications facility is a permitted use subject to a Conditional Use Permit. The Project also complies with all applicable development standards of Section 17.415.140 (Wireless communications facilities) of the LEMC. Therefore, the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- b) *The proposed Project occurs within city limits, is located on a Project site of no more than five acres (approximately on a 726 sq. ft. lease area), and is substantially surrounded by urban uses.*
- c) *The Project site has no value, as habitat for endangered, rare or threatened species.* The project site has been completely disturbed for the development of the existing self-storage facility. Therefore, the project site has no value for endangered or threatened species.
- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The proposed facility is unmanned and is not intended for human habitation. The only traffic generated would be for the routine maintenance of the facility. The Project site is only 726 sq. ft. in size and will not result in significant disturbance or effect on drainage pattern or water quality. The proposed facility is subject to the noise standards of LEMC Chapter 17.176.
- (e) The site can be adequately served by all required utilities and public services.

Exhibits

- A – MSHCP Resolution
- B – CUP Resolution
- C – CDR Resolution
- D – Conditions of Approval
- E – Project Description & Justification
- F – Vicinity Map
- G – Aerial Map
- H – Design Review Package
- I – Photo Simulations
- J – Propagation Maps