



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Damaris Abraham, Senior Planner

Date: September 10, 2019

Subject: Receive and File the Planning Commission's Approval of Planning Application No. 2019-15 for a new 75-foot high AT&T wireless communications facility located at 16401 Lakeshore Drive.

Applicant: Paul Kim, Eukon Group

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2019-15 acted on by the Planning Commission on August 20, 2019.

The Planning Commission by a 4-0 vote:

adopted 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,

adopted 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,

adopted 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

Planning Application No. 2019-15 (Conditional Use Permit No. 2019-05 and Commercial Design Review No. 2019-07) proposes to construct 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).

The Project was originally heard at the July 16, 2019 Planning Commission meeting but was continued to the August 20, 2019 Planning Commission meeting 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 revised the site plan and elevation plans to include two (2) microwave antennas at 38 ft. centerline on the proposed facility. The project was approved at the August 20, 2019 Planning Commission meeting with a 4-0 vote. No one spoke in opposition of the project and only the applicant attended the hearing.

City Council Action

The Planning Commission's decision is final and no action by the City Council is required unless the City Council assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's agenda.

Fiscal Impact

The time and costs related to processing this Project have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the Project does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits

A – Planning Commission Staff Report