



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director

Date: January 21, 2020

Subject: **Planning Application No. 2019-50 (APC Towers)** – A new 60-foot high wireless communications facility disguised as a eucalyptus tree located at 32533 Corydon Rd.

Applicant: Greg Moorad, Plancom

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2019-14 TO ESTABLISH A NEW 60-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 32533 Corydon (APN: 370-120-019); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2019-18 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR A NEW 60-FOOT HIGH WIRELESS COMMUNICATIONS FACILITY LOCATED AT 32533 Corydon (APN: 370-120-019).

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2019-50 (Conditional Use Permit No. 2019-14 and Commercial Design Review No. 2019-18) for the construction of the construction of a new 60-foot high wireless communications facility disguised as a eucalyptus tree consisting of 12 panel antennas and 6 Remote Radio Units (RRUs). The project will include ancillary ground equipment consisting of two (2) equipment cabinets located within a CMU block enclosure, and one (1) backup generator.

Access to the facility will be provided via a non-exclusive access easement from Corydon Road. The facility will be located at the northeasterly corner of Corydon Drive and Palomar Street, more specifically 32533 Corydon Drive (APN: 370-120-019).

Environmental Setting

| | EXISTING LAND USE | GENERAL PLAN | ZONING |
|--------------|----------------------|---------------|----------------------|
| Project Site | RV-Storage | Specific Plan | ELSP – Action Sports |

| | | | |
|-------|-------------|---------------|----------------------|
| North | Vacant | Specific Plan | ELSP – Action Sports |
| South | Vacant/Res. | Wildomar | Wildomar |
| East | Industrial | Specific Plan | ELSP – Action Sports |
| West | Residential | Specific Plan | ELSP – Action Sports |

Analysis

General Plan Consistency

The Project has a General Plan Land Use designation of Specific Plan (SP). The SP Land Use designation does not specify uses within the SP designation nor does it provide for a maximum 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 and is therefore found consistent with the General Plan.

Municipal Code Consistency

The Project is located in the East Lake Specific Plan and has a land use designation of Action Sports and is located in the Airport Overlay. The East Lake Specific Plan is silent on the processing of Wireless Telecommunications facilities and as such Lake Elsinore Municipal Code (LEMC) would be the governing document. In accordance with Section 17.415.140.C. of the 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 eucalyptus tree. Existing and healthy eucalyptus trees already exist onsite and as such provide an landscape backdrop in which to locate the facility.
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.
3. In accordance with LEMC Section 17.415.140.G.7, the proposed monopole with have a baseline height of 60 feet, will be disguised as a eucalyptus 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 126 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 ground mounted equipment will be within an adjacent existing block enclosure unit and completely hidden from 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.

Exhibits

- A – MSHCP Resolution
- B – CUP Resolution
- C – CDR Resolution
- D – Conditions of Approval
- F – Vicinity Map
- G – Aerial Map
- H – Design Review Package
- I – Photo Simulations