

ITEM V-B: DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT – 2351 PLEASANT GROVE BL – WRSP PCL W-72 VERIZON WIRELESS ANTENNA - FILE# PL15-0393

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow building modifications including a 15-foot height increase to the existing church steeple. A Conditional Use Permit is requested to allow a new wireless antenna facility to be located within the modified steeple.

Applicant – Andrew Lesa, Verizon Wireless c/o Epic Wireless
Property Owner – St. John's Episcopal Church

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification with thirty-five (35) conditions of approval;
- C. Adopt the three (3) findings of fact for the Conditional Use Permit; and
- D. Approve the Conditional Use Permit subject to four (4) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project. The applicant has reviewed the project conditions and is in agreement with the recommendation.

BACKGROUND

The project site is located on West Roseville Specific Plan (WRSP) Parcel W-72 and has a land use designation of Public/Quasi-Public/Village Center (P/QP/VC) and a zoning designation of Public/Quasi-Public/Special Area-West Roseville (P/QP/SA-WR). The 10.83 acre site is located on Pleasant Grove Boulevard directly across from the Village Center (commercial center and park site) and is adjacent to Medium Density Residential (MDR) Parcel W-24 on the southeast, High Density Residential (HDR) Parcel W-25 on the northwest, and a neighborhood park site W-53 on the southwest (see Figure 1). Collectively these uses form the Village Center, which is intended by the WRSP to be modeled after a traditional town square with a mix of uses, providing a central gathering point, and operating as the heart of the plan area.

The project site is partially developed with a 13,000 square foot church (St. John's Episcopal Church) and associated site improvements including parking, lighting, and landscaping. The Design Committee approved a master plan for the site on February 21, 2008 (File # 2007PL-081, Permit # DRP-000198), which included a church and school with associated outdoor recreational facilities and parking. On May 22, 2013, an Administrative Permit was approved to allow a 60 foot tall faux bell tower wireless communication facility at the rear of the church along with a 300 square foot equipment shelter (see Figure 2 - photo of existing church and towers).

Figure 1: Project Location



Figure 2: Photo of Existing Church

The current request is to increase the height of the existing church steeple by 15 feet to accommodate a new wireless antenna facility. Minor modifications are also proposed to the design of the steeple. A new approximately 300 square foot equipment enclosure is proposed at the rear of the church.



DESIGN REVIEW PERMIT MODIFICATION EVALUATION

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City's Zoning Ordinance, Community Design Guidelines (CDG's), and WRSP. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. Project plans are provided as Exhibits A and B. Photo simulations are provided as Attachment 1. The following discussion is provided as clarification on the proposed modifications.

Steeple Design: The church steeple fronts onto Pleasant Grove Boulevard. As required by the WRSP design guidelines, a steeple was located at the front of the church aligned with the visual centerline of Village Green Drive, to provide a focal point for the Village Center. The steeple is currently approximately 71 feet tall with a stucco façade and stone base. The base of the steeple has lancet archways that provide a pedestrian entrance to the church from the public sidewalk.

The proposed modifications to the steeple will increase the height by approximately 15 feet and widen the base (see Figure 3). A trim cap will be added above the widened base, providing a clear separation between the base and middle of the tower. The trim detail will assist in segregating the tower into two sections, which will de-emphasize the height of the steeple. The increased width of the base will further ground the steeple and provide a proportionate scale to the design of the steeple. Shuttered fenestrations will be added on both the front and sides of the tower to provide architecture detail to the steeple. The existing steeple roof and cross will be replaced to match the existing roof design. As proposed, the design of the steeple is compatible with the existing building architecture.

Figure 3: Steeple Photo Simulations



The increase in height of the steeple will allow the wireless antennas to be placed within the roof element of the steeple. The section below the existing spire will be raised by approximately 15 feet, bringing the total height of the steeple to 86 feet when measured to the top of the cross. The Zoning Ordinance and WRSP do not establish height limits for properties with a zoning designation of P/QP. Instead the appropriate height is determined through the design review permit process. The increase in the height, with the above described architectural modifications, are in scale with the existing building. The modifications to the steeple will remain consistent with the WRSP guidelines by creating additional visibility of the focal point for Village Center. The height of the steeple is therefore appropriate for the use.

Recently approved FCC regulations [Section 6409(a)] for wireless communication towers provide that local governments may not deny and shall approve certain requests for modifications to wireless communication facilities, including height increases up to 10% of the tower height or 20 feet, whichever is greater. In this case, any additional increase to the height of the cell tower would require a design review permit modification for an increase to the building (steeple) height. Given the project's visibility within the Village Center and surrounding residences, staff would have difficulties making the findings to support a height increase to the steeple beyond the proposed 86 feet. This type of building modification would be out of scale with the existing church and other buildings in the Village Center.

Equipment Enclosure: An approximately 300 square foot equipment enclosure (25'-6" long by 11'-6" wide by 10'-0" tall) will be located to the rear of the church. The enclosure will be located adjacent to the existing AT&T enclosure and trash enclosure in an area that will not affect existing improvements. The equipment enclosure will be covered in stone to match the stone on the existing building, will be topped with a trim cap, and will be compatible with the existing structures. The enclosure is partially screened from public view behind the existing parking area landscaping and trash enclosure. The equipment enclosure is covered and fully enclosed and requires HVAC units to maintain a consistent internal temperature. Additional measures require the HVAC units to be placed on the opposite

elevation of the residential properties (see Condition #3) to minimize visual impacts. As the site develops and is landscaped, the enclosure will be further screened from view.

DESIGN REVIEW PERMIT MODIFICATION FINDINGS

Section 19.78.060(C) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification, as follows:

1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*
2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, WRSP, and the applicable Community Design Guidelines.*

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

Staff supports the modifications as outlined above and does not suggest any additional changes. Based on the analysis contained in this staff report and with the project conditions the required findings for approval can be made.

CONDITIONAL USE PERMIT EVALUATION

As required by the Zoning Ordinance, a Conditional Use Permit (CUP) is requested to allow a cellular tower to be constructed which is greater than 60 feet tall and an equipment enclosure which is greater than 160 square feet in area. Project plans are provided in Exhibit A and B. The applicant has also provided an Alternative Site Analysis (Attachment 2), a Coverage Comparison (Attachment 3), and a Radio Frequency Evaluation (Attachment 4) to support the request for a CUP. CUP's are evaluated for consistency with the City's General Plan and WRSP, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or live in the area. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the proposal in relation to each finding.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and WRSP.***

Telecommunication facilities, referenced in the General Plan as "Privately-Owned Utilities," are permitted in all land use designations provided 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 to establish location, general standards and design criteria for telecommunications facilities. As discussed below, the proposed cell tower is consistent with the Zoning Ordinance; therefore, the proposed use is consistent with the General Plan.

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

The subject property has a zoning designation of Public/Quasi-Public/Special Area-West Roseville (P/QP/SA-WR). Telecommunications facilities (greater than 60 feet in height) are permitted in the P/QP zoning district with approval of a CUP, subject to the standards established in Zoning Ordinance Chapter 19.34. The intent of this Chapter is to minimize the adverse impacts of such equipment and structures on neighborhoods and surrounding developments by limiting the height, number and

location of such facilities. General Standards for telecommunications towers are set forth in Section 19.34.030 A. of the Zoning Ordinance. The standards are shown below, in *italics*, with an evaluation following the standard.

Zoning Ordinance Section 19.34.030 A. General Standards

- 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 new antennas will be mounted within the building.

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

There are no existing monopoles or suitable towers in the vicinity that would allow Verizon to achieve its coverage objectives. The applicant did analyze alternative sites, as outlined in Attachment 2, and determined that the proposed location was the only location that met the location and height requirements to achieve the desired wireless coverage. The existing 60 foot tall AT&T bell tower would allow for co-location. However, as described in the Coverage Comparison analysis (Attachment 3), is not preferred because placement of the new antennas within the existing tower will not provide the desired coverage. The only available location within the existing tower is below the existing AT&T antennas at 48 feet and, at this height, signal strength would be interrupted by existing structures. Additionally, as described in Attachment 2 and 3, the Verizon antennas cannot be placed within the existing steeple because they would be on the same plane (at 60-feet tall) as the AT&T antennas. The Verizon antennas operate at similar frequencies to AT&T and when located on the same plane, interfere with each other. The applicant is therefore proposing to extend the height of the exiting steeple and place the antennas above the AT&T antennas, to provide the desired coverage and screen the new antennas from view.

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

The proposed tower is designed for a single carrier but could allow co-location of additional carriers, as conditioned in the CUP Condition #2.

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

The proposed telecommunication equipment is not adjacent to any scenic areas. In addition, the tower and equipment enclosure has been designed to blend in with the existing development, as described in the Design Review Permit Modification evaluation above.

- 5. Wireless communication facilities should be painted color(s), which are most compatible with their surroundings.*

The wireless communication facility will be enclosed and screened from view within a building (church steeple). As described above, the communication facility will be compatible with its surroundings.

6. *Innovative 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.*

The proposed telecommunications facility will be disguised within a church steeple. The addition of the wireless facility will slightly increase the height of the steeple, however as described above, the height increase is appropriate for the use and design. The steeple design will match the existing exterior materials of Saint John's Church with stucco, stone veneer, shutter elements, and foam cornice treatments painted to match the church. The wireless facility will not be visible to the public. As proposed, staff finds the steeple design innovative and architecturally compatible with the existing church (see Exhibit B).

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

The ground-mounted equipment will be fully enclosed in a 300 square foot concrete shelter that will effectively reduce noise transmission. The proposed equipment shelter will measure approximately 10' in height and would be partially screened from surrounding views. The facility will not be permitted to exceed the City's noise standards of 45 dB at the nearest sensitive receptors residential units, which are located approximately 250 feet away, per Condition #3 of the Conditional Use Permit.

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.*

The applicant has provided a radio frequency evaluation study (Attachment 4) to verify that interference to the City's transmitters/receivers or other public entities' emergency broadcast systems will not occur. In addition, CUP Condition #4 requires the applicant to provide documentation that the telecommunications facility will not interfere with public safety amplification signals.

9. *Telecommunication Facilities located on a lot adjacent to a residential zone district shall be set back from the residential zone by two (2) feet for each one (1) foot of total height. The required setback shall be measured at its widest potential position.*

The antennas will be approximately 66 feet tall, enclosed within 86-foot tall steeple (measured to the top of the cross). The nearest residential property is the Westpark Village 25 multi-family townhomes, which are approximately 250 feet away from the base of the steeple. At the proposed height, the antennas exceed the setback requirements by over 78 feet.

10. *Substantial landscaping or other screening should be provided to reasonably buffer any adjoining residential uses from the potential visual impacts of the facility. Landscape screening should be designed to achieve its desired appearance in a reasonable period of time.*

As described above, the antennas will be enclosed within the steeple and will be screened from view. The exterior equipment will be fully screened from view behind a covered solid wall enclosure, limiting visual impacts to the adjacent residential properties.

11. *Guy wires or support structures shall not overhang any property line.*

The facility meets this criterion because the steeple is the sole support structure and guy wires are not proposed.

12. *The antennas attached to a monopole should be mounted as close as possible to the monopole as a means of reducing the visual impacts of the antenna structures.*

The proposed steeple will be equipped with eight antenna panels that will be located near the top of the structure to provide service to the desired coverage area. However, with the proposed design the antennas will be located inside the structure, and will be totally screened from public view.

3. *The location, size, design and operating characteristics of the proposed 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.*

Staff has reviewed the plans and concluded that the location, size, design, and operating characteristics of the proposed telecommunication facility will be compatible with the area. The proposed facility will be integrated into the building design and constructed to match the church. In addition, the applicant has provided an aesthetically enhanced design that will blend in with the existing building and surrounding environment.

Based on the analysis provided in the staff report, staff finds that the proposed telecommunication facility is consistent with the applicable provisions of the Zoning Ordinance.

CONDITIONAL USE PERMIT CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlements can be made.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (minor alternations to existing facilities) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions (A-D):

- A. Adopt the two findings as stated in the staff report for the **DESIGN REVIEW PERMIT MODIFICATION – WRSP PCL W-72 NEW VERIZON WIRELESS ANTENNA FACILITY – 2351 PLEASANT GROVE BL – FILE #PL15-0393**;
- B. Approve the **DESIGN REVIEW PERMIT MODIFICATION – WRSP PCL W-72 NEW VERIZON WIRELESS ANTENNA FACILITY – 2351 PLEASANT GROVE BL – FILE #PL15-0393** subject to the thirty-five (35) conditions listed below;

- C. Adopt the three findings of fact as stated in the staff report for the **CONDITIONAL USE PERMIT – WRSP PCL W-72 NEW VERIZON WIRELESS ANTENNA FACILITY – 2351 PLEASANT GROVE BL – FILE #PL15-0393**; and
- D. Approve the **WRSP PCL W-72 NEW VERIZON WIRELESS ANTENNA FACILITY – 2351 PLEASANT GROVE BL – FILE #PL15-0393** subject to the four (4) conditions listed below.

DESIGN REVIEW PERMIT MODIFICATION CONDITIONS OF APPROVAL

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on March 24, 2018. 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 March 24, 2018.
- 2. The project is approved as shown in Exhibits A - B and as conditioned or modified below. (Planning)
- 3. The equipment enclosure location shall be rotated clockwise between 90 to 180 degrees on the site plan such that the HVAC units do not face and are not visible to the adjacent residential property along the eastern property line. (Planning)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Public Works, Environmental Utilities, Electric, Finance)
- 5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
- 6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Public Works)
- 7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 8. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 9. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)

10. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
11. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Public Works)
12. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)
13. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Public Works)
14. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
15. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
16. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
17. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
18. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
19. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

- a. one (1) set of improvement plans
- b. load calculations
- c. electrical panel one-line drawings

20. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

21. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
22. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
23. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
24. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
25. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
26. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
27. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

28. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
29. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)

30. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
31. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
32. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
33. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
34. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
35. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

1. This conditional use permit approval is valid only upon effectuation of the design review permit modification improvements shown in Exhibits A – B and as conditioned or modified below. (Planning)
2. The wireless facility shall be designed to allow co-location of wireless service providers and to accommodate additional wireless antennas. (Planning)

3. All equipment associated with the wireless facility shall comply with the City's Noise Ordinance standards. (Planning)
4. The applicant shall provide radio coverage documentation to the Fire Department indicating that this facility will not interfere with public safety amplification signals. (Fire)

ATTACHMENTS

1. Photo Simulations
2. Alternative Site Consideration
3. Coverage Comparison
4. Radio Frequency Evaluation

EXHIBITS

- A. Site Plan
- B. Elevations (2 pages)

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.