



E. 1 Hearing to consider U-19-2, a Conditional Use Permit to allow installation of a new monopole communication tower located at 6590 Central Avenue (APN: 92A-2165-13-3). The property is zoned General Industrial – from Acting Community Development Director Interiano. *A.C.* (RESOLUTION)

Background/Discussion – The City has received an application to replace existing wireless communication equipment located on an abandoned silo located at 6590 Central Avenue. The property is located in the General Industrial zoning district which according to section 17.26.250(B)(4), requires non-stealth communication towers to be approved through a Conditional Use Permit (CUP).

The property is the site of the new Mission Linen Supply plant, which opened in 2018. As part of the redevelopment of this property, Mission Linen Supply built a new LEED-certified building in addition to remodeling two existing buildings along Cherry Street. As ancillary to the existing two buildings, a large silo remained in place, which has Sprint wireless communication equipment located near the top. A CUP (Resolution 1469) approved the existing wireless communication equipment in 1999 for Nextel Communications.

The applicant is proposing to install a new 50' monopole communication tower that would include the following equipment:

- (1) Microwave Antenna
- (6) Panel Antennas
- (9) RRH's and associated cables
- Replace existing radio and Battery Cabinets
- Install Cabinet Tray/Ice Bridge from existing equipment shelter

The communication tower will be located on the same area where the silo currently exists on the southern-east side of the property, approximately 267 feet from Cherry Street. Due to the placement of the communication tower from Cherry Street and the distance from residential areas, staff does not believe the communication tower necessitates a stealth component. Staff is requesting that screening be provided along Cherry Street, specifically two redwood trees, which at maturity will grow taller than 40 feet and largely screen the view of the communication tower from the existing residential neighborhood to the east.

Given the importance of communication for our businesses and residents, staff recommends approval of the proposed application with associated conditions outlined in the attached resolution.

Required Findings

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the Municipal Code;
Staff: Communication towers in the General Industrial zoning district require a

CUP for non-stealth facilities.

- B. The proposed use is consistent with the General Plan and any applicable specific plan;
Staff: If approved by a CUP, the use would be consistent with the City's General Plan.
- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
Staff: The communication equipment already exist in this location, therefore staff does not believe there will be any adverse impacts by replacing the silos with a monopole communication tower.
- D. Tax revenue generated by the development will exceed the City's cost of the service demand as a result of the development or a compelling community benefit will be provided;
Staff: No additional demand of City's services is expected by the proposed application.
- E. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Ordinance;
Staff: The property is zoned General Industrial and therefore requires a CUP but does not require the communication tower to be stealth. Having said that, staff does not see the need to make this particular communication tower stealth due to the location and distance from residential areas.
- F. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity;
Staff: The new communication tower is replacing existing silos that were used as a default tower structure, therefore the location, size and operating characteristics will be similar if not less than the existing silos.
- G. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
Staff: The existing site was determined to be suitable when the original permit was approved in 1999. Staff does not see any additional site constraints at this time.

CEQA- This project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15302, Class 2, replacement or reconstruction.

Action – It is recommended that the Planning Commission approve by resolution and public hearing item with all associated conditions.

Attachment

1. Draft Resolution
2. Exhibit A - Site Plan
3. Exhibit B - Photo Simulations