



FILE: PA00-0027

DATE: May 25, 2000
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-0027 for Site Development Permit
APPLICANT: Nextel Communications, Inc., developer
Santa Margarita Water Co., property owner

I. NATURE OF PROJECT:

Nextel Communications, Inc. is seeking a Site Development Permit to allow the construction of a wireless communications facility. The proposal consists of: 1) a steel monopole (camouflaged to appear like a palm tree) with 12 directional panel antennas (mounted in groups of four on three sector support arms) at a total height of 37 feet; 2) a 30 feet by 30 feet leased area for accessory equipment located within an 10 feet by 20 feet by 9 feet high equipment enclosure; and 3) associated underground antenna cables and electric power wiring.

The proposed facility is located on an eight acre property owned by the Santa Margarita Water Company located southwest of the intersection of Oso Parkway and Antonio Parkway. The site is in Planning Area 8 of the Las Flores Planned Community and has a land use designation of Neighborhood Commercial. Access to the site is via a 15 feet wide shared access easement from Antonio Parkway.

The proposed monopole is located to the far western edge of the site. It is located 35 feet south of an existing 47 feet high cellular monopole operated by Airtouch Cellular, which was approved in December 1998 under Planning Application PA98-0169 (the first use of the site for cellular communication was approved under PA96-0106). The Nextel equipment area are is located adjacent and west of the Airtouch equipment area. The equipment area opens on to the Santa Margarita Water Company parking lot.

The applicant proposes to mask the visual impact of the proposed utility pole by camouflaging the pole to resemble a palm tree, with the palm fronds hiding the antennas. This is the same camouflage treatment done for the Airtouch monopole. Additionally, two palm trees planted by Airtouch Cellular are located between the two monopoles will also mask any potential visual impact. There will be no visual impact due to additional mounted electrical equipment, since all equipment necessary to run the antennas will be located inside the new building.

The proposed project is permitted under "Principal uses permitted subject to an approved site plan" in Section VII "Community Facility Regulations" of the Las Flores Planned Community Text. The proposed project conforms to Neighborhood Commercial site development standards except the 35

feet height limit standard. However, Section 7-9-129.2 of the Orange County Zoning Code allows antennas to exceed the district height limit by 10 feet, thereby placing the subject proposal in conformance with zoning regulations. Therefore, this proposal conforms to applicable site development standards.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections 7-9-129.2 and 7-9-150 "Discretionary Permits and Procedures"; and, the Las Flores Planned Community Text

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 506, previously certified on 12/05/90. Prior to project approval, this EIR was found adequate to satisfy the requirements of CEQA by the Director. Appendix A of this report contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____
C. M. Shoemaker, Chief
CPSD/Site Planning Section

WVM: FOLDER: D/Las Flores/PA00-0027

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.