

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**

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**DATE:** June 15, 2000

**TO:** Orange County Zoning Administrator

**FROM:** Planning and Development Services Department/Current Planning Services Division

**SUBJECT:** Public Hearing on Planning Application PA00-0036 for Site Development Permit

**PROPOSAL:** Installation of an unmanned wireless telecommunication facility “cell site” at a site developed with an existing commercial building.

**LOCATION:** In the community of Aliso Viejo, west of Aliso Creek Road, South of Journey, at 33 Journey. Fifth Supervisorial District.

**APPLICANT:** AT&T Wireless Services, developer  
Yesaya Vardon Trust, building owner

**STAFF** William V. Melton, Project Manager

**CONTACT:** Phone: (714) 834-2541 FAX: (714) 834-4652

**SYNOPSIS:** Current Planning Services Division recommends Zoning Administrator approval of PA00-0036 subject to the attached Findings and Conditions of Approval.

**BACKGROUND:**

The project site is developed with a two-story commercial building and associated parking lot. The site fronts on Journey with the rear facing on Aliso Creek Road. The applicant proposes the installation of an unmanned wireless telecommunication facility at this site. The proposed telecommunication facility includes twelve (12) panel antennas in-groups of four (4), mounted on three (3) sides (east, west and south sides) of the building just below the roofline. The panel antennas range in size from 1 foot wide by 2 feet high by 6 inches deep to 1 foot wide by 4 feet high by 6 inches deep. The antennas will be painted to match the building color. The equipment necessary to operate the proposed telecommunication facility will be located inside the building.

**SURROUNDING LAND USE:**

<b>Direction</b>	<b>Planning Area</b>	<b>Land Use Designation</b>	<b>Existing Land Use</b>
Project Site	PA 52	Business Park	Commercial building
North	PA 52	Business Park	Commercial building
South	PA 52	Business Park	Commercial building
East	PA 52	High Density Residential	Residential
West	PA 26	Business Park	Commercial building

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to two County Divisions and the Aliso Viejo Advisory Planning Committee (AVAPC)

As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions by staff. AVAPC reviewed this proposal on April 26, 2000 and recommended County Approval.

**CEQA COMPLIANCE:**

The proposed project is Categorical Exempt (Class 1, minor alteration of existing structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

**DISCUSSION/ANALYSIS:**

The project site is located in Planning Area 52 “Business Park” of the Aliso Viejo Planned Community. *Communication facilities and offices* are permitted in the Business Park designation subject to the approval of a Site Development Permit. The site is fully developed with a commercial building. The proposal is unmanned and will therefore have no impact on the existing parking. The necessary facility equipment will be in a separate area located inside the building and will require some interior modification to the existing floor plan. Antenna and power cabling between the equipment area and the antennas would be located on the roof and would not be visible from the adjoining streets.

The proposed antennas are relatively flat, and when painted to match the building exterior, as has been done in similar projects, the antennas blend into the side of the building. Because the antennas are not mounted on a free standing support pole or mounted above the roof line, there would be no visual impacts to short or long range views from the residential area located to the east of the proposal. As mentioned, AVAPC has reviewed this proposal and recommended County approval. Staff supports the proposal and makes a recommendation as follows on the next page.

**RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA00-0036 for Site Development subject to the attached Findings and Conditions of Approval.

Respectfully submitted

C. M. Shoemaker, Chief  
CPSD/Site Planning Section

WVM

Folder: D/Aliso Viejo/PA00-0036 Staff

**APPENDICES:**

- A. Recommended Findings
- B. Recommended Conditions of Approval

**EXHIBITS:**

1. Applicant's Letter of Explanation
2. Site Plans

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Zoning Administrator 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.