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**DATE:** August 30, 2000

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services

**SUBJECT:** PROJECT NUMBER PA00-0057-Sprint PCS, Applicant, Thomas Rossi, land owner–Aliso Viejo Convenience Center, 22972 Pacific Park Drive, Planning Area 52.1, Aliso Viejo Planned Community

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**I. NATURE OF PROJECT:**

Planning Application PA00-0057 proposes the construction of wireless communications antennas and supporting structures. The project site is Aliso Viejo Convenience Center, currently improved as a multi-structure, multi-tenant commercial center. The proposed antennas are located on the most northeasterly structure of the project site, currently occupied by two automobile tire businesses. The site overlooks an existing business park to the north, east, and south as well as the Aliso Viejo library to the east. The remainder of the convenience center lies to the west.

The applicant proposes two north sector antennas to be façade mounted on the north end of the building screened from outside view approximately 20' above ground level at their highest points. The antennas will be placed near both ends of the north wall and screened using an R/F transparent screening box painted to match the existing structure.

The applicant further proposes raising the height of the trash enclosure and storage facility on the south end of the building to the height of the parapet wall and roof of the existing structure. The trash enclosure is currently unroofed. The applicant will install a roof over the trash enclosure and utilize the newly created second floor to locate the accessory equipment cabinets necessary to run the antennas. As the parapet wall will be raised to the height of the roof of the adjacent structure, the equipment will not be visible from exterior views. The same can be said of the east and west panel sectors proposed for location behind the stealth-screening wall as well. Four antennas will be located along the screening wall of the west sector, which follows the line of the existing storage area. Four additional antennas will be located along the screening wall of the east sector, which also follows the line of the existing storage area. The height of all proposed equipment and antennas on the southern end of the building will not exceed 20', thereby effectively masking the equipment from view due to the proposed 22' screening wall.

There will be no visual impact from the antennas and the equipment necessary to run the antennas on the southern side of the structure, as they will be shielded by a new wall constructed and painted to match the existing wall. The antennas located on the north side of the structure

will be effectively masked from view through the construction of the R/F transparent screening box painted to match the existing structure.

The project was reviewed, commented on, and recommended for conditional approval by the Aliso Viejo Advisory Planning Committee (AVAPC). AVAPC did request that additional screening on the south side of the Winston Tires building be added to shield existing electric wires. AVAPC's concerns are addressed through the addition of Conditions of Approval in Appendix B. The project is consistent with the Aliso Viejo Planned Community Development Standards. The minor revisions necessary through the conditions of approval can be implemented without substantially altering the site plan. Therefore, the Site Development Permit is approved subject to the findings and conditions of approval attached to this report.

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## **II. REFERENCE**

Aliso Viejo Planned Community Text  
County of Orange Zoning Code Sections 7-9-55.3 and 7-9-150 "Discretionary Permits and Procedures"

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## **III. CEQA DOCUMENTATION**

The proposed project is Categorically Exempt (Class 1) from CEQA per Section 15301 of the CEQA Guidelines.

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## **IV. CERTIFICATION**

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

Thomas B. Mathews

By: \_\_\_\_\_  
C. M. Shoemaker, Chief  
Site Planning & Consistency Management

Date: \_\_\_\_\_

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## **V. APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director, Planning and Development Services 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.

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## **VI. APPENDICES**

- A. Findings for Planning Application PA00-0057
- B. Conditions of Approval for Planning Application PA00-0057