



FILE: PA00-0072

DATE: September 19, 2000
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-0072 for Site Development Permit
APPLICANT: Sprint PCS, developer
Huis (U.S.A.) Ltd., property owner
O'Neal Communication Group, agent

I. NATURE OF PROJECT:

Sprint PCS requests approval of unmanned, wireless telephone communication facility on the top of an existing commercial building. The proposal includes the installation of: 12 antennas; an equipment area; and, roof top equipment screens. The 12 antennas are the pole mounted panel type, placed in-groups of 4, and located at 3 areas on top of the building. The antennas will be located behind new "stealth" screen walls. These new screen walls will be the same height (9 feet above the top of roof) and painted to match the existing equipment screen walls on the roof. The total height of the antennas will not exceed the height of the new and existing screen walls. Between the antenna locations is a unenclosed 22 feet by 11 feet equipment area. The equipment area will be on a raised platform and includes: 8 equipment cabinets; an electrical transformer box; a small GPS location antenna; and three 300-watt halogen service light fixtures. Cabling between the antennas and the equipment area will be in roof-mounted cable trays. All antennas and equipment is located behind existing and new screen walls and will not be visible from adjoining streets.

The project site is the Gambo Healthcare Building located at 115 Columbia, Aliso Viejo. The project site is in Planning Area 50.3 of the Aliso Viejo Planned Community and has a land use designation of BP "Business Park". The proposed communication facility is a permitted use subject to the Approval of a Site Development Permit. The proposal was reviewed by AVAPC (Aliso Viejo Advisory Planning Committee). At its June 28, 2000 meeting AVAPC recommended the County approve the proposal as submitted.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures"; and, Sections X "Business Park Use Regulation" and Section XXIV "Site Plan Regulations and Procedures of the Aliso Viejo Planned Community Development Plan and Supplemental Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 088 previously certified on 10-19-82. Prior to project approval, the Director found this EIR adequate to satisfy the requirements of CEQA. Appendix A 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:

William V. Melton, Acting Section Chief
CPSD/Site Planning Section

WVM

FOLDER: D/Aliso Viejo/PA00-0072

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.