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PLANNING & DEVELOPMENT SERVICES DEPARTMENT

HEARING DATE: April 11, 2002

TO: Orange County Zoning Administrator

FROM: Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA 01-0135 for Site Development Permit/Use Permit.

LOCATION: 26111 Antonio Parkway, Las Flores at the Santa Margarita Water District Office in the 5th Supervisorial District.

APPLICANT: Compass Telecom Services on behalf of AT&T Wireless.

STAFF CONTACT: James Thue, Project Manager
Phone: (714) 834-2179 FAX: (714) 834-4652

SYNOPSIS: Site Plan/Use Permit to construct an over-height stealth communication facility consisting of a 69' high monopalm with attached antennas and transmission equipment. Staff recommends Zoning Administrator approval of PA 01- 0135 subject to findings and conditions.

BACKGROUND:

The site is zoned PC "Planned Community" District. The site is located in the Las Flores Planned Community's "Community Facility District" located generally southwesterly of the corner of Antonio Parkway and Oso Parkway. The purpose of the "Community Facility" zone is to provide nonresidential uses which provide residents and employees with necessary community support services including public utilities, public safety buildings, educational facilities, churches, child care, and recreational facilities. The project site is located at the Santa Margarita Water District Office. A temporary Fire Station is currently located on the property and utilizes one of the several garages on the property.

Communication transmitting, reception and relay facilities are a principal permitted use for this site subject to the approval of a Site Plan. However, the over-height facility will require approval by the Zoning Administrator of a Use Permit as outlined in Section 7-9-129.2 "Antennas". Several communication facilities exist at the site already. Three of the communication facilities are stealth monopalms. There are other antennas on the roof of the Water District office building. Approvals include:

<u>Planning Application</u>	<u>Company</u>	<u>Date of Approval</u>	<u>Project Description</u>
PA95-0132	Airtouch Wireless	September 1995	60' Tower w/ 3 antennas
PA96-0106	Pacific Bell Mobile	August 1996	4 antennas attached to roof
PA98-0169	Airtouch Cellular	December 1998	45' Tower w/ 3 antennas
PA00-0155	Sprint PCS	February 2001	Antennas mounted on roof

PA01-0050

Sprint PCS

June 2002

42' Tower w/ 6 antennas

SURROUNDING LAND USE:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
Project Site	Non-Residential	P.A. 8 – Community Facility
North	Residential	P.A. 6 – Residential
East	Residential	P.A. 4 – Residential
South	Open Space	P.A. 12 – Open Space
West	Open Space	P.A. 9 – Open Space

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed and posted as required by State Law. The proposal was distributed to several County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

CEQA COMPLIANCE:

The proposed project is covered by Negative Declaration No. PA 950132, which was prepared and was previously approved on 09/28/95, together with Addendum PA 010135. They are attached for your consideration and must be approved prior to project approval with a finding that they are adequate to satisfy the requirements of CEQA.

DISCUSSION/ANALYSIS:

AT&T wishes to locate a 69 ft. high monopalm in the rear (northwest) portion of the Santa Margarita Water District offices. The project site is located in the storage area behind the Water District office building. The lease area will be approximately 700 square feet or 35 feet long by 20 feet wide. The lease site will be concealed and safely enclosed by an 8' high block wall. Two trees are located nearby on the back property line and will not be removed. Several palm trees have been planted in the front, rear, and around the property to enhance the site. Landscaping has also been utilized around the entire property to buffer the site from the surrounding areas. The location and design of the project site will unify the facility with the balance of the site and will help to mask the facility from public view. The project will therefore have no negative aesthetic effects on the community.

The proposed wireless telecommunication facility will consist of 3 sectors to be located on the 69 ft. high monopalm. Each sector will measure 10 in length with 4 Antennas per sector for a total of 12 antennas on the facility. The antennas will be mounted on the tower at a height of 60 feet, but will measure 63 feet at the highest point. An equipment enclosure and four base transceiver stations (BTS) will be located on the ground adjacent to the monopalm. The BTS will be located on a 15 feet long by 7 feet wide concrete slab with BTS cabinets measuring 7 feet 5 inches in height. A GPS antenna is also proposed. Lights will be installed on the 8 ft. high block wall that surrounds the ground equipment and will provide internal maintenance lighting when required. A 5 ft. wide utility easement is proposed to run from an existing garage to the lease area.

At the closest point the lease area is approximately 38 feet 3 inches away from the rear property line. The site is located 6 feet 6 inches from the right property line. The Las Flores PC Text states that there is no

minimum setback when the property line is not adjacent to roadways. Therefore the proposed project meets all setbacks.

CONCLUSION OR SUMMARY:

The proposed project is a principal permitted use subject to a Site Development Permit. However, Zoning Administrator approval of a Use Permit is required for the maximum height of 69 feet instead of 45 feet for a communication facility. The project is designed to blend in with the other existing palm trees located on the property. Several communication facilities of similar design already exist on the site. Therefore, staff supports approval of this project provided the applicant agree to the conditions of approval recommended for this project as stated in Attachment A.

RECOMMENDED ACTION:

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Planning Application PA 01-0135 for Site Plan/Use Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

- A. Recommended Findings and Conditions of Approval
- B. Applicant's Letter of Explanation
- C. Site Photos
- D. Environmental Documentation
- E. Project 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.