



**FILE:** PA 02-0040

**DATE:** April 24, 2002

**TO:** File/Record/Applicant

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

**SUBJECT:** Planning Application PA 02-0040; a Site Development Permit for the installation of a wireless telecommunication facility on an existing building, using stealth antennas within chimney structures at a maximum height of 30 feet and a concrete transmission equipment enclosure.

**LOCATION:** 12341 Newport Avenue #A100, Santa Ana on the Remax Red Hill Realty Building.

**APPLICANT:** AT&T: Applicant  
Compass Telecom Services: Agent  
Thomas Donaldson/Remax: Land Owner

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**I. NATURE OF PROJECT:**

Compass Telecom Services is proposing the installation of a stealth communication facility to be located at the Remax Redhill Realty office in the North Tustin area. The project site is zoned "Specific Plan" and is designated by the North Tustin Specific Plan as RSF-GO (Residential Single-Family – Garden Office Incentive Overlay District). According to the North Tustin Specific Plan, public and private utility structures and uses are a principal use permitted subject to a site development permit. A senior living facility is located north of the site and a church site is located on the southern corner of Vanderlip Avenue and Newport Avenue. Vanderlip Avenue is primarily composed of single-family residences.

The proposal calls for the installation of 6 antennas and one GPS antenna with accessory equipment cabinets. The work will be done on two existing two-story buildings both of which measure approximately 25 feet 6 inches in height. An elevated breezeway connects the two buildings. The rooflines of the buildings are composed of hips, gables, and other architectural features including several fake chimneys. The chimneys were constructed in order for the business building to fit in with the surrounding residential buildings that are located on Vanderlip Avenue. The proposal calls for the removal of two existing fake chimneys and replacing them with chimneys constructed with RF transparent screening. The new chimneys will measure 2 – 3 feet higher than the previously existing chimneys. The proposed antennas will be concealed inside of the two fake chimney structures. The associated equipment cabinets will be located on the ground level between the two buildings. The proposed BTS equipment cabinets will be surrounded by a planter on the eastern side of the building, which will provide screening and site enhancement for the project site. Access to the equipment cabinets will be located in the rear of the project site.

One chimney will be located on the western building and will conceal four panel antennas and a GPS antenna on the western side. Another fake chimney will be located on the eastern building which will conceal two other antennas. The maximum height for all proposed antennas and chimneys will be 30 feet.

The lease area will measure 7 feet 9 inches wide by 16 feet long. A technician will perform one maintenance visit per month, so no additional parking will be required for the site. The antenna and all equipment will be completely concealed within the fake chimney.

The proposal was sent to the North Tustin Advisory Committee (NTAC) for review and comment. The proposal was unanimously approved by NTAC on April 17, 2002.

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

Orange County Zoning Code Section 7-9-150 "Discretionary Permits and Procedures" and the North Tustin Specific Plan Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is Categorically Exempt (Class 1) from CEQA per Section 15301 of the CEQA Guidelines. Appendix A contains the required CEQA Finding.

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**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: \_\_\_\_\_  
Chad Brown, Section Chief  
CPSD/Site Planning Section

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**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.