



# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** May 24, 2017

**TO:** Chairman and Members of the Planning Commission

**FROM:** Planning Division

**SUBJECT:** **MAJOR WIRELESS COMMUNICATION FACILITY (WIRE 2511-2015):**

A request to allow the installation of a new freestanding 65'-2" tall wireless communication facility designed as a stealth tower. The project is proposed on property located at 2377 N. Garey Avenue in the Transit Oriented District of the Pomona Corridors Specific Plan (PCSP).

### STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution ([Attachment 1](#)) approving Major Wireless Communication Facility Permit (WIRE 2511-2015), subject to conditions, for a wireless facility designed as a stealth tower.

### PROJECT/APPLICANT INFORMATION

**Project Location:** 2377 N. Garey Avenue  
**APN Information:** 8371-016-017  
**Project Applicant:** Spectrum Services, Inc. for Verizon Wireless  
**Property Owner:** City of Pomona  
**City Council District:** CC District # 6  
**Redevelopment Area:** N/A  
**Historic/CBD:** N/A  
**Specific Plan:** Pomona Corridors Specific Plan

### PROJECT DESCRIPTION

The applicant is requesting approval to construct a new 65'-2" high stealth wireless tower with three sectors containing four antennas (12 antennas total), two GPS antennas, four remote radio units (RRU) per sector (12 RRU's total), and two parabolic antennas. The wireless tower equipment will be installed within a 16'-4" x 23' tower lease area towards the rear of the site,

adjacent to Pine Street. The ground equipment enclosure will be constructed of decorative block and cap and treated with an anti-graffiti finish ([Attachment 3](#)).

The applicant has worked with staff to provide a stealth tower with public art that would be suitable for the Transit Oriented District of the Pomona Corridors Specific Plan (PCSP) in anticipation of future Transit Oriented development as envisioned by the PCSP and General Plan. Artwork on the exterior of the tower will be required to be reviewed by the Cultural Arts Commission. The tower is located away from Garey Avenue, thus would have the least visual impact possible. The subject site current is developed with a commercial building (Daily Doughnuts) along Garey Avenue and a surface off-street parking lot along the side and rear of the building. As a part of the proposed project, staff requested that upgrades be made to the existing building and parking area, including new exterior paint on the building, new landscaping, and the parking area to be resurfaced and restriped to City standards. A condition of approval has been included, which requires the applicant to plant an additional tree within the existing planter located along the south property line. The existing block wall along the rear property line, adjacent to Pine Street will be removed as part of the project. The two existing trees located along Pine Avenue will be removed and replaced. The applicant has provided a photo simulation of the proposed stealth tower ([Attachment 4](#)).

### **Applicable Code Sections**

Pursuant to Section .5809-15 of the Zoning Ordinance pertaining to Wireless Communication Facilities, a Major Wireless Communications Permit is required for new, freestanding wireless facilities located in Specific Plan areas provided all development standards in Section .5809-15 are met.

### **Surrounding Land Use Information**

The project is located within the Transit Oriented District of the PCSP surrounded by Garey Avenue to the East, Pine Street to the West, and Arrow Highway to the South. The subject property currently is improved as a commercial retail building (Daily Doughnuts). The nature of the surrounding uses, Zoning and General Plan land use designations are delineated in the following table:

**Land Use Summary Table**

	Existing Land Use	General Plan	Zoning
<b>Site</b>	Convenience Uses	Transit Oriented District Core	PCSP- Transit Oriented District
<b>North</b>	Service Commercial and Repair	Transit Oriented District Core	PCSP - Transit Oriented District
<b>South</b>	Eating and Drinking Establishment	Transit Oriented District Core	PCSP – Transit Oriented District
<b>East</b>	Eating and Drinking Establishment	Transit Oriented District Neighborhood	PCSP – Urban Neighborhood
<b>West</b>	Light Industrial	Transit Oriented District Core	PCSP - Transit Oriented District

**Site Development Standards**

As mentioned above, the proposed Wireless Communication Facilities must meet all of the development standards in order to be considered by the Planning Commission. Below is a breakdown of the development standards that apply to the proposed stealth wireless tower:

**Project Summary Table**

Development Standards	Required by Code	Proposed	Compliance
Screening of Support Equipment	Screened from public view	Enclosed Structure	Yes
Fencing	Decorative block or wrought iron	Decorative Wall	Yes
Access	10' minimum	5'	Yes*
Support Structures	Match surrounding physical area	Stealth Tower	Yes
Signs	None unless required by law	None proposed	Yes
Location	Located to minimize visual impact by means of placement, screening, camouflage.	Located away from Garey Avenue	Yes
Support Structure Height	No requirements	65'-2"	Yes
Maximum Height for Support Equipment	No requirements	6'-8'	Yes
Setback requirements	No requirements	Approximately 143' from Garey Ave.	Yes

<b>Development Standards</b>	<b>Required by Code</b>	<b>Proposed</b>	<b>Compliance</b>
Distance separation from residential zone	250' minimum	Approx. 350'	Yes
Antenna Size	Consistent with MWCF permit	2' x 8'	Yes
Colors	Matte and chosen to reduce visibility	Neutral, earth tone exterior color	Yes
Complementary design	Compatible with area	Stealth Tower	Yes
Multiple use	Designed for more than one provider	Yes	Yes

\*.5809-15 allows for exemptions to the development standards for Major Wireless Communication Facility Permit

## **ISSUES ANALYSIS**

### **Issue 1: Visual Impacts**

All new wireless communications facilities are required to be designed in a manner that has the least possible visual impacts on the surrounding area. To meet this requirement, Verizon Wireless has proposed to construct a stealth wireless tower in which the antennas that are approximately eight feet in length would be completely screened within the stealth tower. The proposed equipment cabinets will be also enclosed and screened behind a six to eight foot high decorative wall enclosure. The equipment cabinets and associated wireless facility equipment is placed behind the wall, therefore, not visible from public view. Staff feels that given the choices of typical designs of Wireless Communication Facilities (i.e. water tower, clock tower or tree), the design of the stealth tower was most appropriate for the subject site.

## **RECOMMENDATION**

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution approving Major Wireless Communication Facility Permit (WIRE 3511-2015), subject to conditions.

## **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on May 11, 2017, and was sent to all property owners and occupants of surrounding properties within a 400-foot radius of the subject site on May 8, 2017 ([Attachment 5](#)). To date, staff has not received any correspondence either for or against the proposed project.

## **ENVIRONMENTAL ANALYSIS/DETERMINATION**

Upon submittal of the project, staff reviewed the proposed development project in accordance with the California Environmental Quality Act (CEQA) guidelines. After examining the

proposed project, staff has determined that the proposed project is Categorical Exempt under Article 19, Section 15303, Class 3, (New Construction of Small Structures) of CEQA in that the proposed project is the installation of a new free standing wireless communication facility.

## CONCLUSION

The proposed freestanding wireless communication facility designed as a stealth tower will be designed and developed in a manner that is aesthetically sensitive to the surrounding neighborhood envisioned as a Transit Oriented District by the City. All the antennas and related transmitting equipment will be screened within the proposed tower and all the related equipment cabinets will be screened behind a decorative block wall enclosure. The proposed wireless communication facility meets all of the development standards that are required by Zoning Ordinance Section .5809-15-E-1. Therefore, the wireless communication facility, with its proposed screening method, is designed in a manner as to eliminate the possibility of any adverse visual impacts on the neighboring residential uses.

## RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution ([Attachment 1](#)) approving Major Wireless Communication Facility Permit (WIRE 2511-2015), subject to conditions, for a stealth tower wireless facility.

Respectfully Submitted By:



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Development Services Manager

Prepared By:



Nancy Lee  
Associate Planner

## ATTACHMENTS:

- 1) Draft PC Resolution
- 2) Vicinity Map & Aerial Photograph
- 3) Reduced Plans (8½" x 11")
- 4) Photo Simulations (8½" x 11")
- 5) Public Hearing Notice & 400' Radius Map
- 6) Coverage Maps
- 7) Site Photographs
- 8) Full Size Plans (Separate Cover)