



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: August 23, 2017

TO: Chairman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **MAJOR WIRELESS COMMUNICATION FACILITY (WIRE 4071-2016):**

A request to allow the installation of a new freestanding 60-foot high wireless communication facility designed as a broadleaf tree in the parking lot of a commercial shopping center located at 625-679 E. Foothill Boulevard in the Neighborhood Center segment of the Corridors Specific Plan as well as the "S" Supplemental Use overlay district.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Major Wireless Communication Facility Permit (WIRE 4071-2016), subject to conditions, for a wireless communication facility designed as a broadleaf tree.

PROJECT/APPLICANT INFORMATION

Project Location: 625, 675, and 679 E. Foothill Boulevard
APN Information: 8304-001-029, 8304-001-030, 8304-001-039
Project Applicant: Spectrum Services, Inc. on behalf of Verizon Wireless
Property Owner: Dalbey Properties LP
City Council District: CC District # 6
Historic/CBD: N/A
Specific Plan: Corridors Specific Plan (CSP)

PROJECT DESCRIPTION

The applicant, Spectrum Services, Inc., is requesting approval to establish a new freestanding 60-foot high wireless communication facility designed as a broadleaf tree with twelve antenna panels and related ground mounted equipment cabinets and generators behind an 8-foot high decorative block wall enclosure. The proposed wireless communication facility will be located within an existing parking lot area of an existing shopping center located at 625, 675, and 679 E. Foothill Boulevard in the Neighborhood Center segment of the CSP (Attachment 3).

The proposed wireless communication facility is designed to resemble a broadleaf tree. The support pole of the broadleaf wireless tower will be clad with synthetic bark and dressed with synthetic branches that will conceal the proposed equipment attached to the trunk. Furthermore the project is being conditioned to require each antenna panel to be covered with “broadleaf socks” to further screen the antenna equipment from view. The applicant has provided a color rendering of the proposed broadleaf tree design (Attachment 5).

The tower mounted equipment will consist of three separate antenna sectors, each sector consisting of four panel antennas for a total of twelve antennas to be located 50-feet above the ground. Four wireless remote radio units (RRUs) are proposed within each sector, two electrical junction boxes, and two GPS antennas will also be installed level with the antennas. One parabolic antenna dish will be installed below the antenna installation.

The applicant proposes to lease approximately 336 square feet of space that will contain the wireless facility structure and its respective equipment. The equipment cabinets and related equipment will be screened behind an 8-foot high decorative block wall enclosure. The decorative enclosure walls are conditioned to be constructed utilizing split-face block to match the building that it will be attached to (Attachment 4).

Based on past wireless communication facility submittals to the Planning Commission, the applicant is also proposing an alternative option in the form of a freestanding tower structure design (Attachment 6). The tower structure will consist of a simulated wood enclosure which rests on four tower legs with cross-bracing. The antennas and all tower mounted support equipment will be installed behind the tower enclosure.

The exterior walls of the enclosure will be constructed out of a radio frequency (RF) transparent material that will be formed and painted to resemble horizontal wood plank siding and topped with decorative rafters. The cross brace junctions of the tower will be clad with decorative medallions. Furthermore, Staff is conditioning that the cross brace junctions of the tower will be clad with decorative medallions (city seal, orange) and that two different historic Pomona orange crate label replicas be applied to the south and east facing exterior walls to provide an art element, subject to the review and approval of the Cultural Arts Commission.

Staff has worked with the applicant to ensure that each option will adequately conceal and camouflage the proposed antennas and that the equipment will be completely screened behind decorative block wall enclosures. Draft Planning Commission resolutions have been attached for both the broadleaf tree design (Attachment 1) and the freestanding tower design (Attachment 2).

Applicable Code Sections

Pursuant to Section .5809-15-E-1 of the Zoning Ordinance pertaining to Wireless Communication Facilities, a Major Wireless Communications Facilities Permit is required for a new freestanding facility on a site located in the Neighborhood Center segment of the CSP.

Surrounding Land Use Information

The project is located in the Neighborhood Center segment of the CSP. 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
Site	Shopping Center	Activity Center	Neighborhood Center Segment – CSP; S Overlay
North	Multi-Family Residential	Neighborhood Edge	R-2-S
South	Vacant; Commercial	Neighborhood Edge	Neighborhood Center Segment - CSP
East	Single-Family Residential; Church; Shopping Center	City of Claremont	City of Claremont
West	Single-Family Residential; Commercial	City of Claremont; Neighborhood Edge	City of Claremont; City Gateway Segment – CSP

Site Development Standards

The following table summarizes the proposed project and its compliance with the development standards that apply to the proposed building mounted wireless communication facility:

Project Summary Table

Feature	Code Requirement	Proposed	Compliance
Screening of Support Equipment	Screened from public view	Equipment Enclosure	Yes
Fencing	Decorative block or wrought iron	Split-face block	Yes
Access	10' min.	12'	Yes
Support Structures	Match surrounding physical area	Broadleaf Tree or Tower	Yes

Signs	No signs shall be placed on any facilities or equipment unless required by law.	Condition of Approval	Yes
Easement	Recorded easement to City to access site for rehabilitation.	Condition of Approval	Yes
Location	Shall be located so as to minimize their visual impact to the maximum extent feasible.	Broadleaf Tree or Tower	Yes
Multiple Use	Designed for more than one provider	Yes	Yes
Support Structure Height	64.96' or six stories	60'	Yes
Maximum Height Support Equipment	10'	8'	Yes
Setback Requirement	Rear – 10' min.	Rear – 130'	Yes
	Side - None	Side – 130'	
Min. Distance from Residential uses in a Residential Zone	250'	Appx. 130' to the W.	No*
		Appx. 130' to the N.	
Colors	Colors shall be matte and chosen to minimize visibility.	Matte	Yes
Complementary design	Compatible with area	Broadleaf Tree or Tower	Yes

**Per Section .5809-15-E-2, exceptions to WCF development standards may be permitted with the approval of a Major Wireless Facility Permit by the Planning Commission.*

ISSUES ANALYSIS

Issue 1: Visual Impacts

All new wireless communications facilities are required to have the least possible visual impacts on the surrounding area. To meet this requirement, Verizon Wireless has proposed to construct a broadleaf tree wireless tower in which the antennas and other tower mounted equipment would be screened within faux-branches, resembling a broadleaf tree. Additionally, staff has placed

conditions requiring the antennas to be covered with “broadleaf socks”, other tower mounted equipment to be painted to match the branches and leaves, and the base of the broadleaf tree to clad with a simulated bark starting at finish grade and extending 5-feet above the first row broadleaf branches to further reduce potential visual impacts. The proposed ground mounted support equipment will be located within the lease area and screened behind an eight foot high decorative wall (Attachment 4).

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on Friday, August 11, 2017, and was sent to all property owners and occupants of surrounding properties within a 400-foot radius of the subject site on Thursday, August 8, 2017 (Attachment 7). As of the date of this staff report, 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 Categorically 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 wireless communication facility designed as a broadleaf tree tower will be designed and developed in a manner that is aesthetically sensitive to the commercial shopping center and surrounding neighborhood. All the antennas and related transmitting equipment will be screened by broadleaf tree branches and all the related equipment cabinets will be screened behind a decorative block wall enclosure. The proposed wireless communication facility meets all but one of the development standards that are required by Zoning Ordinance Section .5809-15-E-1. It should be noted that exceptions to wireless communication facility development standards may be permitted with the approval of a Major Wireless Facility Permit by the Planning Commission. 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 uses.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached Resolution (Attachment 1) approving Major Wireless Communication Facility Permit (WIRE 4071-2016), for a wireless communication facility designed as a broadleaf tree, subject to conditions.

Alternatively, the Planning Commission has the option to adopt the attached Resolution (Attachment 2) approving Major Wireless Communication Facility Permit (WIRE 4071-2016), for a wireless communication facility designed as a tower structure, subject to conditions.

Respectfully Submitted By:

Prepared By:

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ATTACHMENTS:

- 1) Draft PC Resolution Approving a WCF with Broadleaf Tree Design
- 2) Draft PC Resolution Approving a WCF with Tower Structure Design
- 3) Vicinity Map & Aerial Photograph
- 4) Reduced Plans (8½" x 11") for Proposed Broadleaf Tree Design
- 5) Color Renderings (8½" x 11") for Proposed Broadleaf Tree Design
- 6) Color Rendering (8½" x 11") for Proposed Tower Structure Design
- 7) Public Hearing Notice & 400' Radius Map
- 8) Coverage Maps