CITY OF POMONA
PLANNING COMMISSION REPORT

DATE: October 24, 2018

TO: Chairman and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **MAJOR WIRELESS COMMUNICATION FACILITY (WIRE 10534-2018):** A request to allow the installation of a new freestanding 65-foot high wireless communication facility designed as a eucalyptus tree in the parking lot of a commercial office development located at 2005 W. Holt Avenue in the Downtown Gateway Segment of the Corridors Specific Plan.

STAFF RECOMMENDATION

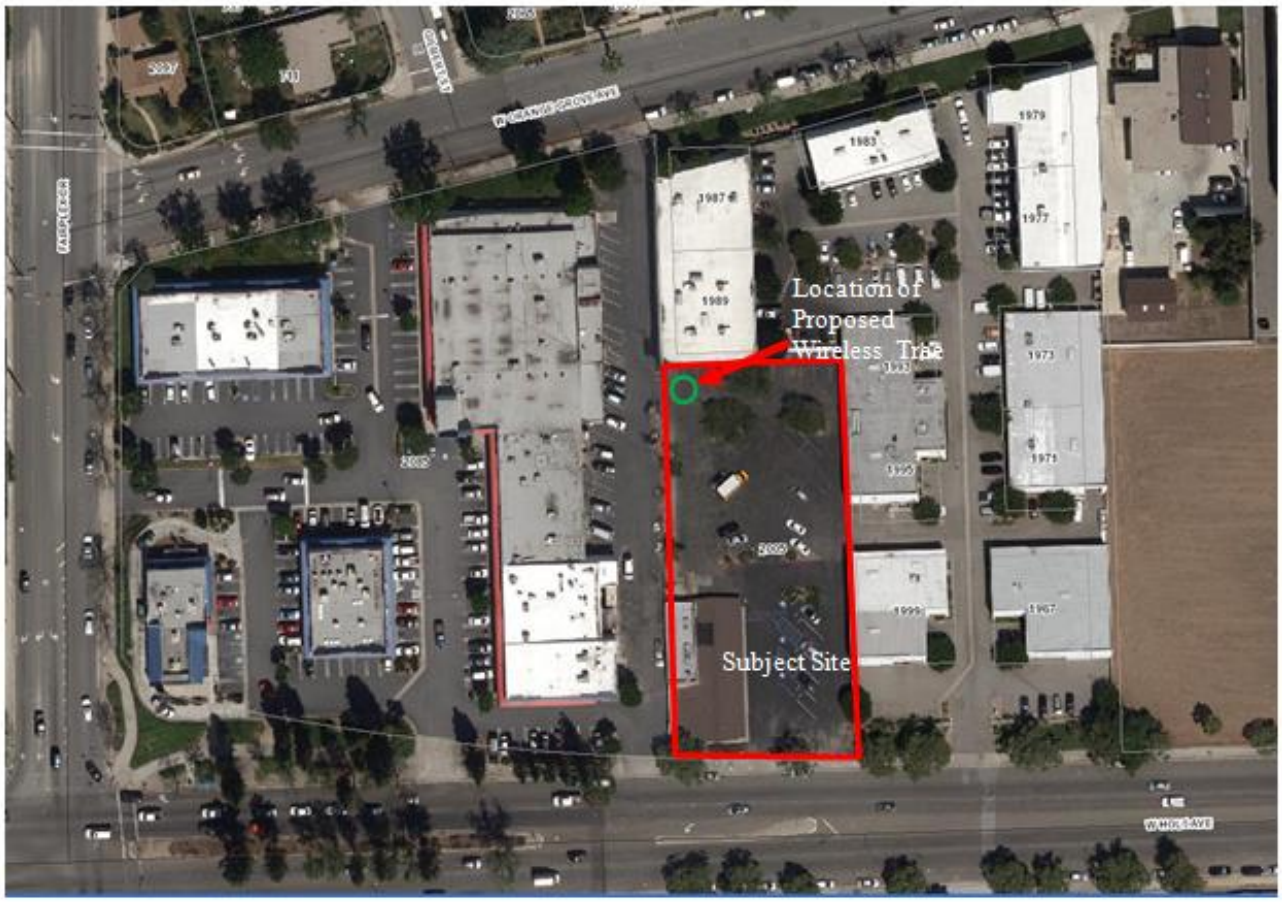
The Planning Division recommends that the Planning Commission adopt the attached draft Resolution (Attachment 1) approving Major Wireless Communication Facility Permit (WIRE 10534-2018), subject to findings and conditions, for a wireless communication facility designed as a eucalyptus tree.

PROJECT/APPLICANT INFORMATION

Project Location:	**2005 W. Holt Avenue**
APN Information:	8355-016-027
Project Applicant:	APC Towers LLC/Jim Heinrich, Plancom Inc.
Property Owner:	MJ Management Group, LLC
City Council District:	**CC District # 1**
Historic/CBD:	N/A
Specific Plan:	Pomona Corridors Specific Plan (CSP)
General Plan:	Urban Neighborhood

PROJECT DESCRIPTION

The applicants are requesting approval to establish a new freestanding 65-foot high wireless communication facility designed as a eucalyptus tree with twelve antenna panels and related ground mounted equipment cabinets and generators within an 8-foot high block wall enclosure. The proposed wireless communication facility will be located within the parking lot area of an existing commercial office development located at 2005 W. Holt Avenue in the Downtown Gateway segment of the CSP (See Aerial on next page and Attachment 2).



Aerial of Subject Site and Location of Wireless Facility

The proposed wireless communication facility is designed to resemble a eucalyptus tree. In addition, the project has proposed each antenna panel to be covered with "camouflage socks" to further screen the antenna equipment from view. The applicant has provided a photo simulation of the proposed eucalyptus tree design (Attachment 4).

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 61-feet above the ground. Four wireless remote radio units (RRUs) are proposed within each sector. One microwave dish with one RFU-C mounted behind the proposed microwave dish will be installed below the antenna installation at 42-feet above the ground, allowing space to accommodate future panel antennas.

The applicant proposes to lease approximately 1,000 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 block wall enclosure (Attachment 3). Additionally, Staff has conditioned that the proposed block wall enclosure is to be a decorative split-face block wall with decorative caps.

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 Downtown Gateway Segment of the CSP.

Surrounding Land Use Information

The project is located in the Downtown Gateway 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	Commercial	Urban Neighborhood	Downtown Gateway Segment – CSP; Height Overlay
North	Industrial Park	Urban Neighborhood	Downtown Gateway Segment – CSP
South	Vacant; Commercial	Transit Oriented District: Core	Urban Neighborhood -CSP
East	Industrial Park	Urban Neighborhood	Downtown Gateway Segment – CSP
West	Shopping Center	Activity Center	Neighborhood Center Segment – CSP; Height Overlay

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	Condition of Approval	Yes
Access	10’ min.	12’-0”	Yes
Support Structures	Match surrounding physical area	Monoeucalyptus Tree	Yes

Feature	Code Requirement	Proposed	Compliance
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.	Monoeucalyptus Tree	Yes
Multiple Use	Designed for more than one provider	Yes	Yes
Support Structure Height	82'-0"	65'-0"	Yes
Maximum Height Support Equipment	10'-0"	8'-0"	Yes
Setback Requirement	Rear – 10'-0" min.	Rear – 18'-0"	Yes
	Side - None	Side – 28'-11"	
Min. Distance from Residential uses in a Residential Zone	250'-0"	Approx. 240'-0" to the N.	No*
Colors	Colors shall be matte and chosen to minimize visibility.	Matte	Yes
Complementary Design	Compatible with area.	Monoeucalyptus Tree	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.*

ANALYSIS

Visual Impacts

All new wireless communications facilities are required to have the least possible visual impacts on the surrounding area. To meet this requirement, APC Towers and Plancom Inc. have proposed to construct a monoeucalyptus tree wireless tower in which the antennas and other tower mounted equipment would be screened within faux-branches, resembling a eucalyptus tree. The proposed eucalyptus tree type is not acceptable by Staff and Staff has also provided an

acceptable look for the proposed tree, which is included in condition #25 of the attached resolution. This condition outlines design specifications which include the utilization of a three prong design demonstrated below in the "recommended monoeucalyptus tree design" example (Attachment 6). The applicant is also proposing an alternative option to design the wireless tower to resemble a pine tree (Attachment 5). This option would follow the similar design specifications as the proposed eucalyptus design in regards to foliage.

Staff has worked with the applicant to ensure that the proposed wireless tower designed as a eucalyptus tree or pine tree will adequately conceal and camouflage the proposed antennas and that the equipment will be completely screened behind the proposed block wall enclosure.

Proposed Monoeucalyptus Tree

Recommended Monoeucalyptus Tree

Pine Tree Option

Additionally, conditions #20 through #31 address the design specification requirements regarding concealment of equipment with aesthetic sleeves, required painting, synthetic bark, and minimum foliage.

The antennas are also proposed to be covered with "camouflage socks". Additionally, Staff has placed conditions requiring other tower mounted equipment to be painted to match the branches and leaves, and the base of the eucalyptus tree to clad with a simulated bark starting at finish grade and extending 5-feet above the first row eucalyptus branches to further reduce potential visual impacts. The proposed ground mounted support equipment will be located within the lease area and screened behind an 8-foot high block wall enclosure (Attachment 3).

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published in the Inland Valley Daily Bulletin on Thursday, October 11, 2018 and was sent to all property owners and occupants of surrounding properties within a 400-foot radius of the subject site on Wednesday, October 10, 2018 (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 eucalyptus tree will be designed and developed in a manner that is aesthetically sensitive to the adjacent commercial shopping center and surrounding neighborhood. All the antennas and related transmitting equipment will be screened by eucalyptus tree branches and all the related equipment cabinets will be screened behind a 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 proximity to residential uses in residential zones, is designed in a manner as to eliminate the possibility of any adverse visual impacts on the neighboring uses.

Respectfully Submitted By:

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Development Services Director

Prepared By:

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ATTACHMENTS:

1) Draft PC Resolution Approving a WCF with Eucalyptus Tree Design
2) Vicinity Map & Aerial Photograph
3) Reduced Plans (8½ ” x 11”) for Proposed Eucalyptus Tree Design
4) Photo Simulations (8½ ” x 11”) for Proposed Eucalyptus Tree Design
5) Photo Simulations (8½ ” x 11”) for Proposed Pine Tree Design
6) Recommended Monoeucalyptus Tree Design
7) Public Hearing Notice & 400’ Radius Map
8) Coverage Maps