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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** April 22, 2020

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

**FROM:** Planning Division

**SUBJECT:** **MAJOR WIRELESS COMMUNICATION FACILITY (WIRE 13283-2020):**  
A request for a Major Wireless Communication Facility Permit to allow the installation of a new unmanned and freestanding 46-foot tall wireless communication facility with associated equipment designed as a eucalyptus tree and an 8-foot tall concrete masonry unite (CMU) enclosure with a wrought iron lid on an undeveloped property.

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) approving Major Wireless Communication Facility Permit (WIRE 13283-2020), subject to findings and conditions.

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	1748 Alameda Street
<b>Assessor's Parcel Number (APN)</b>	8359-014-011
<b>Lot Size</b>	14,305 sf (0.33 acres)
<b>General Plan Land Use Designation</b>	Neighborhood Edge
<b>Zoning District</b>	Workplace Gateway Segment of PCSP
<b>Historic District</b>	N/A
<b>Specific Plan</b>	Pomona Corridors Specific Plan (PCSP)
<b>City Council District</b>	District 6
<b>Applicant</b>	Dino Romeo at Smartlink LLC on behalf of AT&T
<b>Property Owner</b>	Reeves Family Properties LLC

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	None
<b>Code Enforcement</b>	No open Code Cases
<b>Planning Commission</b>	8/26/1992: Recommended approval for a

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General Plan Amendment changing the land use designation from “Office Professional” to “Convenience Commercial.” (PC Reso. No. 7982)

**8/26/1992:** Recommended approval for a Change of Zone amending the zoning classification from A-P Administrative Professional to C-3 General Commercial zone. (PC Reso. No. 7983)

**10/21/1992:** Approved a Conditional Use Permit to allow an increase of four or more commercial units, three food-to-go restaurants and a Master Sign Program (PC Reso. No. 7979)

**10/21/1992:** Approved a Variance to allow a reduction in size of the required street planter, a reduction in parking, and an increase in the maximum face area allowed for a freestanding sign. (PC Reso. No. 7980)

**12/16/1992:** Approved a Tentative Parcel Map to reconfigure site from seven parcels to two. (PC Reso. No. 8039)

**10/09/2013:** Denied a Major Wireless Communication Facility Permit to allow the establishment of a new freestanding wireless communication facility designed as a broadleaf tree. (PC Reso. No. 13-030)

**11/12/2014:** Approved Major Wireless Communication Facility Permit for a new freestanding wireless communication facility designed as a broadleaf tree. (PC Reso. No. 14-049)

## **PROJECT DESCRIPTION & BACKGROUND**

The applicant is requesting approval to establish a new freestanding 46-foot tall wireless telecommunication facility designed as a eucalyptus tree with twelve eight-foot panel antennas and associated ground mounted equipment cabinets and a generator contained within an eight-foot tall decorative block wall enclosure with a wrought iron lid. The proposed wireless communication facility will be located toward the rear of an undeveloped lot located at 1748 Alameda Street in the Workplace Gateway Segment of the Pomona Corridors Specific Plan (PCSP).

The proposed wireless telecommunication facility is designed to resemble a eucalyptus tree. The applicant has provided a photo simulation of the proposed eucalyptus tree design (Attachment 7) for consideration by the Commission. The tower mounted equipment will consist of three

separate antenna sectors, with each sector consisting of four panel antennas for a total of twelve panel antennas to be located 37 feet above grade level. Twelve wireless remote radio units (RRUs) are proposed within each sector. One microwave antenna will be installed below the panel antenna installation at 31 feet above grade level, providing space to accommodate future antennas below.

The applicant proposes to lease approximately 964 square feet of space that will contain the wireless facility structure and its respective ground mounted equipment. The equipment cabinets, generator, and related equipment will be screened behind an 8-foot tall block wall enclosure measuring approximately 16' by 18' (288 square feet). Additionally, staff has included a condition of approval to require that the proposed block wall of the enclosure to be decorative with caps.

### **APPLICABLE CODE SECTIONS**

Pursuant to Section .5809-15-E-1 of the Pomona Zoning Ordinance (PZO) pertaining to Wireless Communication Facilities, a Major Wireless Communications Facilities Permit is required for a new freestanding facility on a site located within the Workplace Gateway segment of the PCSP.

### **SURROUDNING LAND USES**

The zoning, General Plan and existing land use designations for the surrounding properties are delineated in the following table:

*Table 1. Land Use Summary*

	<b>Existing Land Use</b>	<b>Zoning Designation</b>	<b>General Plan Designation</b>
<b>Subject Site</b>	Undeveloped	Workplace Gateway Segment of PCSP	Neighborhood Edge
<b>North</b>	Single Family Dwelling and Commercial Retail	Workplace Gateway and Neighborhood Center Segments of PCSP	Neighborhood Edge and Transit Oriented District: Neighborhood
<b>South</b>	Single Family Dwelling	Workplace Gateway Segment of PCSP	Neighborhood Edge
<b>East</b>	Church/Child Care Center	Workplace Gateway Segment of PCSP	Transit Oriented District: Neighborhood
<b>West</b>	Single Family Dwelling	R-1-7,200 (Single Family)	Residential Neighborhood

## **ANALYSIS**

### **Site Development Standards**

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

*Table 2. Project Summary Table*

<b>Feature</b>	<b>Code Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Screening of Support Equipment</b>	Screened from public view	Equipment Enclosure	Yes
<b>Fencing</b>	Decorative block or wrought iron	Split-face block w/ decorative cap	Yes
<b>Access</b>	10' min.	12'	Yes
<b>Support Structures</b>	Match surrounding physical area	Mono-Eucalyptus Tree	Yes
<b>Signs</b>	No signs shall be placed on any facilities or equipment unless required by law.	Condition of Approval	Yes
<b>Easement</b>	Recorded easement to City to access site for rehabilitation.	Condition of Approval	Yes
<b>Location</b>	Shall be located so as to minimize their visual impact to the maximum extent feasible.	Mono-Eucalyptus Tree	Yes
<b>Multiple Use</b>	Designed for more than one provider	Yes	Yes
<b>Support Structure Height</b>	10' above 3 stories or 46'	46'	Yes
<b>Maximum Height Support Equipment</b>	10'	8'	Yes
<b>Setback Requirement</b>	Rear – 10' min.	Rear – 10'	Yes
	Side - None	Side – 10'	
<b>Min. Distance from Residential uses in a</b>	250'	Appx. 10' to the South	No*
		Appx. <1' to the North	

Residential Zone			
Colors	Colors shall be matte and chosen to minimize visibility.	Matte	Yes
Complementary design	Compatible with area	Mono-Eucalyptus 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.*

The Telecommunications Act of 1996 prohibits state and local governments from regulating the placement of wireless communication facilities based on radio frequency emissions to the extent that such emissions comply with Federal Communications Commission (FCC) regulations. Further, as noted in the required findings (Attachment 1), the applicant has stated that location on an existing approved facility is not feasible for AT&T's purposes. The location of the proposed facility was selected for providing supportive coverage for AT&T's services for this region. There are no existing co-locatable facilities that will serve to meet AT&T's coverage capacity for this area. Finally, as discussed below, the proposed wireless communication facility is designed to be screened from public view and reduce any possibility of adverse visual impacts. As such, staff believes that the Commission can make an exception to the minimum distance requirement from residential uses.

### **Visual Impacts**

All new wireless communications facilities are required to have the least possible visual impacts on the surrounding area. To meet this requirement, the applicant has proposed to construct a mono-eucalyptus tree wireless tower in which the antennas and other tower-mounted equipment would be screened within faux-branches, resembling a eucalyptus tree. Additionally, Staff has included conditions of approval requiring the antennas and other tower mounted equipment to be painted matte to match the branches and leaves. The proposed ground mounted support equipment will be located within the lease area and screened behind an eight-foot high decorative wall (Attachment 4).

### **ENVIRONMENTAL DETERMINATION**

In accordance with the California Environmental Quality Act (CEQA) guidelines, the proposed project would be categorically exempt under Article 19, Section 15303 (Class 3 – New Construction of Small Structures) of CEQA, because the proposed project consists of the installation of a new free standing wireless communication facility.

### **PUBLIC COMMUNICATIONS**

A copy of the public hearing notice was published on April 10, 2020 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 400-foot radius of the

subject site on April 7, 2020 (Attachment 4). As of the date of this report, staff has not received any comments in support or in opposition to the proposed project.

## **CONCLUSION**

The proposed wireless communication facility, designed as a eucalyptus tree, will be 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 project meets all but one of the development standards that are required by Zoning Ordinance Section .5809-15-E-1. However, staff believes that the Commission can make an exception to this development standards, as described above. Therefore, the wireless communication facility, with its proposed screening methods, is designed in a manner as to eliminate the possibility of any adverse visual impacts on the neighboring uses.

## **RECOMMENDED MOTION**

Staff recommends the following motion:

- Move that the Planning Commission close the public hearing, find that the project is categorically exempt pursuant to State and Local CEQA guidelines, and approve Major Wireless Communication Facility Permit (WIRE 13283-2020) per staff's recommendation, subject to the findings and conditions included in the draft resolution.

Respectfully Submitted:

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Planning Manager

Prepared By:

Alan Fortune  
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## **PC ATTACHMENTS:**

- 1) Draft PC Resolution
- 2) Site Photographs
- 3) Vicinity Map and Aerial Photograph
- 4) Public Hearing Notice and Radius Map
- 5) Project Plans
- 6) Coverage Maps
- 7) Photo Simulations