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# CITY OF POMONA

## PLANNING COMMISSION REPORT

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**DATE:** February 24, 2021

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

**FROM:** Planning Division

**SUBJECT:** **MAJOR WIRELESS COMMUNICATION FACILITY (WIRE-14173-2020):**  
A request for a Major Wireless Communication Facility Permit to allow the installation of a new unmanned and freestanding 64-foot tall wireless communication facility with associated equipment designed as a eucalyptus tree and landscape improvements on an existing commercial parking lot located in the Neighborhood Center segment of the Pomona Corridors Specific Plan (PCSP).

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) approving Major Wireless Communication Facility Permit (WIRE-14173-2020), subject to findings and conditions.

### PROJECT/APPLICANT INFORMATION

<b>Address</b>	158 W. Willow Street
<b>Assessor's Parcel Number (APN)</b>	8359-014-007
<b>Lot Size</b>	10,613 SF (.24 acres)
<b>General Plan Land Use Designation</b>	Transit Oriented District: Neighborhood
<b>Zoning District</b>	Neighborhood Center
<b>Historic District</b>	N/A
<b>Specific Plan</b>	Pomona Corridors Specific Plan
<b>City Council District</b>	District 6
<b>Applicant</b>	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>	7/20: Weed Abatement
<b>Planning Commission</b>	None

## PROJECT DESCRIPTION & BACKGROUND

The proposed project is a request to establish a new freestanding 64-foot tall wireless telecommunication facility pole 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 (Attachment 2). The proposed wireless communication facility is to be located on the landscaped portion of a parcel which is currently partially developed as parking spaces for an existing commercial shopping center located at 158 W. Willow Street, west of Garey Avenue (Attachment 3). The development of the proposed facility will not result in the loss of the existing parking spaces utilized by the commercial shopping center (Attachment 4).

The applicant has provided a photo simulation of the proposed eucalyptus tree design (Attachment 5) for visual impact analysis. To further camouflauge the proposed facility the applicant is proposing a landscaping plan which includes the planting of three 24" box eucalyptus trees (with a variable growth height of up to 80-feet) and a variety of shrubs in accordance with Pomona's Water Efficient Landscape Ordinance surrounding the facility's decorative eight-foot block wall.

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 reaching 57'-0" above grade level. The tower will also include twelve wireless remote radio units (RRUs) within each sector, as well as additional concealed equipment, and an area reserved for future antennas for co-location.



*Fig.1.1. Photo Simulation, view West from Garey Avenue*

### **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 Neighborhood Center segment of the PCSP.

### **Surrounding Land Uses**

The nature of the surrounding uses, Zoning and General Plan land use designations are delineated in the following table:

*Table 1. Land Use Summary*

	Existing Land Use	Zoning Designation	General Plan Designation
<b>Subject Site</b>	Vacant/Parking Lot	Neighborhood Center PCSP	Transit Oriented District: Neighborhood
<b>North</b>	Assembly	Workplace Gateway Segment of PCSP	Transit Oriented District: Neighborhood
<b>South</b>	Commercial Retail/ Parking Lot	Neighborhood Center PCSP	Transit Oriented District: Neighborhood
<b>East</b>	Medical Offices	Workplace Gateway Segment of PCSP	Transit Oriented District: Neighborhood
<b>West</b>	Medical Offices	Workplace Gateway Segment of PCSP	Neighborhood Edge

## **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*

Feature	Code Requirement	Proposed	Compliance
<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>	6 stories + 10'-0"	64'-0"	Yes
<b>Maximum Height Support Equipment</b>	10'	8'	Yes
<b>Setback Requirement</b>	Rear – 10' min.	Rear – 10'+	Yes
	Side - None	Side – 3'+	
<b>Min. Distance from Residential uses in a Residential Zone</b>	250'	Approx. 201' to the West	No*
<b>Colors</b>	Colors shall be matte and chosen to minimize visibility.	Matte	Yes
<b>Complementary design</b>	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.			

### **Alternative Sites**

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.

The subject wireless communication facility proposal for 158 W. Willow Street is the second site proposed by the applicant, Smartlink LLC on behalf of AT&T to provide supportive coverage

for AT&T services for this region. The applicant has provided the City with an Alternative Site Analysis of existing facilities as well as coverage maps (Attachment 6 & 7) demonstrating that there are no existing co-locatable facilities that will serve to meet AT&T's coverage capacity for this area.

On May 13, 2020, an application for a new freestanding wireless facility pole designed as a monoecalyptus located at 1748 Alameda Street (WIRE-13283-2020) was denied by the Planning Commission (Attachment 8). As a result, the applicant filed an appeal of the Planning Commission's decision with the City Clerk's Office on June 2, 2020. Following the appeal filing the applicant requested the appeal be held in abeyance pending the review of an alternative site by the Planning Commission, 158 W. Willow Street, the proposed alternative project site.

### **Visual Impacts**

All new wireless communications facilities are required to have the least possible visual impacts on the surrounding area. To satisfy 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.

### **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 in that 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 sent to the owners and occupants of properties within a 400-foot radius of the subject site on February 11, 2021 (Attachment 9). 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 satisfies all development standards that are required by PZO Section .5809-15-E-1 with exception to the minimum distance required from a residential use in a residential zone. Per PZO 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. Staff's examination of the project plans determined that the proposed facility will be developed in a manner that is aesthetically sensitive to the adjacent commercial shopping center and surrounding neighborhood. Therefore, staff recommends that

the Planning Commission consider the application request to deviate from the required 250 feet minimum distance required from a residential use in a residential zone and allow a minimum distance of 201 feet from a residential use in a residential zone for a freestanding wireless communication facility.

Respectfully Submitted:

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Development Services Director

Prepared By:

Alina Barron  
Assistant Planner

**PC ATTACHMENTS:**

- 1) Draft PC Resolution
- 2) Project Plans
- 3) Site Photographs
- 4) Vicinity Map and Aerial Photograph
- 5) Photo Simulations
- 6) Alternative Site Analysis
- 7) Coverage Maps
- 8) Staff Report for 1748 Alameda Street (WIRE-13283-2020)
- 9) Public Hearing Notice