



*Planning Division*

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission

**FROM:** Brian Foote, Associate Planner

**DATE:** December 17, 2009

**SUBJECT:** Planning and Zoning Permit No. 09-550-08 (Major Modification to Special Use Permit).

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 09-550-08 for a Major Modification to Special Use Permit No. 1511, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to modify a condition of the approved project to extend the expiration date to June 23, 2019, for a monopole wireless telecommunications facility located at 650 Mountain View Avenue. No new development or changes to the existing monopole facility are proposed as part of this request. The proposal is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Core Communications, 2903 Saturn St., Brea CA 92821, on behalf of Verizon Wireless, 15505 Sand Canyon Ave., Irvine CA 92618.
- 3) **Existing & Surrounding Land Uses:** The subject site is presently occupied by a self-storage facility, with one existing monopole tower.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	M-2	CIA	Mountain View Self Storage
North	M-2	CIA	Auto Repair Facility (Multi-Tenant)
South	M-2	CIA	Wright Automotive Repair
East	M-2	CIA	Michelin Tire Warehouse
West	M-2	CIA	Rincon Recycling

- 4) **Background Information:** Special Use Permit No. 1511 was approved on November 5, 1992, and the monopole was constructed in 1994. On June 23, 1997, Hearing Officer Resolution 97-7 approved a 10-year time extension for SUP 1511. Special Use Permit No. 03-530-01 was approved on February 11, 2003, permitting additional antennas and equipment to be installed. Antennas for T-Mobile are collocated on the monopole.

- 5) Environmental Determination:** In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects within Existing Facilities that involve “no expansion of use beyond that existing at the time of the Lead Agency’s determination” may be found to be exempt from the requirements of CEQA. This proposal involves a modification of the Conditions of Approval, with no expansion or intensification of the existing use or facilities. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment. Therefore, staff recommends that the Planning Commission accept the Notice of Exemption (Attachment C).
- 6) Analysis:** No new development or change to the existing operation is proposed as part of the Major Modification request. One emergency generator will be installed as ancillary equipment to support the existing facility. The applicant will continue to utilize the monopole and equipment without any expansion or intensification of the existing use. The applicant requests a 10-year extension of time, and that the monopole be permitted to remain at its existing height of 100 feet for the purpose of maintaining the current coverage area and service level.

Staff recommends extending the expiration date of the Special Use Permit to June 23, 2019, at which time the need may be evaluated for pole or antenna replacement if new technology exists. At the time of original approval in 1992, wireless technology was widely perceived as new, and staff believed that the towers would become smaller as the technology continued to evolve. A condition of approval included a time limit and required the future approval of an extension of time, under the assumption that the technology would progress and become available in the future. At this time, however, replacement with a lower pole would cause a reduction in range and customer service area (i.e. gaps in service coverage area or reception). Antenna technology is unchanged since the time of original approval, although methods of disguising and creating “stealth” sites have progressed significantly. The likely result of reduced pole height would be requests for additional monopoles in that area of the City. According to the applicant, a cellular network consists of interdependent poles, where mobile calls are transferred between poles as the customer moves around the City. Where gaps in coverage exist, the result for the customer is a “dropped” or terminated call. The applicant has submitted propagation maps illustrating the coverage area with the existing pole, a pole at half its current height, and no pole. The maps show that service coverage gaps would occur with less height.

T-Mobile provided a written explanation as to why the current pole height is required:

We will need to retain the present height of the antennas at SV00206A. The site is very important in respect to providing good in-building coverage to the nearby areas. We do not have the site density in Oxnard that gives us the room to alter the height of the antennas at SC00206A. To maintain the superior coverage that we have at present we cannot go any lower than the present height, if done so we may have to plan several other sites to fill in the coverage gaps created by this reduction.

Downtilt of antennas helps signal penetration in buildings and places that has dense vegetation. Also, downtilt helps improve the quality of the signal, as it reduces the number of interference. It also helps limit the coverage to the desired region and not

overshoot and pollute the signal quality. The downtilt allows us to control the footprint of the sectors, increase intermodulation and stop it from interfering with signals from the same network as well as from other competitors' networks.

Verizon also provided a written explanation as to why the current pole height is required:

The height is needed because this area of Oxnard lacks cell density. In order to provide the needed coverage footprint, we would need Port Hueneme [this site] to remain the same height. If the height is lowered, we would most likely require several other shorter sites to compensate for the decrease in RF footprint.

Port Hueneme currently utilizes 4' antennas. Generally, taller sites require larger antennas (4'-6') in order to control the RF. Because of the laws of physics, a larger antenna has a narrower vertical beamwidth which makes it more controllable when downtilting taller applications such as this. With the smaller antennas (1'-2'), since their vertical beamwidth is larger, downtilting does not affect the footprint much. Cell sites are designed to attempt to cover an objective, but at the same time need the ability to control the RF from overshooting to other areas.

The applicant would return in ten years to request either a minor or major modification that would extend the time for expiration or reduce the height of the monopole and antenna size based on the latest available technological advances for such uses.

- 7) Development Advisory Committee:** As no development is proposed as part of this request, there was no need for the Development Advisory Committee (DAC) to review this application.
- 8) Community Workshop:** On November 4, 2009, the applicant mailed notices of the Community Workshop meeting to all property owners within the Pleasant Valley Village neighborhood. A sign was posted on the project site 10 days prior to the meeting. Three residents from the Pleasant Valley Village neighborhood attended the meeting on November 16, 2009. The applicant responded to questions concerning the potential for noise from the proposed emergency generator, and stated that a timer will control the weekly operation for engine maintenance. The group's consensus indicated support for the application.

**Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

**Attachments:**

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Resolution

Prepared by:	<u>BF</u> BF
Approved by:	<u>SM</u> SM

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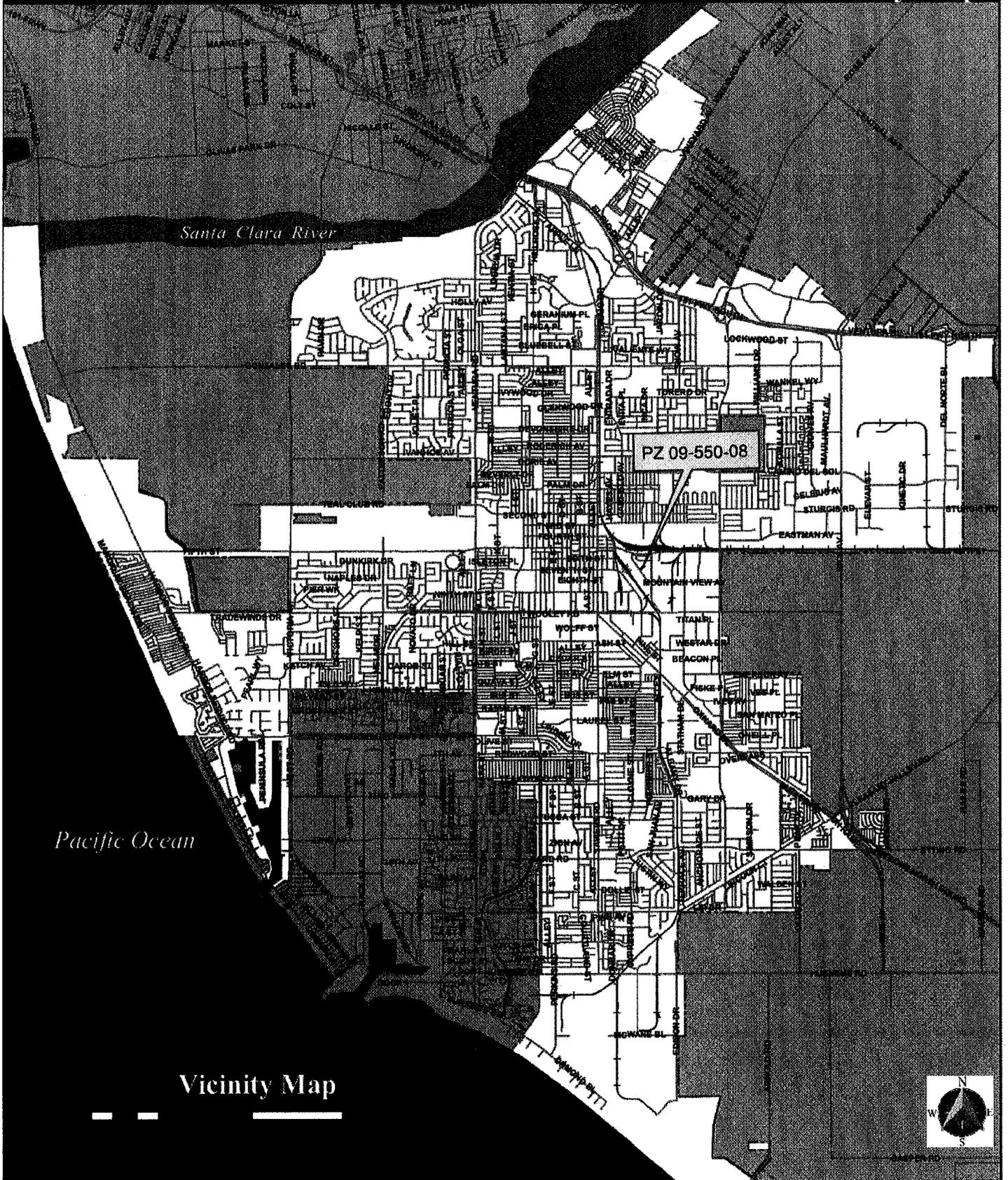
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Vicinity Map



Vicinity Map

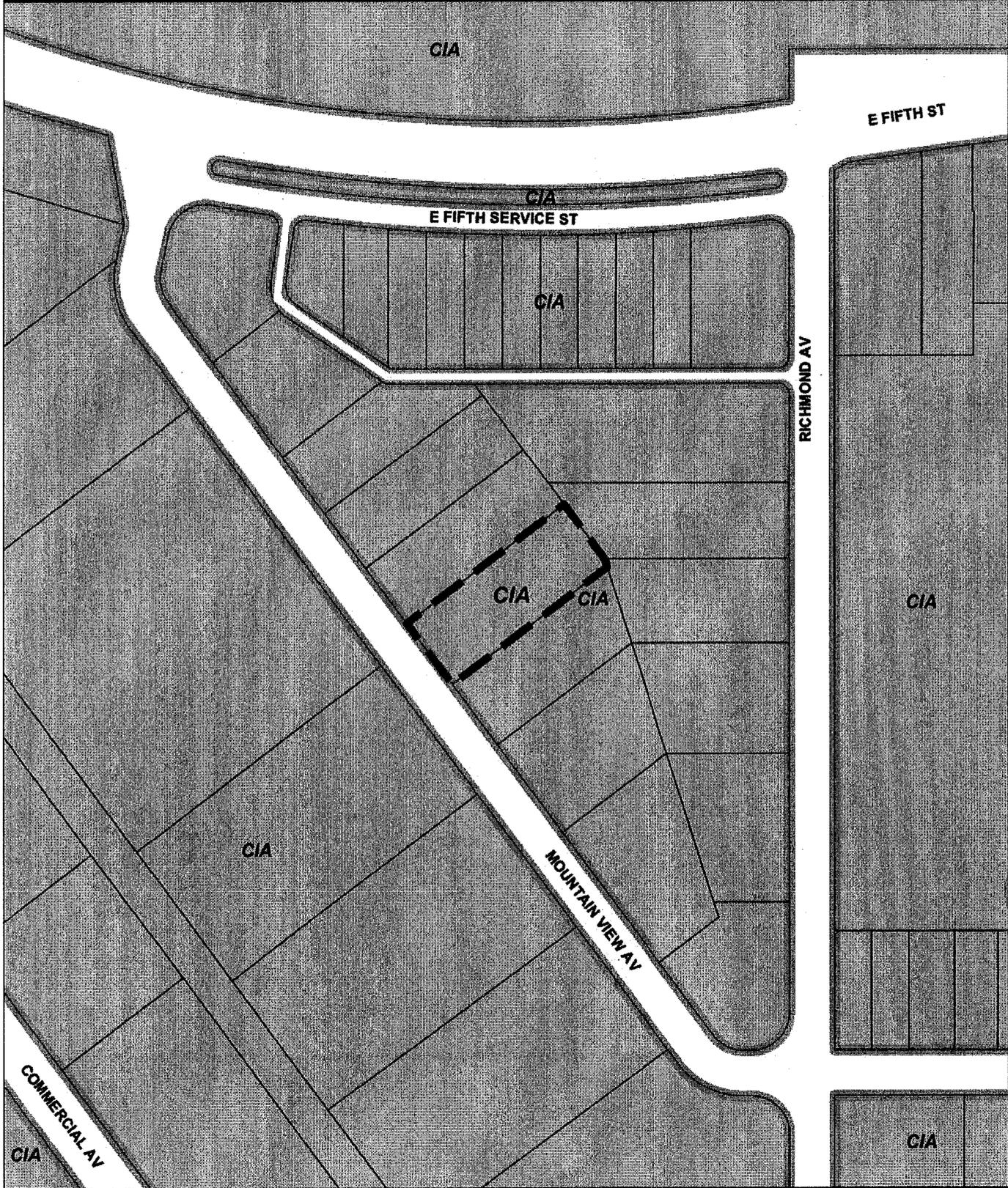


Oxnard Planning

July 2, 2009

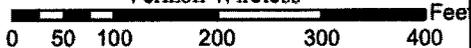
PZ 09-550-08  
Location: 650 Mountain View Av  
APN: 201019014  
Verizon Wireless

# General Plan Map



Oxnard Planning  
July 2, 2009

PZ 09-550-08  
Location: 650 Mountain View Av  
APN: 201019014  
Verizon Wireless

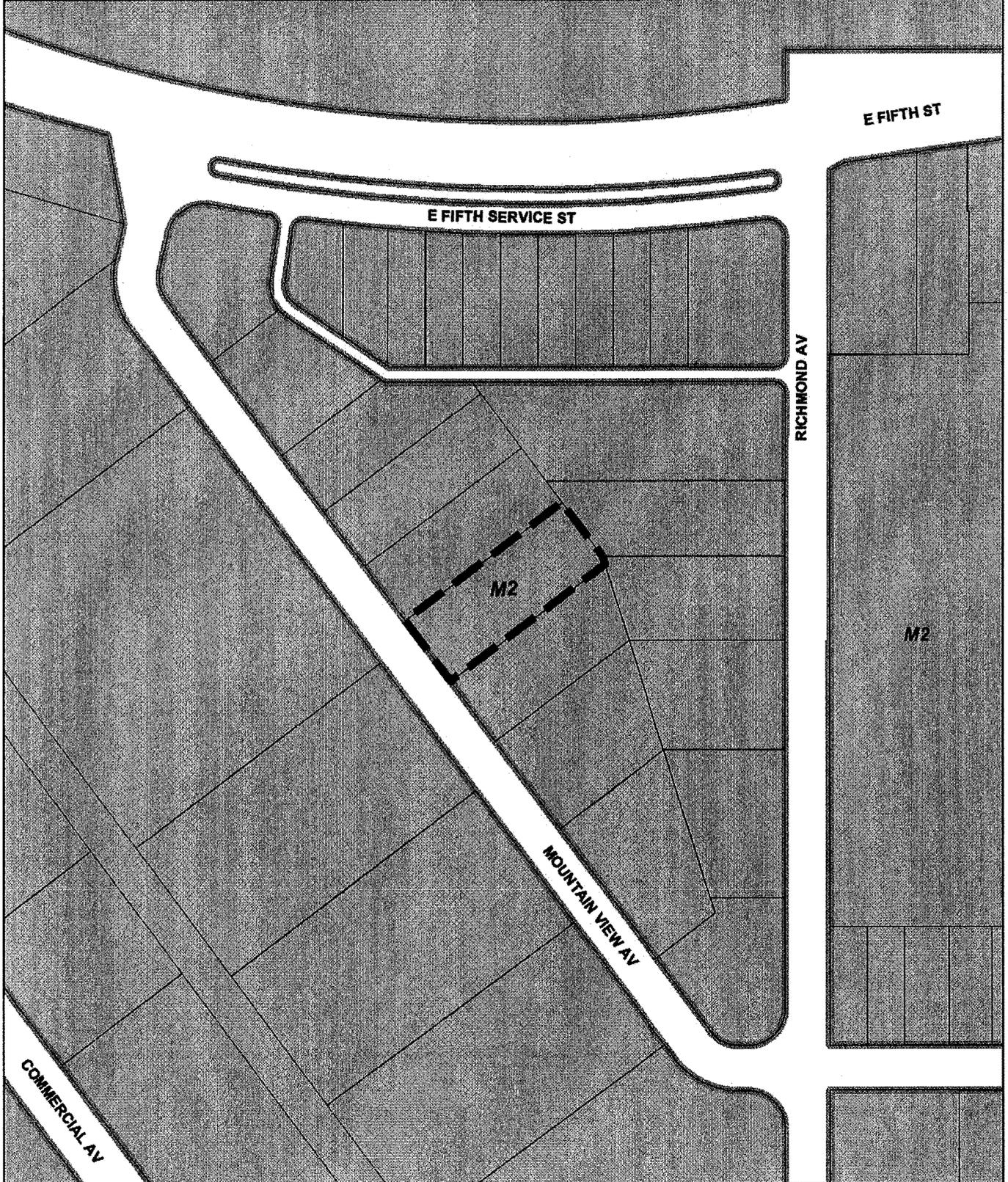


## General Plan Map



1:2,113

# Zone Map



PZ 09-550-08  
Location: 650 Mountain View Av  
APN: 201019014  
Verizon Wireless

0 37.5 75 150 225 300 Feet

## Zone Map





REV	DATE	REVISION DESCRIPTION
1	04.15.2004	Zoning Drawings
2	04.15.2004	Zoning Drawings
3	04.15.2004	Issue For Zoning
4	04.15.2004	Reissue For Zoning
5	04.15.2004	Reissue For Zoning

**core**  
COMMUNICATIONS

2923-A SATURN ST. BEEA, CA 92621  
TEL: 949-441-1111  
(714) 322-4441 FAX

SITE BUILDER

**verizon** wireless

1805 SAND CANYON AVE  
BUILDING 3<sup>rd</sup> FL. FLOOR  
IRVINE, CA 92618  
(949) 258-7000

A & E DEVELOPMENT

W. E. Johnson Corporation  
architectural & planning & engineering

1807 MILPITAS BLVD., SUITE 200  
SAN JOSE, CA 95128  
(415) 350-7300

APPROVALS

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE AG:		
ZONING:		
VZM INTER-COMM:		
VZM UTILITY COOR.:		
VZM CONST. MGR.:		
VZM PROJECT MGR.:		

SITE NAME:  
**FORT HUENEME**

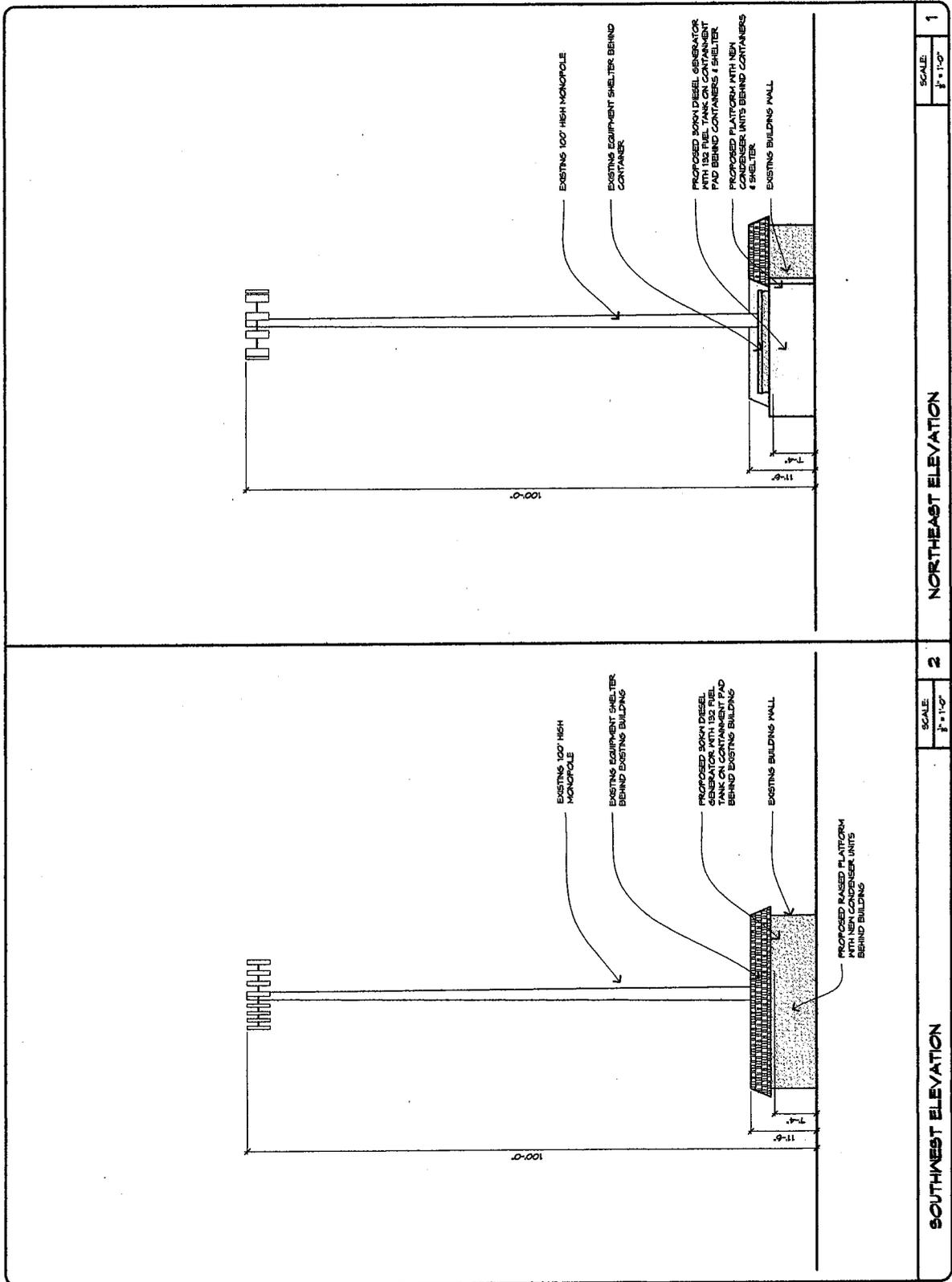
SITE ADDRESS:  
880 WILKINSON AVE. AVE.  
UNIT #7, #8, 500  
CROWLAND, CA 92630

EXTERIOR ELEVATIONS

SHEET TITLE:

DRAWING INFO:  
DWG. NAME: A-2  
DATE/REV: Aug. 24, 2004  
EL. VORBIT

SHEET NUMBER:  
**3 OF 5 A-2**



SCALE:		1
1/8" = 1'-0"		NORTHEAST ELEVATION
SCALE:		2
1/8" = 1'-0"		SOUTHWEST ELEVATION

REV	DESCRIPTION	DATE
	Zoning Drawings	
	Issue For Zoning	
	Release For Zoning	
	Release For Zoning	

**core**  
COMMUNICATIONS  
ENGINEER / CONSULTANT

2823-A SATURN ST. BREA, CA 92621  
(949) 290-0531  
(714) 330-4411 FAX

**verizon** wireless  
1800 SAND CANYON AVE  
BUILDING 27, 3RD FLOOR  
RYAN, CA 92570  
(949) 286-7000

A/E DEVELOPMENT  
W. E. Jackson Corporation  
architectural & engineering

6807 MELBURN BOLLINGER, SUITE 200  
MELBURN, CA 94561  
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www.wejackson.com

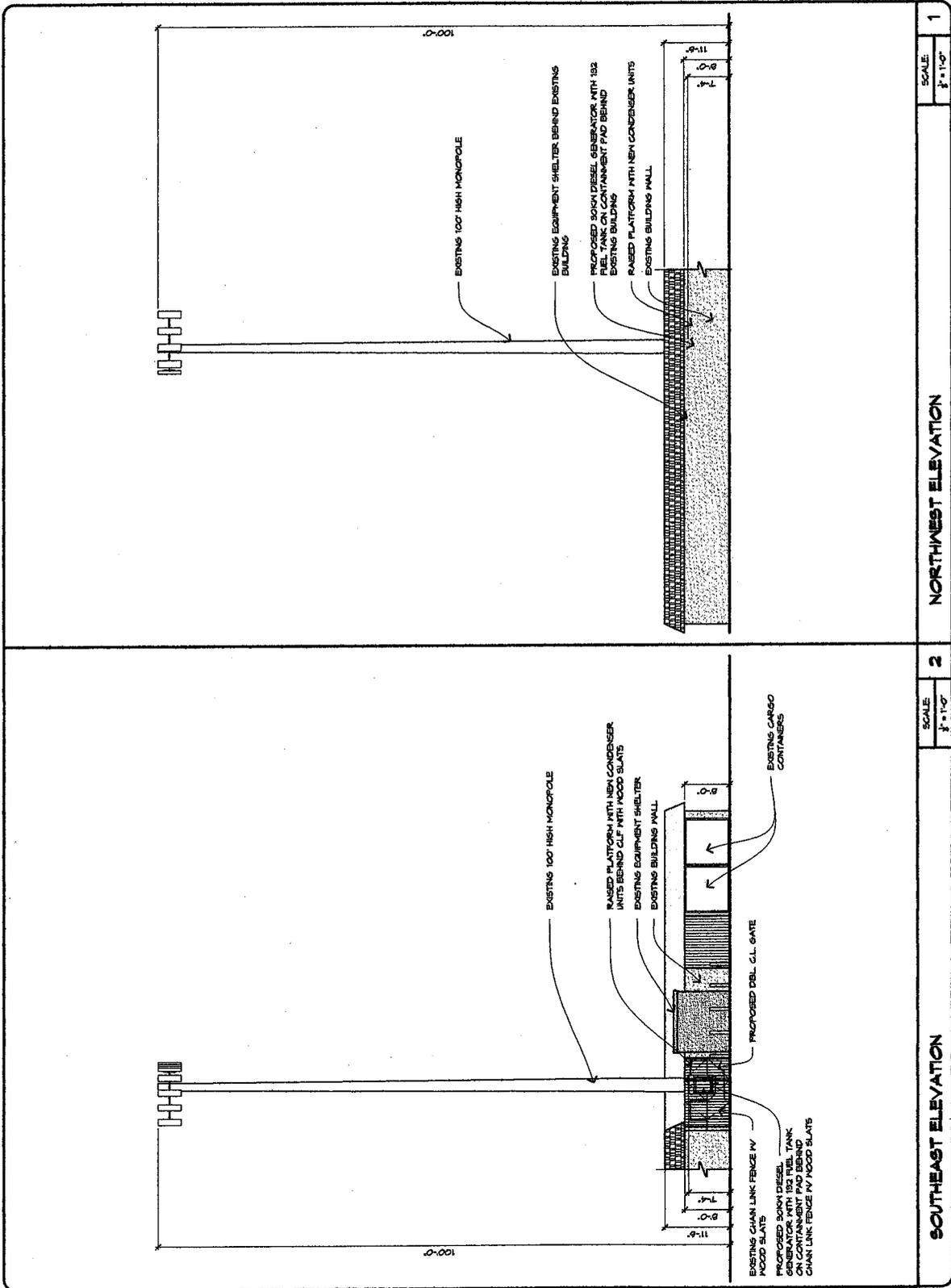
APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
VZM SITE ASSESSOR:		
SPONSOR:		
VZM INT'N CONSULTANT:		
VZM UTILITY COORDINATOR:		
VZM PROJECT MGR:		

SITE NAME  
**PORT HUENEME**

SITE ADDRESS:  
880 MOUNTAIN VIEW AVE.  
GRANDBY, CA 92030

DRAWING INFO:	
DWG NAME:	EXTERIOR ELEVATIONS
DATE/SCALE:	11/14/11 1/8" = 1'-0"
DESIGNED BY:	
CHECKED BY:	
DATE:	
SCALE:	

SHEET NUMBER:  
**4 OF 5 A-3**





## NOTICE OF EXEMPTION

### ***Project Description:***

Planning & Zoning Permit No. 09-550-08 (Major Modification to Special Use Permit) – A request to modify a condition of the approved project to extend the expiration date for a monopole wireless telecommunications facility located at 650 Mountain View Avenue. No new development is proposed as part of this request. The proposal is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Core Communications, 2903-H Saturn St., Brea CA 92821, on behalf of Verizon Wireless, 15505 Sand Canyon Ave., Irvine CA 92618.

### ***Finding:***

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption, §15301 – Existing Facilities
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines §15270]
- No Possibility of Significant Effect [CEQA Guidelines §15061(b)(3)]

***Supporting Reasons:*** In accordance with Section 15301 of CEQA, projects involving minor alterations or minor expansions to existing facilities may be found to be exempt from environmental review. There is no substantial evidence that the project may have a potentially significant effect on the environment. Therefore, staff has determined that the project qualifies for exemption.

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(Date)

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Susan L. Martin, AICP  
Planning Division Manager

RESOLUTION NO. 2009-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 09-550-08 (MAJOR MODIFICATION TO SPECIAL USE PERMIT) ALLOWING AN EXTENSION OF TIME FOR THE EXPIRATION DATE OF SPECIAL USE PERMIT NO. 1511 LOCATED AT 650 MOUNTAIN VIEW AVENUE. FILED BY CORE COMMUNICATIONS, 2903-H SATURN STREET, BREA C.A. 92821, ON BEHALF OF VERIZON WIRELESS, 15505 SAND CANYON AVENUE, IRVINE C.A. 92618.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 09-550-08 to extend the expiration date to June 23, 2019, filed by Core Communications in accordance with Section 16-561 of the Oxnard City Code; and

WHEREAS, the Planning Commission has held a public hearing concerning Planning and Zoning Permit No. 09-550-08 for the proposed major modification to Special Use Permit No. 1511; and

WHEREAS, the Planning Division has determined that the proposed project is not subject to environmental review pursuant to Section 15301 of Title 14 of the California Code of Regulations. A project that involves no expansion of use beyond that existing at the time of the Lead Agency's determination may be found to be exempt from the requirements of CEQA. This proposal involves an extension of the expiration date for the previously approved Special Use Permit, with no expansion or intensification of the existing use or facility. In accordance with CEQA, the Planning Manager has determined that the proposed extension is not subject to CEQA and that a notice of exemption may be filed; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing that the following circumstances exist:

1. The proposed extension of time is in conformance with the Findings of Fact previously adopted by Planning Commission Resolution No. 7668 and Hearing Officer Resolution No. 97-7.
2. The proposed extension of time is permitted by Section 16-561 of the Oxnard City Code and Condition No. 7 of Hearing Officer Resolution No. 97-7.
3. The proposed extension of time does not change the type or intensity of land use permitted by the previously approved Special Use Permit No. 1511.

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work or visit this development in particular;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this major modification. Except as modified by this Resolution, the Conditions of Approval imposed on Special Use Permit No. 1511 by Planning Commission Resolution No. 7668 and Hearing Officer Resolution 97-7 shall remain in full force and effect. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 17<sup>th</sup> day of December 2009 by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

\_\_\_\_\_  
Deirdre Frank, Chair

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary