

**RESOLUTION NO. 5958(14)**

**A Resolution of the City Council of the City of Lompoc,  
County of Santa Barbara, State of California,  
Denying the Appeal Submitted by Phillip Gallanders of the  
Planning Commission Determination of October 8, 2014,  
Adopting Resolution No. 780(14) Approving the Verizon Unmanned  
Telecommunications Facility Project (CUP 14-01)  
Project Location: 1107 North V Street (APN 093-070-037)  
(Planning Division File No. CUP 14-01)**

**WHEREAS**, the Planning Commission held a duly noticed public hearing on October 8, 2014 for consideration of the Conditional Use Permit (CUP 14-01) for an unmanned wireless telecommunications facility for Verizon Wireless at 1107 North V Street; and

**WHEREAS**, after considering the staff report and hearing testimony from the applicant and the public at the October 8, 2014, meeting, the Planning Commission adopted Resolution No. 780(14) approving the wireless telecommunications facility project on a vote of 3-1-1 with Commissioner Leach voting no and Commission Rodenhi absent; and

**WHEREAS**, a timely appeal of the Planning Commission action was filed by Phillip Gallanders for City Council review and consideration of the Planning Commission's October 8, 2014, action; and

**WHEREAS**, at a duly noticed public hearing on November 18, 2014, the City Council considered the staff report, heard testimony from the appellant, the applicant, and members of the public, and received evidence and directed staff to return with a Resolution denying the appeal.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** Based on the staff report, and the testimony and other evidence received at the public hearing, the City Council denies the appeal.

**SECTION 2.** After reviewing and considering the appeal, the staff report, correspondence, hearing testimony, and the evidence presented, and due deliberation on the matters presented, the City Council finds the proposed project, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with all applicable policies and development standards:

- A. The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses

in the vicinity. The proposed facility would be located along the eastern property line, in the north half of the lot. Verizon is leasing approximately 1,410 square feet of the City property. The equipment shelter, generator, and monopole would be located within that area as shown on the site map;

- B. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use. The proposed facility would be unmanned, and therefore would not require trips to the site with the exception of a periodic maintenance worker. Based upon the carrier's maintenance and testing schedule for the facility, one maintenance vehicle trip per month is required;
- C. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof. The equipment associated with the facility would be located inside the equipment shelter. The equipment shelter and generator would be located at grade and behind a chain link fence with slats. The applicant has proposed the chain link fence with slats to match the existing chain link fence with slats. The applicant has agreed to install a monotree in place of the proposed monopole to further alleviate any visual impact of this project. The preliminary RFR report conducted for the project found that the maximum RF exposure level anywhere at ground level due to the proposed operation was calculated to be 2.2% of the applicable public exposure limit, well below the maximum level allowed by the FCC;
- D. All conditions of approval are deemed necessary to protect the public health, safety, and general welfare. No substantial evidence to the contrary was introduced; and
- E. The height of the monopole exceeds the allowed height in the *Public Facilities (PF)* zone, but is necessary for the function of the facility and is allowable under Lompoc Municipal Code section 17.008.020, Height of Building.

**SECTION 4:** Based upon the foregoing, the appeal is denied and CUP 14-01 is approved as conditioned by the Planning Commission at its meeting of October 8, 2014.

**SECTION 5. Effective Date.** This Resolution is effective on the day of its adoption.

A motion to approve this resolution was made by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and was duly passed and adopted by the Council of the City of Lompoc at its regular meeting on December 16, 2014, by the following vote:

AYES: Councilmember(s):  
NOES: Councilmember(s):  
ABSENT: Councilmember(s):

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Bob Lingl, Mayor  
City of Lompoc

ATTEST:

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Stacey Alvarez, City Clerk  
City of Lompoc