

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: October 8, 2014

TO: Members of the Planning Commission

FROM: Lucille T. Breese, AICP, Planning Manager
Jarrett Yanez, Associate Planner

RE: Conditional Use Permit – CUP 14-01

AGENDA ITEM NO. 1

Continued from September 10, 2014 Planning Commission Meeting

A request by Jay D. Higgins of SAC Wireless, representing Verizon Wireless, for Planning Commission review and consideration of Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 50-foot high monopole with nine (9) new panel antennas, an equipment shelter, and a generator. The project is located in the *Public Facilities (PF)* Zoning District at 1107 North V Street (APN: 093-070-037). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Existing Facilities.

Recommendation:

1. Adopt Resolution No. 780(14), approving CUP 14-01, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

Discussion:

The applicant requested the Planning Commission hearing for CUP 14-01 be continued. At the September 10, 2014 Planning Commission Meeting, the hearing for CUP 14-01 was continued to October 8, 2014.

Staff received an e-mail from Marco Vujicic, President of Coastal Springs, LLC, dated September 9, 2014 (Attachment No. 2). Mr. Vujicic's company owns property adjacent to the site where a 42-unit residential project has land use entitlements. Mr. Vujicic has requested the applicant install a mono-pine or mono-eucalyptus instead of a monopole to alleviate any visual impact on his project. This request has been forwarded to the applicant and can be included in the Conditions of Approval.

Attachments:

- 1) [PC Resolution 780\(14\)](#)
- 2) [E-mail correspondence from Marco Vujicic](#)

| Staff Report has been reviewed and approved for submission to the Planning Commission | | | |
|---|-------------|--------------------------------|-------------|
| | | | |
| Teresa Gallavan | Date | Lucille T. Breese, AICP | Date |
| Economic Development Director / Assistant City Administrator | | Planning Manager | |

RESOLUTION NO. 780(14)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT FOR OPERATION OF AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY AT 1107 NORTH V STREET (CUP 14-01)

WHEREAS, a request by Jay D. Higgins of SAC Wireless, representing Verizon Wireless, for Planning Commission review and consideration of Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 50-foot high monopole with nine (9) new panel antennas, an equipment shelter, and a generator. The project is located in the *Public Facilities (PF)* Zoning District at 1107 North V Street (APN: 093-070-037);

WHEREAS, the matter was scheduled to be considered by the Planning Commission at a duly-noticed public meeting on September 10, 2014; however the applicant requested a continuance to the October 8, 2014 meeting;

WHEREAS, at the meeting of October 8, 2014, _____ was present and answered Planning Commissioners' questions and addressed their concerns;

WHEREAS, at the meeting of October 8, 2014, _____ spoke in favor of, or in opposition to, the project; and

WHEREAS, the project is categorically exempt from review pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation on the matters presented, the Planning Commission finds that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Chapter 17.164 *Wireless Communications Facilities* of the Lompoc Municipal Code.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- C. 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.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

- 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 2: Based upon the foregoing, the project (CUP 14-01), as proposed on October 8, 2014, is approved, subject to the conditions attached as Exhibit A and incorporated by reference as if fully set forth herein.

The foregoing Resolution No. 780(14) was adopted, on motion by Commissioner _____ and seconded by Commissioner _____, at the October 8, 2014 Planning Commission meeting by the following vote:

AYES:

NOES:

ABSENT:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

Attachments: [Exhibit A – Conditions of Approval](#)

**DRAFT CONDITIONS OF APPROVAL
CUP 14-01 – VERIZON WIRELESS TELECOMMUNICATION FACILITY
1107 NORTH V STREET (APN: 093-070-037)**

The following Conditions of Approval apply to the plans for CUP 14-01, received by the Planning Division and stamped on July 9, 2014, and reviewed by the Planning Commission on October 8, 2014.

I. PLANNING

Planning – General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 1.24.010 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. Applicant agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents, and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Applicant, or its respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use by Applicant of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Applicant's lease premises, or any part thereof, or from the conduct of Applicant's business or from any activity, work or thing done, permitted or suffered by Applicant or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations on Applicant's part to be performed under the terms of this resolution, or arising from any negligence of Applicant, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Applicant, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Applicant further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

- P4. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P5. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P6. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P7. Minor changes to the site plan or architectural elevations shall be reviewed by the Planning Manager and approved, if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved, if acceptable.

Planning – Conditional Use Permit Conditions

- P8. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P9. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P10. The applicant shall consent to all of the conditions in writing.
- P11. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara prior to issuance of a certificate of occupancy.
- P12. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

- P13. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the EDD/ACA shall grant and record a commensurate extension. The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.

Planning – Architectural Conditions

- P14. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P15. All mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

Planning – Mitigation Monitoring Conditions

- P16. Hours of construction shall be limited to:
Monday through Friday - between the hours of 7:30 a.m. and 5:00 p.m.
Saturday - between the hours of 8:00 a.m. and 5:00 p.m.
Sunday - None
Minor modifications to the hours of construction may be granted by the Planning Manager.

Planning – Project Specific Conditions

- P17. The facility carrier shall enter into a performance agreement with the City, which stipulates that the applicant and successors in interest shall properly maintain and, if required, ultimately remove the approved facility. The carrier shall provide financial security, in a form acceptable to the City Attorney, to ensure that the approved facility is properly maintained and to guarantee that the facility is dismantled and removed from the premises, if it is inoperative, abandoned, or existing after permit expiration. The panel antennas, equipment cabinets, and any associated equipment shall be removed from the site within 90 days. The signed performance agreement and financial security shall be provided to the City prior to issuance of a building permit.
- P18. Antennas shall meet all manufacturers specifications, be of noncombustible and corrosive-resistant material, and be erected in a secure, wind-resistant manner.
- P19. No advertising signage or identifying logos shall be displayed, except small identification plates used for emergency notification.

- P20. If new exterior lighting is proposed, the lighting plan shall be included in the building plans. The lighting plan shall be reviewed and approved by the Building and Planning Divisions prior to issuance of any permits for the project. The plan shall incorporate the following:
- a. Details for external light fixtures on the building, indicating location and type, shall be on the plans. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.
 - b. Exterior lighting shall be manually operated, low wattage, shielded and directed downward and shall be allowed only for safety purposes. Exterior lighting shall not be illuminated except when maintenance or safety personnel are present at night. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check.
- P21. Normal testing and maintenance activities shall occur between 8:00 am and 5:00 pm, Mondays through Fridays, excluding emergency repairs.
- P22. The facility shall operate in compliance with the noise exposure standards in the City's General Plan. Noise levels shall not exceed 75 CNEL at the property line.
- P23. Back-up generators shall comply with the noise standards of the City's General Plan and Zoning Ordinance, and shall be operated only during power outages, in emergency situations, or for testing and maintenance. Back-up generators shall be equipped with noise attenuation devices to ensure that the generator, when operating, is not audible from residences and other nearby sensitive receptors. The plans for the back-up generator shall be reviewed by staff at plan check.
- P24. The facility shall not result in human exposure to RFR exceeding the standards for permissible human exposure to RFR as adopted by the Federal Communications Commission (FCC).
- P25. Within 90 days after commencement of operations, the applicant shall provide the Planning Division with a report prepared by a qualified engineer, verifying that the operation of the Wireless Telecommunication Facility complies with the standards established by the Federal Communications Commission (FCC) for safe human exposure to radio frequency radiation (RFR).
- P26. Traffic resulting from the operation and maintenance of the facility shall be kept to a minimum. Based upon the Carrier's maintenance and testing schedule, a maximum of one (1) trip per month shall be allowed. Emergency repairs are exempt from this limitation.
- P27. The CUP will not be valid until the lease agreement is finalized with the City.

II. BUILDING

Building – General Conditions

- B1. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.

- B2. Plans shall be submitted by a California licensed architect and/or engineer when required by the California Architect's Practice Act and by CBC [A]107.3.4.
- B3. A separate Grading Plan complying with City Standards and Appendix J of the 2013 CBC is required.
- B4. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.
- B5. All property lines and easements shall be shown and identified on the plot plan. A written statement by the Applicant that such lines and easements are shown is required.
- B6. The Title/Cover /first sheet of the plans shall include:
 - a. Code Analysis addressing all work
 - b. Complete Scope of Work to be performed
 - c. Occupancy group(s)
 - d. Description of use(s)
 - e. Type of construction
 - f. Height of the structure(s) and number of stories
 - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with Totals.
- B7. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B8. Fire sprinklers may be required per Building, Fire, and/or City codes.
- B9. The Project shall show compliance with the CALGreen codes and current City and State water conservation regulations. See also SB 407 for requirements for non-compliant plumbing fixture replacement schedules.
- B10. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B11. The permittee shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public or private property from damage by erosion, flooding, deposition of mud or debris originating from the site.
- B12. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Soils Engineer's Plan Review Letter, Energy Compliance Statements, CALGreen (CGBSC) code compliance forms, CWM Plan (Construction Waste Management Plan), listing of Special Inspections required, Deferred Submittals.
- B13. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B14. Building pads shall have a drainage gradient of 2% toward approved drainage facilities.

B15. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwash facilities for construction are required. Trash and debris shall be contained on-site.

III. POLICE – No General or Project Specific Conditions

IV. ENGINEERING

Engineering – General Conditions

EN1. Public Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.

EN2. Public improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments", as last revised. Said Standard Requirements can be downloaded from the City Engineering web page:

<http://www.cityoflomdoc.com/standards/>

EN3. Improvement Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading and Public Improvement Plan submittals. "Development Assistance Brochures" can be downloaded from the City Engineering web page:

http://www.cityoflomdoc.com/PublicWorks/develop_asst.htm

EN4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

EN5. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).

All public utility and street easements will be dedicated by grant deed and prepared by a licensed land surveyor or qualified civil engineer. Use the grant deed form provided by the Engineering Division.

Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.

After the Engineering Division has reviewed and approved the draft grant deed the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and

notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.

- EN6. Plan Review and Encroachment Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).
- EN7. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement.
- EN8. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.
- EN9. Prior to final project approval by the Engineering Division for the issuance of the Certificate of Occupancy, any public improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with City of Lompoc Standard Plans and Specifications.
- EN10. Prior to final project approval by the Engineering Division for the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page:

<http://www.cityoflompop.com/PublicWorks/pdf/E30.pdf>

- EN11. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the Record Drawing, in a computer format readily compatible for transfer to the City Geographic Information System (computer formats acceptable for delivery include DGN; DWG; DXF). Record Drawing information submitted in computer format will include all improvements constructed per the approved plans and any modifications per the as-built plans.

Engineering – Project Specific Conditions

- EN12. The proposed driveway shall be constructed per Lompoc City Standard 611. The driveway shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance. The 4-foot sidewalk area behind the apron shall be maintained within the public right-of-way (ROW). If additional ROW is needed, a public street easement may be required per Condition of Approval EN5 above.

V. AVIATION/TRANSPORTATION – No General or Project Specific Conditions

VI. SOLID WASTE – No General or Project Specific Conditions

VII. ELECTRIC

Electric – General Conditions

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges, and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. The Developer shall provide all necessary trenching and backfilling to Electric specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL4. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL5. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.
- EL6. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

Electric – Project Specific Conditions

- EL7. The existing perimeter alarm shall be rerouted at the expense of the applicant.
- EL8. Electric meters shall be accessible at all times to electric division personnel. . The electric meter shall be relocated to the east side of the fence running parallel to V Street.

VIII. WATER – No General or Project Specific Conditions

IX. WASTEWATER – No General or Project Specific Conditions

X. FIRE

Fire – Project Specific Conditions

- F1. Per 2013 CFC 5704.2.3.2, if located above ground, NFPA 704 Placards are required on the 132 gallon diesel tank.
- F2. Project shall conform to the 2013 CFC Code.
- F3. Per 2013 CFC D103.5#1, the minimum gate width shall be 20 feet.
- F4. Per 2013 CFC D103.5#2, the gates shall be of the swinging or sliding type.
- F5. Per 2013 CFC D103.5#3, construction of gates shall be of materials that allow manual operation by one person.
- F6. Per 2013 CFC D103.5#5, electric gates shall have emergency opening devices approved by the Fire Code Official.

XI. STORM WATER

Storm Water – Project Specific Conditions

- SW1. The roof of the equipment shelter shall be drained to landscaping, a drywell or other permeable surface.
- SW2. Verizon or any subsequent utility operating the facility, shall comply fully, at all times, with applicable provisions of the General National Pollutant Discharge Elimination System (NPDES) Permit for Discharges from Utility Vaults and Underground Structures to Waters of the U.S.
- SW3. No pollutants, including, but not limited to, sediment, chemicals, trash, and contaminated storm water shall be discharged from leased property into, or where they could be transported to, City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.

Hanh, Cory

From: Marco Vujicic [marcovujicic@yahoo.com]
Sent: Tuesday, September 09, 2014 11:52 AM
To: Hanh, Cory
Cc: Batta Vujicic; Breese, Lucille; Gallavan, Teresa
Subject: CUP-14-01

Good Afternoon Cory,

We are the owners of the adjacent 40 unit residential Coastal Meadows Project located at 1275 North V Street. We are writing in regards to CUP 14-01 that will be brought before the planning commission tomorrow night. As our project is located adjacent to the proposed site we would like to urge planning to have Verizon replace the proposed monopole with a mono-eucalyptus or with a mono-pine. We feel that this will help any eye sore that a huge monopole will bring to our project as well as to the surrounding neighborhood. I have provided 2 links below showing an example of the two monotrees.

Eucalyptus

<http://www.sitesol.us/#!portfolio/albumphotos1=7>

pine

<http://www.sitesol.us/#!portfolio/albumphotos1=5>

We would like to thank you in advance for your consideration in this matter.

Sincerely,
Coastal Springs, LLC
Marco Vujicic, President



818-991-6629-Ext. 22
818-991-0450-fax
805-304-1557-cell

Corporate Headquarters:
31826 Village Center Rd. #C
Westlake Village, CA 91361

Psalm 23:2-3 2) He makes me lie down in green pastures, He leads me beside quiet waters, He restores my soul. He guides me in paths of righteousness for His name's sake.

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 please consider the environment before printing this email

Mono Eucalyptus



Mono Pine



**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: October 7, 2014
TO: Members of the Planning Commission
FROM: *ATB* Lucille T. Breese, AICP, Planning Manager
RE: **Supplemental Information**
CONDITIONAL USE PERMIT – CUP 14-01

AGENDA ITEM NO. 1

CUP 14-01 – Review of Issues Relating to Conditional Use Permit
Continued from September 10, 2014 Planning Commission Meeting

A request by Jay D. Higgins of SAC Wireless, representing Verizon Wireless, for Planning Commission review and consideration of Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 50-foot high monopole with nine (9) new panel antennas, an equipment shelter, and a generator. The project is located in the *Public Facilities (PF)* Zoning District at 1107 North V Street (APN: 093-070-037). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301, Existing Facilities.

Attached please find Supplemental Information for the above referenced Agenda Item:

- Public Comment dated October 2, 2014, from Mike Darg.
- Public Comment dated October 5, 2014, from Philip Gallanders

Yanez, Jarrett

From: mike darg [darg1062@msn.com]
Sent: Thursday, October 02, 2014 3:11 PM
To: Yanez, Jarrett
Subject: CUP14-01

Hello Jarrett , Mike Darg here we spoke today at the city . I am totally against this fifty foot monopole going into our neighborhood here at Elwood Estates . I looked at the one across the street from Thompson Park . It is big and ugly but I can see it being there since it is an industrial area . Elwood Estates is not an industrial area, but is a nice neighborhood . I also believe it will bring our house prices down . We are also concerned about the R.F.R. with the children in this neighborhood . It will be in direct view out of some of my neighbors back yards . I don't think you folks on the planning commission would want this in your back yard . Why can't this be installed at another industrial area, maybe even around the sewer plant ?

I also don't think this falls under the exceptions of code # 17.008.020 .

Thanks again for your time , waiting on your reply . Mike Darg .

Sent from Windows Mail

Yanez, Jarrett

From: Philip Gallanders [pgallanders@yahoo.com]
Sent: Sunday, October 05, 2014 6:47 PM
To: Yanez, Jarrett
Cc: Philip Gallanders
Subject: Verizon Tower on V Street near North Ave.

Good Day Jarrett,

First, I want to thank you for the time you took last week, to explain the procedure in filing public comments to commission meetings, to both myself and my neighbor Mike Darg.

My first concern is that having read the staff report and looked at the map provided, the actual intended location of the tower was not made clear.

Is it to be built on the V Street side of the city lot, or on the residence side of the lot?

There is no resident of Ellwood Estates, who would be calm and happy with such an industrial construction being placed immediately next to their property line.

Would Verizon be willing to compensate the property owner(s) for loss of property value, due to the tower?

Secondly, although the staff report states that the danger to citizens is minimal and within allowed parameters, the report does not go into details. For example:

- 1) Is the radio frequency radiation cumulative? Does the affect build up over the weeks?
- 2) Does the affect of the radio frequency transmission radiation, fall off over distance?
- 3) What are the formulae used to decide on a danger level.
- 4) What resident's health or property values, should be put at risk, due to a corporate convenience?

My third question, is regarding the issue is that of the height of the structure.

- 1) City Building Codes of Lompoc, mandates that the maximum height of a building or structure, is 35 feet.
- 2) City Building Codes of Lompoc, allows waivers to exceed the maximum height of 35 feet, IF:
 - a: Those items exceeding 35 feet, are in fact, integral to, parts of, or equipment attached to an existing structure.
 - b: Items stipulated as fit for a waiver, are ladders, A/C units, flagpoles, elevator housings, etc.
- 3) This radio aerial stands 50 feet in height, from its foundation to the top of the tower. This height may actually not be the final height, after all the appurtenances and equipment is added to the tower.
- 4) This aerial tower is a free-standing structure with its own in ground foundation and it is not a part of, or attached to, any other pre-existing building.
- 5) As a free-standing structure, at 50 foot height, it does not conform to City Building Code.
- 6) As a free-standing structure, the radio aerial does not meet or conform to the City Building Code in any material way, that would qualify it for a waiver.

I would appreciate it, if your office sent to me, a confirmation of your receipt of this email.

I would also appreciate it, if this email is made a permanent part of the file record.

Finally, I plan to attend the meeting at City Hall, this coming October 08th to speak to these points.

Best regards,
Philip Gallanders
1016 North W Street
Lompoc, CA, 93436
Ph: 310-767-6395

<http://bookfairy1216.wix.com/aida-jacobs>

When a nation becomes more concerned with what a child has for lunch than whether they have an innocent childhood or even