

**STAFF REPORT – PLANNING
CITY OF TEMECULA
PLANNING COMMISSION**

TO: Planning Commission Chairperson and members of the Planning Commission

FROM: Luke Watson, Director of Community Development

DATE OF MEETING: January 20, 2021

PREPARED BY: Eric Jones, Case Planner

PROJECT SUMMARY: Planning Application Number PA19-0622, a Wireless Facilities Application to allow J5 Infrastructure Partners to install a new 50' high wireless telecommunication facility located at 42069 DLR Drive.

RECOMMENDATION: Adopt a Resolution approving the project subject to Conditions of Approval

CEQA: Categorically Exempt
Section 15332, Class 32, In-Fill Development Projects

PROJECT DATA SUMMARY

Name of Applicant: Cameron Dancho, on Behalf of AT&T

General Plan Designation: Service Commercial (SC)

Zoning Designation: Service Commercial (SC)

**Existing Conditions/
Land Use:**

Site: Vacant Lot / Service Commercial (SC)

North: Existing Auto Dealerships / Service Commercial (SC)

South: Vacant Lot / Service Commercial (SC)

East: Existing Auto Dealership Inventory Parking / Service Commercial (SC)

West: Interstate 15 / Land Use (N/A)

	<u>Existing/Proposed</u>	<u>Min/Max Allowable or Required</u>
Lot Area:	N/A	N/A
Total Floor Area/Ratio:	N/A	N/A
Landscape Area/Coverage:	N/A	N/A
Parking Provided/Required:	N/A	N/A
AFFORDABLE HOUSING		

Located in Affordable Housing Overlay Zone (AHOZ)? ☐ Yes ☒ No

AHOZ Gain/Loss: +/- N/A Units

BACKGROUND SUMMARY

On April 19, 2019, Cameron Dancho, on behalf of AT&T, submitted Planning Application No. PA19-0622, a Wireless Facilities Application to allow for the construction and operation of a new 50' wireless telecommunications facility. The project site is currently vacant.

Staff has worked with the applicant to ensure that all concerns have been addressed, and the applicant concurs with the recommended Conditions of Approval.

ANALYSIS

The applicant is requesting the approval of a Wireless Facilities Application to allow for the construction and operation of an AT&T wireless telecommunication facility disguised as a faux palm tree. The project is located within the Temecula Auto Mall at 42069 DLR Drive.

The faux palm tree will total 50' in height and be located on the northwest portion on the project site. Several existing palm trees are located east of the project site. In addition, palm trees are used extensively along Ynez Road within the Temecula Auto Mall near the project site. For these reasons, staff has determined that the proposed tower design is appropriate.

The tower will house three sectors. Each sector will contain four antennas for a total of twelve antennas. Support equipment for these antennas will be located within an immediately adjacent equipment enclosure. Access to the tower and related equipment will be restricted to authorized personnel only.

LEGAL NOTICING REQUIREMENTS

Notice of the public hearing was published in the *SD Union Tribune* on January 7, 2021 and mailed to the property owners within the required 600-foot radius.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act, the proposed project has been deemed to be categorically exempt from further environmental review (Section 15332, Class 32, In-Fill Development Projects).

The project consists of the installation of twelve cellular antennas within a proposed tower designed to resemble a palm tree. The project is located within an urbanized area surrounded by Interstate 15 and auto dealerships. Furthermore, the project is consistent with the City of Temecula General Plan and Development Code, occurs on a site that is less than five acres, has no value as habitat, and can be serviced by all major utilities. Finally, approval of the project will not result in any adverse impacts related to traffic, noise, water quality and air quality. The project will require minimal servicing so it will have a negligible impact on traffic. The project will have no impact on noise, water quality and air quality.

FINDINGS

Conditional Use Permit (Code Section 17.04.010.E)

The proposed conditional use is consistent with the General Plan and the Development Code.

The proposed Conditional Use Permit is compatible with the surrounding land uses. The proposed use requires a minimal amount of servicing, which will create negligible traffic. The proposed use is consistent with and meets all the requirements stated in the Telecommunications Facility and Antenna Ordinance and Development Code. In addition, the project is consistent with the General Plan by adhering to Community Development Goal No. 2: Policy 2.1. This goal and policy require that appropriate design standards and guidelines be incorporated into each project. This project will resemble a palm tree in an effort to match existing live palm trees located nearby. This design will reduce the visual impact created by the project.

The proposed conditional use is compatible with the nature, condition and development of adjacent uses, buildings and structures and the proposed conditional use will not adversely affect the adjacent uses, buildings or structures.

By designing the project to resemble a palm tree, the proposed project is intended to integrate with the surrounding built and natural environment. The adjacent uses, buildings and structures will not be adversely affected by the project.

The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, buffer areas, landscaping, and other development features prescribed in this Development Code and required by the Planning Commission or City Council in order to integrate the use with other uses in the neighborhood.

The project is consistent with the requirements stated in the Antenna Ordinance (Chapter 17.40), as well as the applicable sections of the Development Code. As a result, the proposed conditional

use meets the design requirements of the Development Code and Planning Commission in order to integrate the use with other uses in the neighborhood.

The nature of the proposed conditional use is not detrimental to the health, safety and general welfare of the community.

All antennas and their support equipment will be located within a faux palm tree and equipment enclosure. In addition, access to the project site will be restricted to authorized personnel only. In addition, the project has been reviewed for consistency with the Development Code, Building Code, and Fire Code, all of which contain provisions designed to protect the health, safety, and general welfare of the community.

That the decision to approve, conditionally approve, or deny the application for a Conditional Use Permit be based on substantial evidence in view of the record as a whole before the Planning Commission or City Council on appeal.

The decision to conditionally approve the application for a Wireless Facility Application has been based on substantial evidence in view of the record as a whole before the Planning Commission.

- ATTACHMENTS:**
1. Vicinity Map
 2. Plan Reductions/Photo Simulations
 3. PC Resolution
 4. Exhibit A - Draft Conditions of Approval
 5. Notice of Public Hearing
 6. Draft Notice of Exemption for County Clerk