

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: March 6, 2014

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Amendment, pursuant to Section 6500 and Section 6512 of the County Zoning Regulations, to replace three existing panel antennas inside of two existing cylindrical radome antenna enclosures with six new panel antennas inside of two box-shaped radome enclosures on the roof of a building located at 3351 El Camino Real in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2004-00177 (MetroPCS, Inc.)

PROPOSAL

The applicant has applied to amend a use permit allowing a cellular communications facility on the roof of an existing office building. The changes to the facility would be to replace the three existing antennas and their two cylindrical radomes with six new antennas hidden in box-shaped radomes. The equipment cabinets serving the antennas would not be changed. The radomes are partially screened by a parapet roof and will be finished to match the building. The cabinets are completely screened from view at ground level by a parapet wall. The maximum height of the radomes is 35 feet above grade.

RECOMMENDATION

Approve the Use Permit Amendment, County File No. PLN 2004-00177, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Steven Rosen, Project Planner; Telephone 650/363-1814

Applicant: Nicole Crowley for MetroPCS, Inc.

Owner: George S. Krusi Trust

Location: 3351 El Camino Real; North Fair Oaks

APN: 060-282-580

Parcel Size: 38,925 sq. ft.

Existing Zoning: C-1/S-1 (Neighborhood Commercial District/5,000 sq. ft. minimum lot area per dwelling unit)

General Plan Designation: Neighborhood Commercial

Existing Land Use: Office Commercial

Water Supply: California Water Service

Sewage Disposal: Fair Oaks Sewer Maintenance District

Flood Zone: FEMA Zone X (Area of Minimal Flooding); Community Panel No. 06081C-0304E; Effective Date: 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 (the minor alteration of an existing structure).

Setting: The subject property is located on El Camino Real northwest of the intersection with Loyola Avenue. The site is developed with an existing two-story office building. Various commercial uses front on El Camino Real near the subject property. A mix of single-family and multi-family residential uses are located to the northeast of the property in the North Fair Oaks area. Single-family residential uses are located across El Camino Real to the southwest in the Town of Atherton.

DISCUSSION

A. KEY ISSUES

1. Conformance to the General Plan

Staff has determined that the project complies with all applicable General Plan policies, with specific discussion of the following:

Chapter 4–Visual Quality

Policy 4.20 (*Utility Structures*) requires minimization of visual impacts generated by utility structures. As conditioned, the project has a negligible visual impact. The equipment cabinets are mounted on the roof of the office building. The cabinets are up to 7'-2" tall, and are screened from view at ground level by an existing 7'-4" parapet wall.

Four antennas will be concealed within a radome measuring 5'-7" by 7'-8" and mounted on the eastern portion of the roof. This radome will reach a maximum height of 35 feet above grade. Two antennas will be mounted in a radome measuring 2'-2" by 8'-11" on the western portion of the roof. This radome will also reach a height of 35 feet above grade.

The radomes will be screened from view at the immediate ground level by the existing 7'-4" parapet wall and by undulations in the roofline of the office building.

The radomes will project above the parapet the same height as the existing cylindrical radomes, which are visible from certain vantage points on El Camino Real, Loyola Avenue, Stockbridge Avenue, and adjacent properties. The radomes will be painted to match the color of the roof, minimizing the impact of the visible portions of the project by giving them the appearance of architectural features that are integral parts of the building.

2. Conformance to Zoning Regulations

Under the provisions of Section 6500 (*Use Permits*), wireless communications facilities are permitted in the C-1 District upon issuance of a use permit. The project complies with all development standards for this zoning district, including height. The maximum permitted height for antennas and architectural features in the C 1 District is 37 feet. The tops of the radomes will be 35 feet above grade.

The cabinets and new antennas proposed for this project will be mounted to the roof of the office building. The placement of the equipment in this location does not result in a loss of parking spaces required by zoning regulations and does not detract from the primary commercial function of the existing office building.

3. Conformance to the Wireless Telecommunications Facilities (WTF) Ordinance

New wireless telecommunications facilities must be reviewed for conformance to the Wireless Telecommunications Facilities Ordinance. This facility was found to conform to the Ordinance when its permit was renewed in 2012. Below is a point-by-point review of how the changes to this facility conform to the Ordinance by subsection:

6512.2.E – The adverse visual impact of utility structures shall be avoided by: (1) siting new wireless telecommunication facilities outside of public viewshed whenever feasible; (2) maximizing the use of existing vegetation and natural features to cloak wireless telecommunication facilities; and (3) constructing towers no taller than necessary to provide adequate

coverage. When visual impacts cannot be avoided, they shall be minimized and mitigated by: (a) screening wireless telecommunication facilities with landscaping consisting of non-invasive and/or native plant material; (b) painting all equipment to blend with existing landscape colors; and (c) designing wireless telecommunication facilities to blend in with the surrounding environment. Attempts to replicate trees or other natural objects shall be used as a last resort. Landscaping shall be maintained by the property or facility owner and/or operator. The landscape screening requirement may be modified or waived by the Community Development Director or his/her designee in instances where it would not be appropriate or necessary, such as in a commercial or industrial area.

This wireless telecommunication facility will be screened from public view by a parapet roof and box-shaped radomes. The radomes will be painted to match the parapet roof and set back far enough from the roof that they will only be visible from certain angles.

6512.2.F – Paint colors for the wireless telecommunication facility shall minimize its visual impact by blending with the surrounding environment and/or building.

Condition of Approval No. 3 requires that the radomes be painted to match the building roof.

6512.2.G – The exteriors of wireless telecommunication facilities shall be constructed of non-reflective materials.

Condition of Approval No. 3 requires that the paint on the radomes be matte.

6512.2.H – The wireless telecommunication facility shall comply with all the requirements of the underlying zoning district(s), including, but not limited to, setbacks, Design Review in the DR district(s), Architectural Review in designated Scenic Corridors, and Coastal Development Permit regulations in the CZ or CD zones.

The facility does not encroach upon any setbacks and is within the envelope of the existing building. It will be beneath the maximum height allowed in the C 1 District in that it is 35 feet in a district that allows antennas and architectural features to be 37 feet tall.

6512.2.I.3 – [A ground-mounted spire may stand up to 150 feet tall, but a] building-mounted wireless telecommunication facility shall not exceed the maximum height allowed in the applicable zoning district, or 16 feet above the building roofline, whichever is higher, except that in any Residential (R)

district, no monopole or antenna shall exceed the maximum height for structures allowed in that district.

The building-mounted facility reaches a maximum height of 35 feet, and the C-1 District allows a maximum height of 37 feet.

6512.2.L – Diesel generators shall not be installed as an emergency power source unless the use of electricity, natural gas, solar, wind or other renewable energy sources are not feasible. If a diesel generator is proposed, the applicant shall provide written documentation as to why the installation of options such as electricity, natural gas, solar, wind or other renewable energy sources is not feasible.

The facility uses a battery to provide backup power.

4. Conformance to the Conditions of Last Approval

1. This approval applies only to the proposal as described in this report, plans, and documents submitted to the Current Planning Section on April 10, 2012, and as approved by the Zoning Hearing Officer on October 4, 2012. Minor revisions or modifications to these projects may be made subject to the review and approval of the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

Conformance to condition? Yes.

Recommend to retain condition? Yes, with the dates updated.

2. The use permit shall be valid for a period of ten years, ending on October 4, 2022. The applicant shall apply for renewal of the use permit and pay applicable renewal fees six months prior to expiration. There shall be an administrative review for compliance with conditions of approval of this use permit in October 2017.

Conformance to condition? Yes.

Recommend to retain condition? Yes, but with the dates changed to reflect the date of approval of this amendment.

3. Both antenna poles shall remain enclosed within radomes and painted to match the roof of the existing building upon which they will be located.

Conformance to condition? Yes.

Recommend to retain condition? Yes, as modified in Attachment A.

4. Construction hours shall be Monday through Friday, 7:00 a.m. to 6:00 p.m., Saturday, 9:00 a.m. to 5:00 p.m., and no construction will be allowed on Sundays or national holidays.

Conformance to condition? Yes.

Recommend to retain condition? Yes.

5. Noise levels produced by the proposed construction activity shall not exceed 80-dBA level at any one moment.

Conformance to condition? Yes.

Recommend to retain condition? Yes.

6. The installation shall be removed in its entirety within 90 days from when this technology becomes obsolete or this facility is no longer needed.

Conformance to condition? Yes.

Recommend to retain condition? Yes.

5. Conformance to the Use Permit Findings

Under the provisions of Section 6500 and 6512.1, wireless communications facilities are permitted in the C-1 Zoning District after issuance of a use permit. The following two findings must be made for the issuance of the use permit:

- a. **Find that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The impact of this project is minimal. The applicant has submitted a radio frequency (RF) emissions report as part of the application. The report analyzes the RF emissions emitted by the project. The report concludes that in no area will the project exceed the public exposure limit set by the Federal Communications Commission, and in no area accessible by the public will the emissions exceed 5% of the limit for public exposure.

Because the system is unmanned and requires approximately one service visit per month, it does not generate additional traffic, noise, or intensity of use of the property. The antennas are screened and do not present a significant visual impact to the surrounding area.

b. Find that the use is necessary for the public health, safety, convenience or welfare.

This project allows increased clarity, range, and capacity of the existing cellular network and enhances service for the public in general. In addition, the project increases reliability and network coverage for law enforcement and other public safety personnel and improves reception for 911 calls. No adverse effects to public health and safety would result from this proposal.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the minor alteration of existing structures.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Roof Plan
- D. Radome Detail Plans
- E. Elevation
- F. Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2004-00177

Hearing Date: March 6, 2014

Prepared By: Steven Rosen
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the minor alteration of an existing structure.

For the Use Permit, Find:

2. That the establishment, maintenance, and conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood in that the project does not exceed Federal Communications Commission (FCC) limits and does not generate additional activity on the site.
3. That the approval of this cellular telecommunications addition is necessary for the public health, safety, convenience or welfare in that it improves cellular telephone service for the public and public safety personnel.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

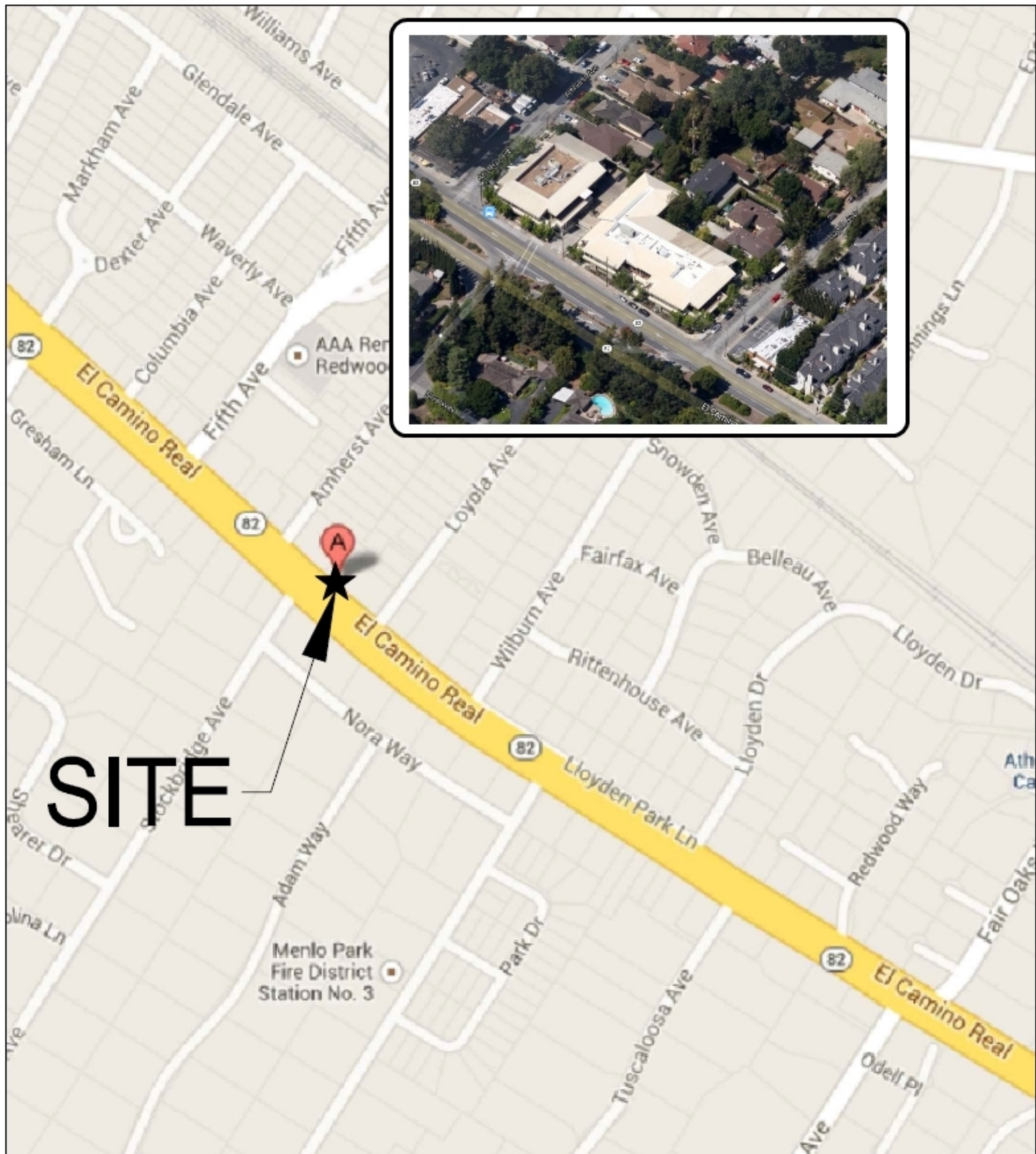
1. This approval applies only to the proposal as described in this report, plans, and documents submitted to the Current Planning Section on October 25, 2013, and as approved by the Zoning Hearing Officer on March 6, 2014. Minor revisions or modifications to these projects may be made subject to the review and approval of the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

2. The use permit shall be valid for a period of ten years, ending on March 21, 2024. The applicant shall apply for renewal of the use permit and pay applicable renewal fees six months prior to expiration. There shall be an administrative review for compliance with conditions of approval of this use permit in March 2019.
3. Both sets of antennas shall remain enclosed within radomes, which must be painted to match the roof of the existing building upon which they will be located.
4. Construction hours shall be Monday through Friday, 7:00 a.m. to 6:00 p.m., Saturday, 9:00 a.m. to 5:00 p.m., and no construction will be allowed on Sundays or national holidays.
5. Noise levels produced by the proposed construction activity shall not exceed 80-dBA level at any one moment.
6. The installation shall be removed in its entirety within 90 days from when this technology becomes obsolete or this facility is no longer needed.
7. The project shall comply with all requirements of the Menlo Park Fire Protection District.

Building Inspection Section

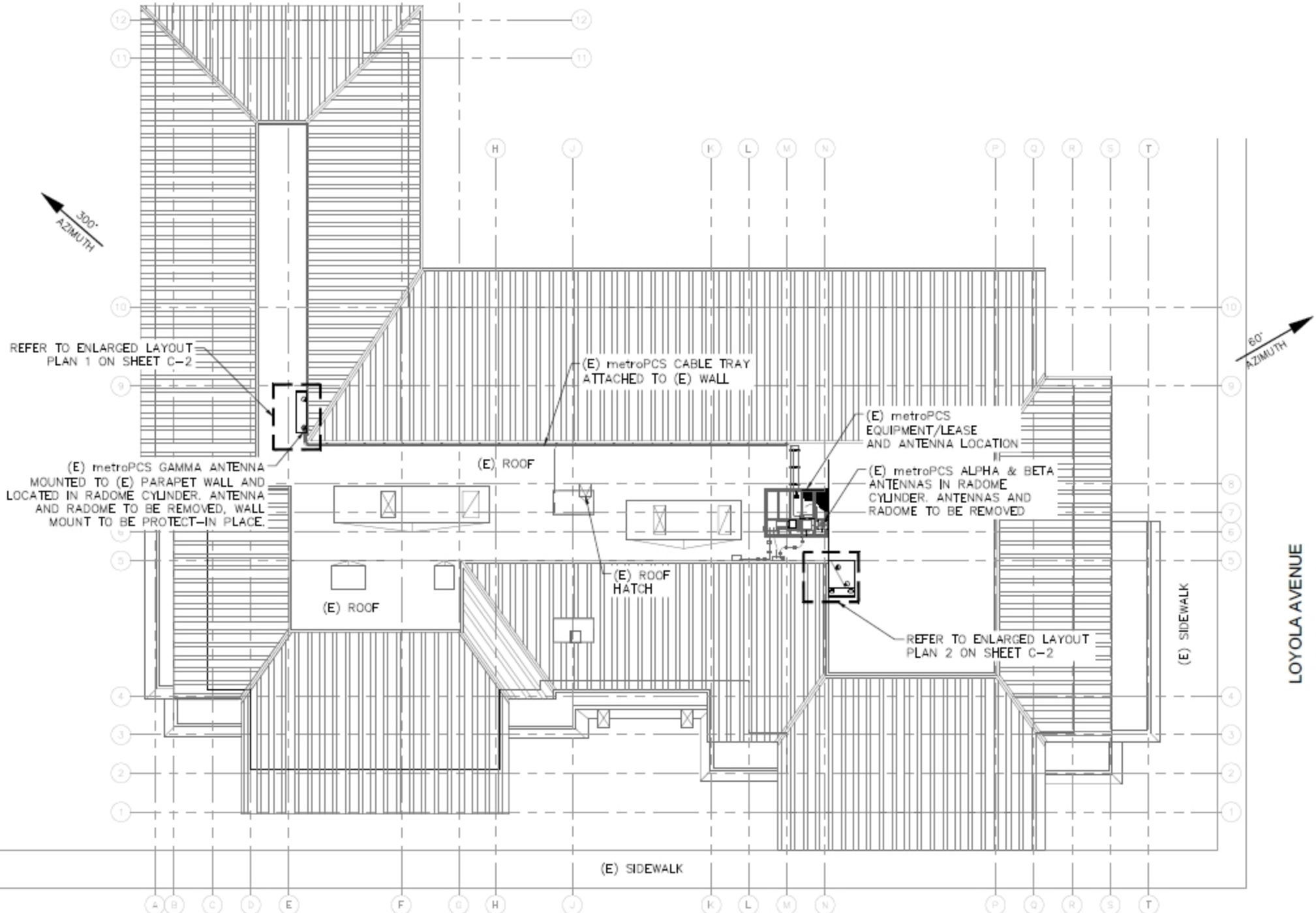
8. Building permits will be required for any new equipment.

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VICINITY MAP





REFER TO ENLARGED LAYOUT PLAN 1 ON SHEET C-2

(E) metroPCS GAMMA ANTENNA MOUNTED TO (E) PARAPET WALL AND LOCATED IN RADOME CYLINDER. ANTENNA AND RADOME TO BE REMOVED, WALL MOUNT TO BE PROTECT-IN PLACE.

(E) metroPCS CABLE TRAY ATTACHED TO (E) WALL

(E) metroPCS EQUIPMENT/LEASE AND ANTENNA LOCATION

(E) metroPCS ALPHA & BETA ANTENNAS IN RADOME CYLINDER. ANTENNAS AND RADOME TO BE REMOVED

(E) ROOF HATCH

REFER TO ENLARGED LAYOUT PLAN 2 ON SHEET C-2

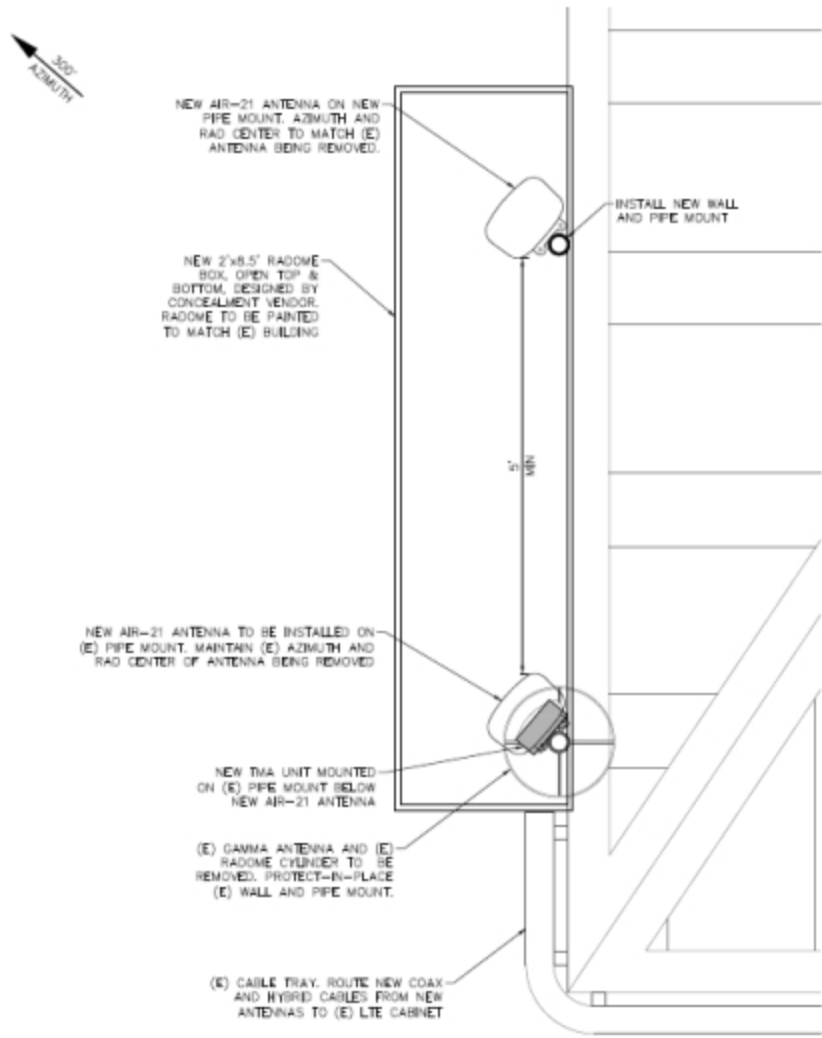
(E) SIDEWALK

(E) SIDEWALK

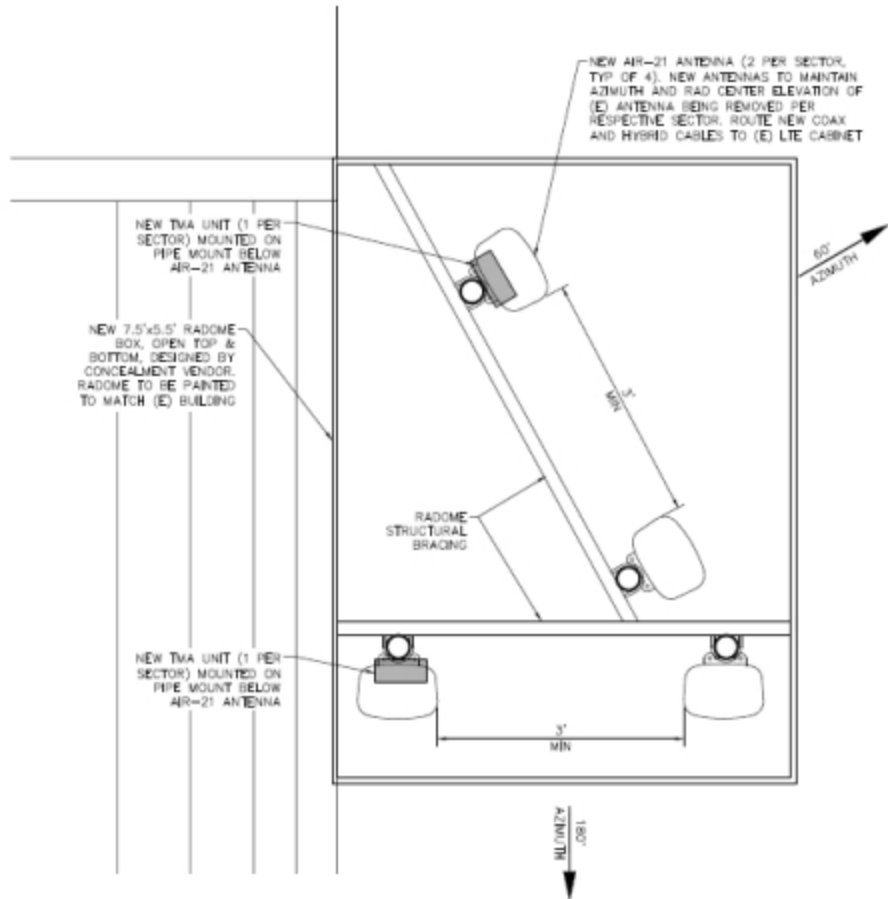
LOYOLA AVENUE

EL CAMINO REAL

Attachment C: Roof Plan

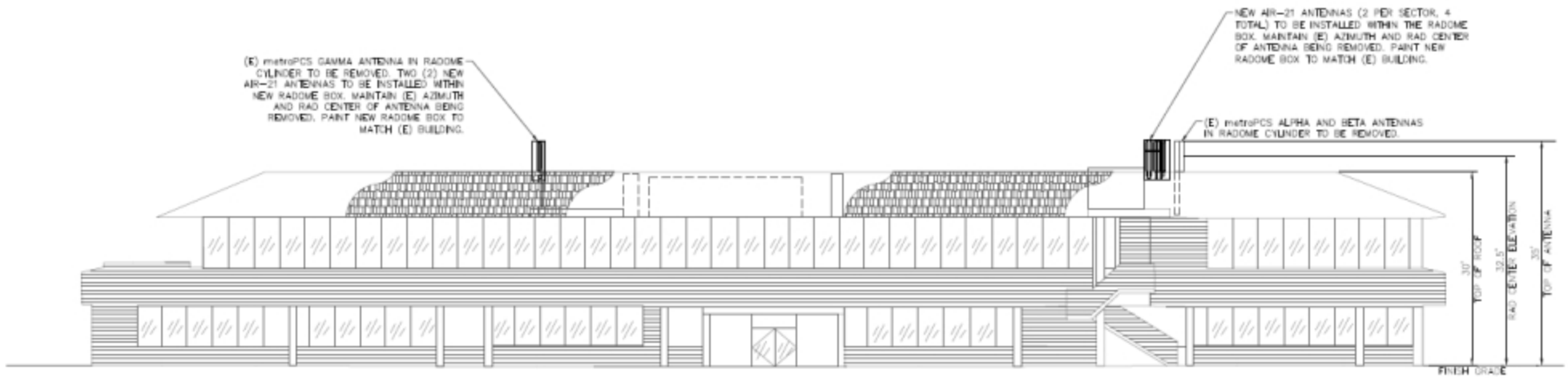


ENLARGED ANTENNA LAYOUT PLAN 1
SCALE: 1"=1'



ENLARGED ANTENNA LAYOUT PLAN 2
SCALE: 1"=1'





NORTH ELEVATION
SCALE: NTS



