City of Sonora

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Sonora Planning Commission
Meeting: June 10, 2019

PROJECT: Use Permit and Design Review for Verizon Wireless Telecommunications Equipment

LOCATION: 901 Sanguinetti Road, Sonora, CA.
Assessor's Parcel No. 056-640-028

OWNER/ APPLICANT: Crossroads Enterprises / Verizon Wireless

ZONING/GENERAL PLAN: Limited Manufacturing (ML) / Heavy Commercial (HC)

PROJECT DESCRIPTION:
The applicant is requesting a Use Permit and Design Review to allow new wireless telecommunications equipment at the property. The request includes a 12 foot x 28 foot equipment ground lease surrounded by a CMU enclosure and a 192 square foot antenna lease area located on the roof of the cinema concealed behind material designed to match the building.

Consistency with Zoning:
The site is occupied by an existing cinema in a commercial building. Section 17.50, Wireless Telecommunication Facilities, of the Sonora Municipal Code requires a use permit and design review for siting and installation of wireless telecommunication facilities. Compliance with the various site development and performance standards are discussed in the Use Permit Analysis following. Therefore, with approval of the requested Use Permit, the proposed project would be a consistent use with the Sonora Municipal Code.

Consistency with General Plan
The site is designated Heavy Commercial per the Sonora General Plan 2020. The proposed project is consistent with the General Plan as the Heavy Commercial Land Use Designation specifically includes commercial uses. Below are General Plan policies that the proposed project either implements or is in conformance with:

1.B.2 Encourage development which complements and blends in with its surroundings.

1.B.3 Consider aesthetics when reviewing development proposals.

10.A Maintain and enhance the city's economic vitality while conserving the city's social, cultural, environmental, and aesthetic resources.

11.A.7 Encourage adaptive renovation and reuse of existing buildings.

As noted in the stated policies, the proposed project is furthering the implementation of the General Plan. The proposed project is consistent with the General Plan.

USE PERMIT / DESIGN REVIEW ANALYSIS

The Sonora Municipal Code Section 17.50, Wireless Telecommunication Facilities contains a specific list of site development and performance standards for these type of facilities. The applicant has submit information including visual simulations illustrating compliance with the ordinance requirements. As shown below, the applicant has incorporated the wireless facilities into the façade of an existing building to shield the view of the equipment from public view and to improve the aesthetics of the facilities. The antenna have be camouflaged as part of the building and the addition of the ground mounted equipment has been minimized with the location placement. The following pages include visual simulations of the project, equipment plans and a narrative from the applicant addressing the requirements listed in the ordinance.

The proposed project has been incorporated into the builing in such a way as to camoflauge the equipment as shown in the picutures and figures following. This applicant has met the requirements and intent of the ordinance to provide wireless telecommuniction facilities within the community while being sentiive to the visual and aesthetic context of Sonora.

ADVISORY AGENCIES:

Advisory agencies were notified of the proposed project. Comments were received from Tuolumne Heritage Committee which suggested there be landscaping to shield the ground mounted equipment. Copies of individual responses are on file at the Sonora Community Development Department located at 94 North Washington Street, Sonora, CA 95370 and may be viewed during regular business hours or may be requested by calling (209) 532-3508.

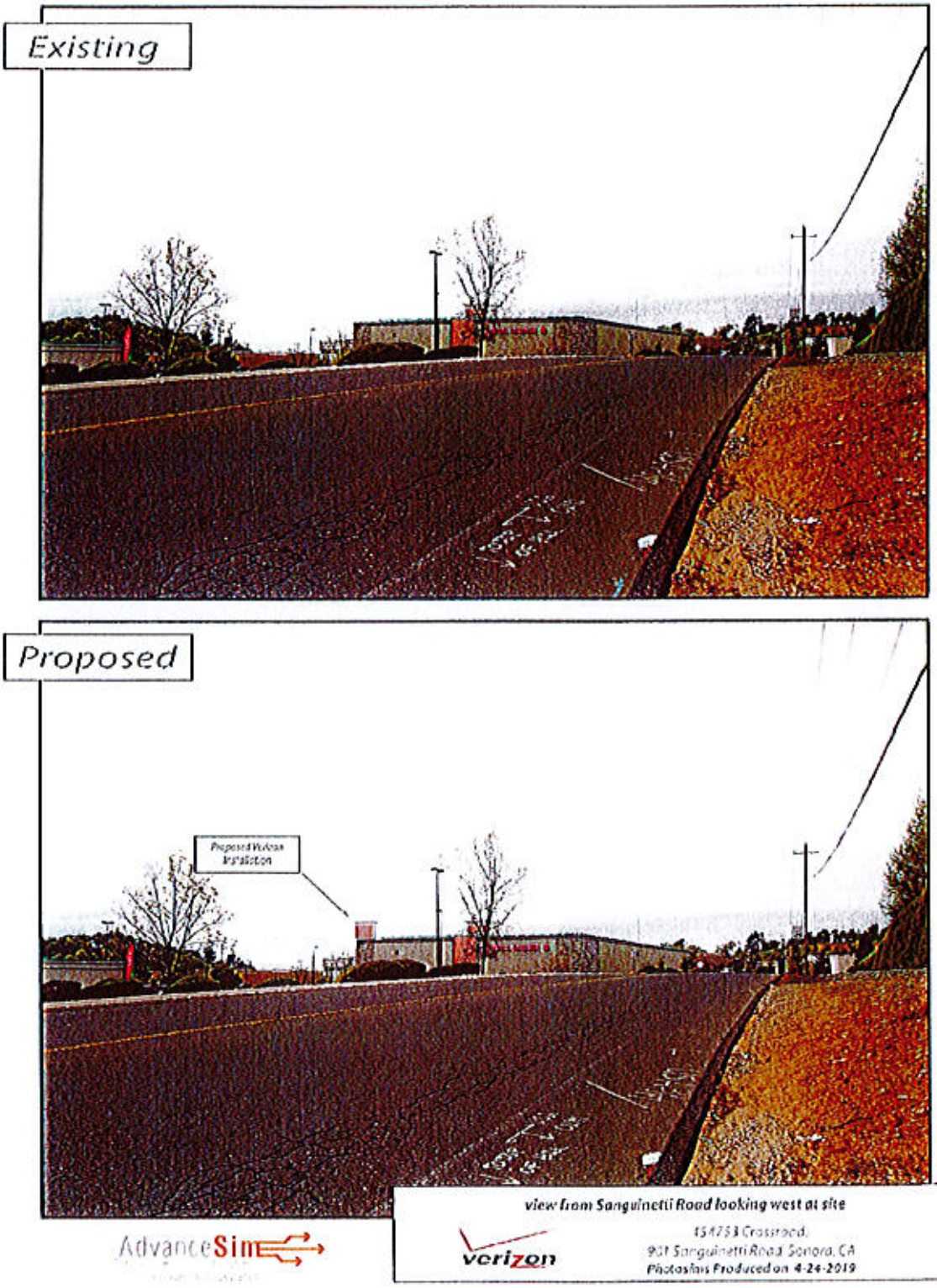
CEQA DETERMINATION:

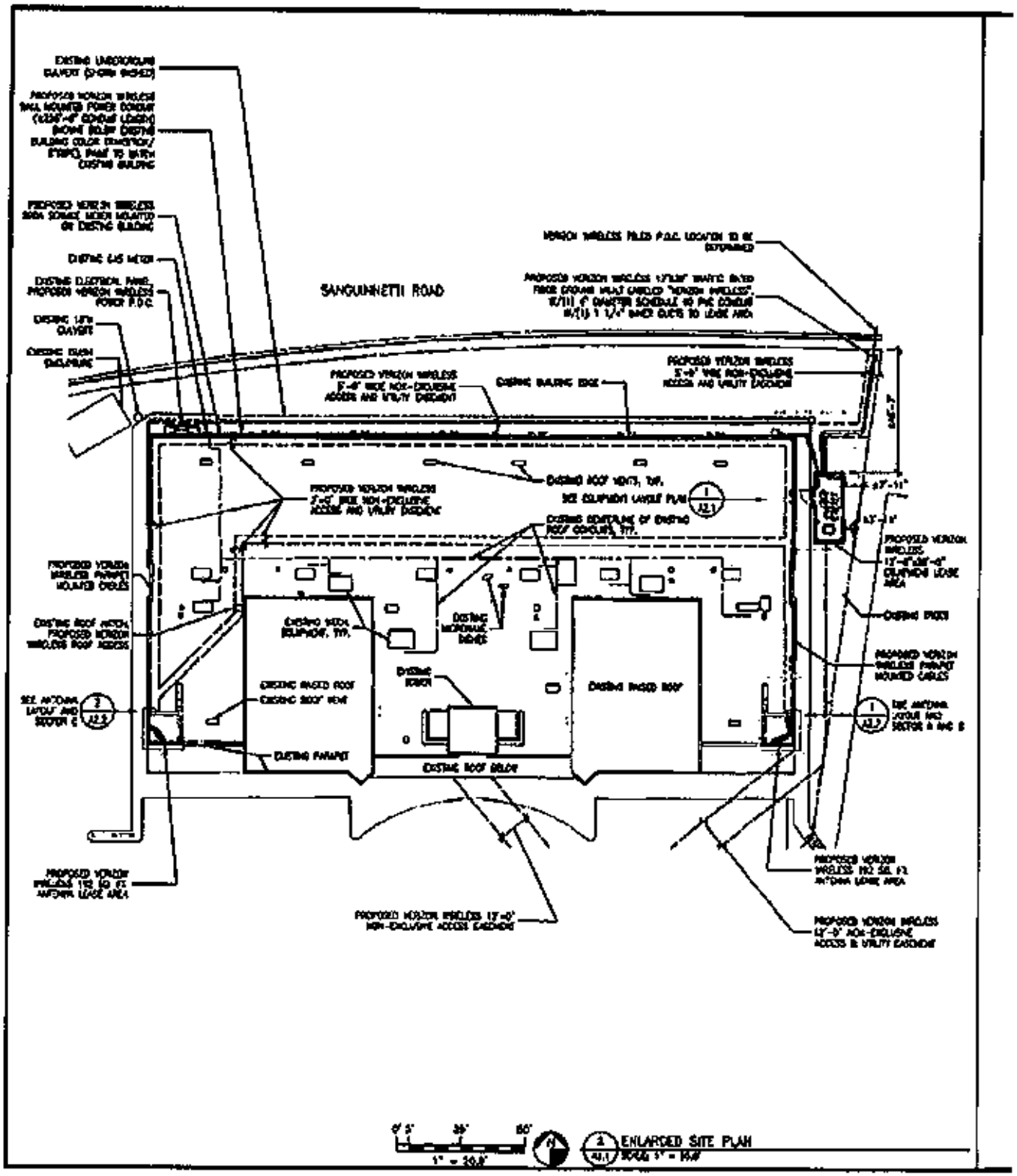
The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities, of the State and City Guidelines for implementation of CEQA .

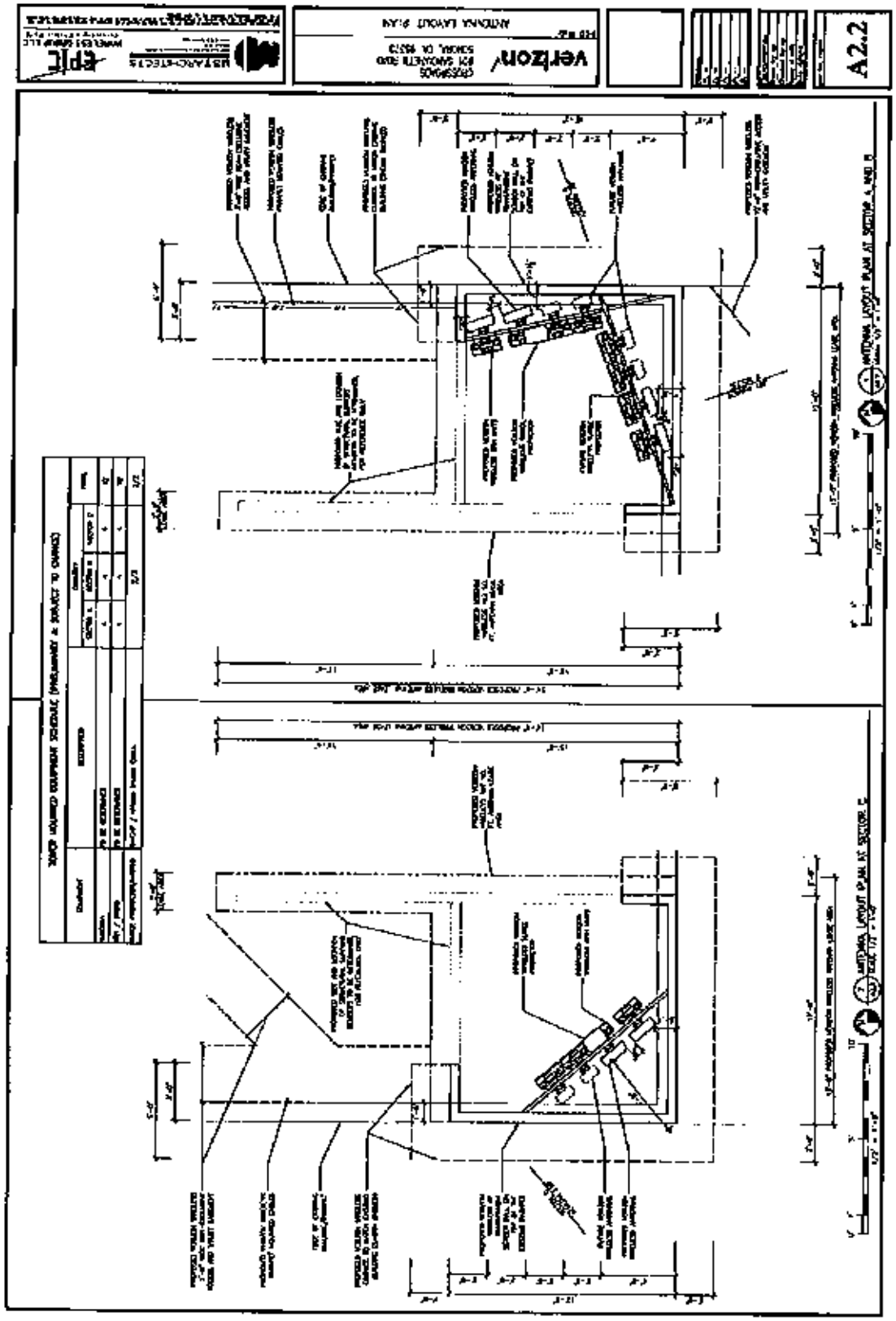
Visual Simulations of the Proposed Project

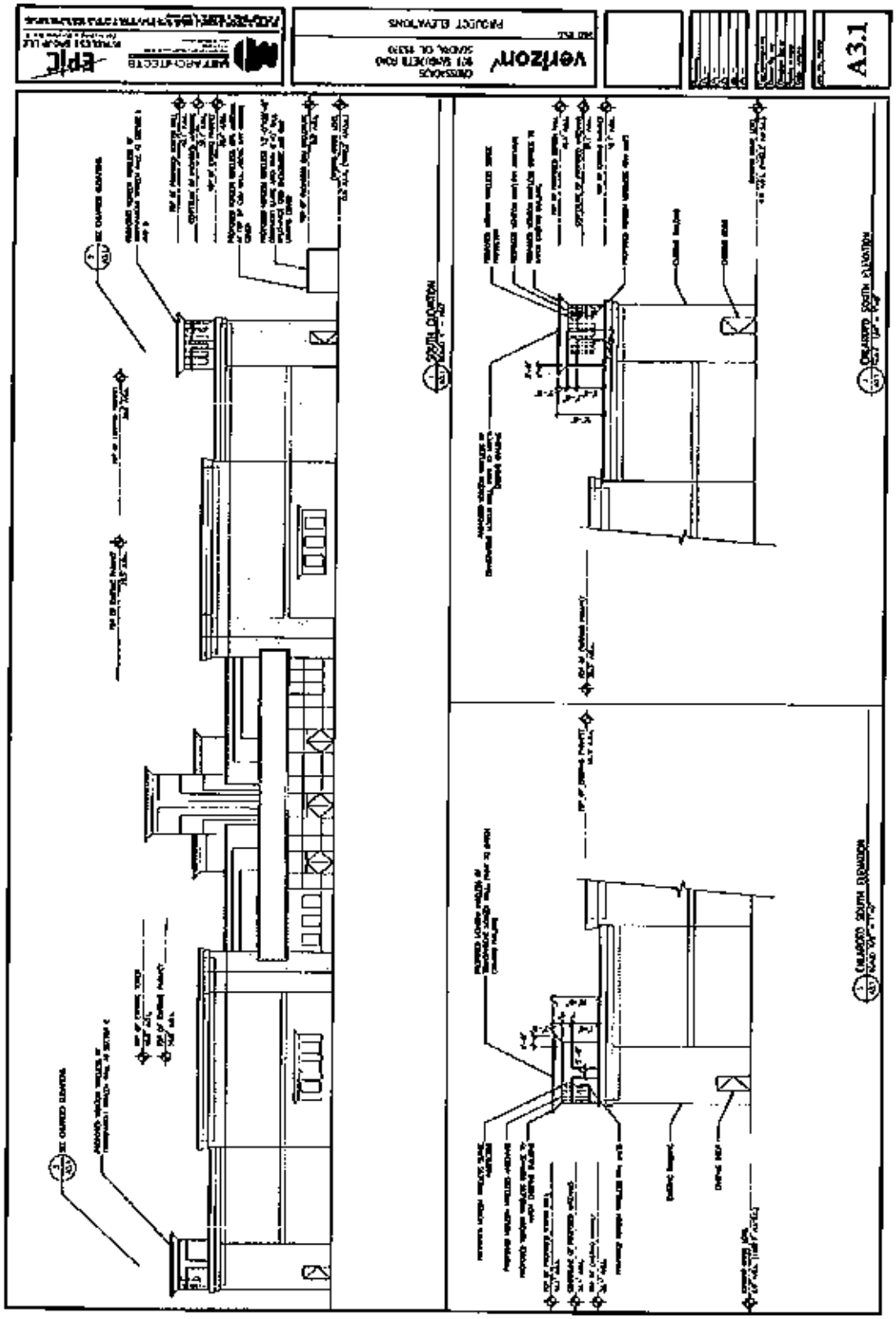
Existing
Proposed
Proposed Verizon Installation
Proposed Verizon Installation
AdvanceSim
view from Old Wards Ferry Road looking northeast at site
454/53 Crossroads
901 Sanguinetti Road, Sonora, CA
Photosims Produced on 4-24-2019
verizon

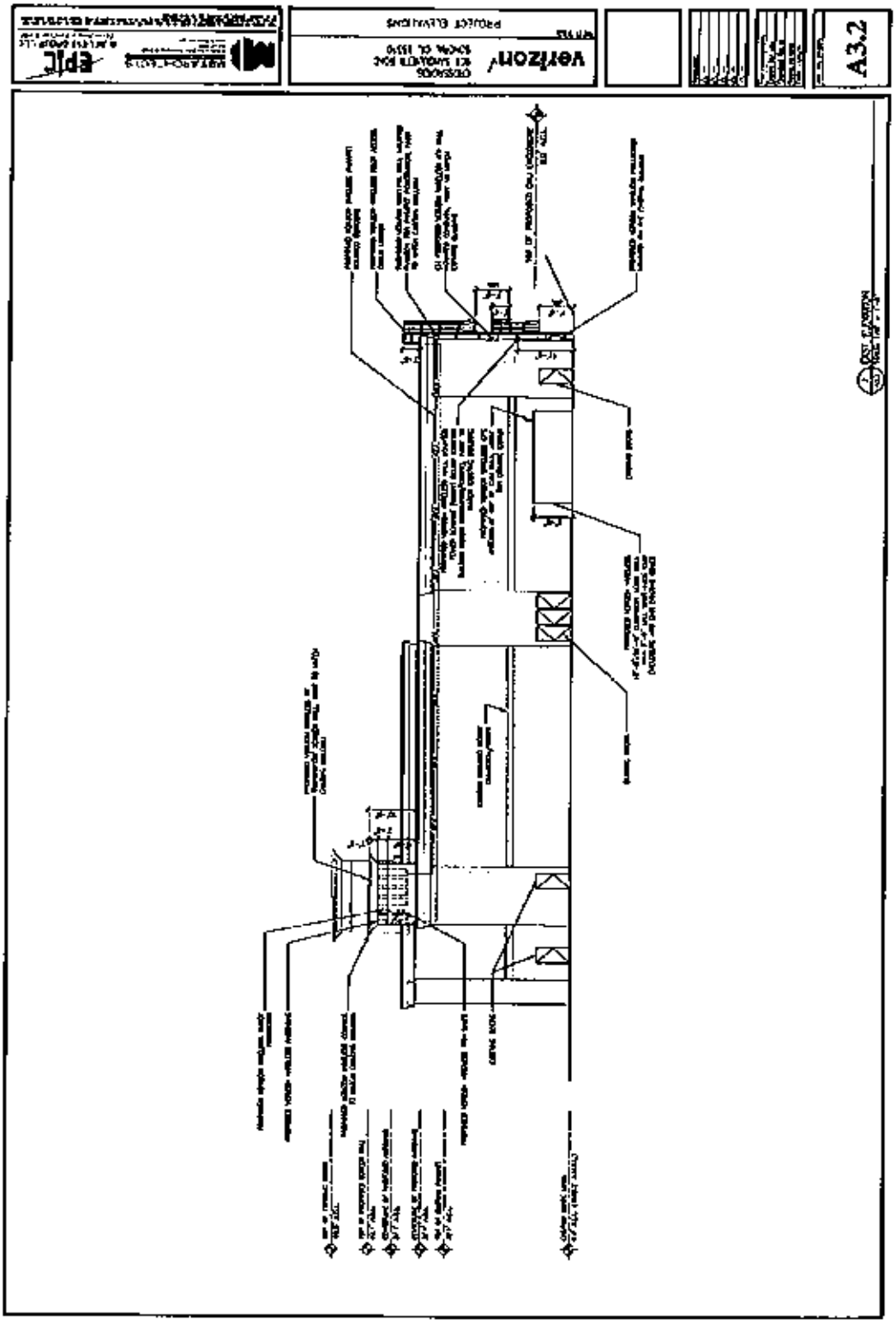
Existing
Proposed
Proposed Verizon Installation
AdvanceSim
verizon
view from Sanguinetti Road looking east at site
154753 Crossroads
901 Sanguinetti Road Sonora CA
Photosims Produced on 4-24-2019


Existing
Proposed
Proposed Wireless Installation
view from Sanguinetti Road looking west at site
154758 Crossroad
901 Sanguinetti Road, Sonora, CA
Photosims Produced on 4-24-2019
verizon
AdvanceSim


SANGUINETTI ROAD
EXISTING BUILDING EDGE
EXISTING ROOF VENTS, TYP.
EXISTING PARAPET
EXISTING ROOF BELOW
EXISTING FLAGPOLE
EXISTING TREES
0' 5' 30' 60'
1" = 30.0'
ENLARGED SITE PLAN


A2.2
verizon
ANTENNA LAYOUT PLAN


A3.1
verizon
PROJECT ELEVATIONS


verizon
A3.2

RECOMMENDATION:
Based on the preceding, it is recommended that the City Planning Commission approve the Use Permit and Design Review with the following findings and subject to the attached conditions:

1. The use is consistent with the City of Sonora General Plan;

2. The use is consistent with Title 17 of the Sonora Municipal Code and with the purposes of the zone in which it is located and is a good use of the building;

3. Features found on the original building will be preserved;

4. The proposed changes to the exterior reflects the architectural characteristics of the surrounding community, blends with the adjacent neighborhood, and is consistent with the applicable design standards in the General Plan and Sonora Municipal Code.

Conditions of Approval Use Permit
901 Sangunetti Verizon Wireless Telecommunications Equipment

General:

1. This Use Permit with associated design review is issued for the addition of wireless telecommunications equipment in the existing building including the associated ground mounted equipment. All alterations shall be in accordance with plans approved by the Sonora Planning Commission on June 10, 2019. The Community Development Director may approve minor changes to the design that are in substantial compliance with the plans approved by the Planning Commission.

2. Include landscaping if possible around ground mounted equipment for shielding.

3. The property owner or authorized applicant, their successors and assigns, will defend, indemnify, and hold harmless the city and its agents, officers, attorneys and employees from any claim, action, or proceedings brought against the city or its agents, officers, attorneys or employees within the applicable statute of limitations to:

    a. Attack, set aside, void, or annul any action approving an application (including any action to provide environmental clearance in compliance with the California Environmental Quality Act (CEQA), by city staff any city planning or advisory agency, any city appeal board, or the city council; or

    b. Seek damages for property damage or personal injuries resulting from development authorized by the city pursuant to the application. [SMC Section 17.69.010 (Ordinance 776)]

4. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).

PREPARED BY: Paula M. Daneluk, AICP

Project Location

Attachment A: Application Materials Illustrating Compliance with Ordinance Requirements

EPIC WIRELESS GROUP LLC

PROJECT SUPPORT STATEMENT

VERIZON SITE "CROSSROADS"

Introduction

Verizon is seeking to improve communications service in the core part of the City of Sonora. Verizon maintains a strong customer base in Sonora and strives to improve coverage for both current and potential customers. This network expansion will increase public safety within the region and brings wireless service to areas that have poor service.

Verizon proposes to construct a new cell facility to have antennas incorporated atop of an existing movie theatre building and associated ground equipment located within a CMU enclosure. This facility is to be located at 901 Sanguinetti Road, Sonora, CA 95370 (APN: 056-640-028-00). This property is owned by Crossroads Enterprises. This unmanned facility will provide service to the Sonora residents and businesses 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications so essential to modern day commerce and recreation.

Coverage Area

This site has been designed to improve coverage, which would enhance safety in the following areas:

- Vehicular traffic along Hwy 108 and Mono Way.
- Business users in central commercial corridors
- Surrounding residential uses.

Safety Benefits of Improved Wireless Service

Mobile phone use has become an extremely important system for public safety. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

PROJECT SUPPORT STATEMENT

Compliance with City Development Standards

This project has been carefully designed to comply with all applicable standards set forth in the City's Municipal Code, Chapter 17.50. Specifically, Sections 17.50.030 and 17.50.050.

1. *Photo Simulations*

The Code requires visual simulations of the proposed project. Included with this application are photosimulations of the proposed facility.

As a result, no other existing structures were available for collocation in this area.

2. *Coverage Area Map*

Attached are coverage maps showing existing vs. proposed coverage.

Convenience Benefits of Improved Wireless Service

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

Parking

This project has been designed to take up no parking spaces whatsoever.

Noise

The only sound produced by the facility will be a small cooling fan built into each cabinet and the standby emergency generator. This generator is a "whisper" generator and has limited noise for 15 minutes once a week during normal business hours for testing. The generator would run more regularly in the event of an emergency that caused power failure beyond 24 hours.

Location

The choice of a communications facility at this location was made due to a number of factors. First, this location will provide the necessary coverage for the surrounding business and residential areas, and hand-off to the other communications sites previously developed within the Sonora area. Secondly, this property is already used for commercial activities. Additionally, visibility of ground equipment by surrounding parcels will be obscured by existing landscaping and the surrounding buildings. Lastly, the

PROJECT SUPPORT STATEMENT

location of Verizon's facility has been set back from the street; there by acting to further obscure the facility from view.

Visual Compatibility

Verizon has designed this facility to meet *and exceed* all City standards for wireless facilities. At the inception of this project, Verizon has sought the guidance of City Planning Staff as to the location and design of this facility. In addition, the site has been designed to be incorporated into the existing building with screen walls designed to match the existing building materials to screen antennas.

Interference

The project will not interfere with any TV, Radio, Telephone, Satellite, public safety communications or any other signals. Any interference would be against the Federal Law and would be a violation of Verizon's FCC License.

Temporary Service During Construction

As part of this application, Verizon desires the ability to operate a temporary wireless site after the approval of this planning application. This temporary facility will supply the community with wireless service between the time the planning permit has been obtained and the construction of the facility is complete. A typical temporary facility includes a mast with three antennas located on a utility trailer that is raised to the height approved. Radio equipment on the ground it powered by a portable generator. This temporary facility will be easily removed upon completion of the permanent wireless site.

Notices of Actions Affecting this Development Permit

In accordance with California Government Code Section 65945(a), Verizon requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 600 Coolidge Drive, Suite 100 Folsom, CA 95630.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from approximately 2 to 10 individuals.