

existing light pole and concrete base demonstrates how the proposed modified light pole will compare with the existing light pole (please see attached staff photos).

The proposed wireless telecommunications facility also complies with all setback requirements for the C-3 zone. Pursuant to Section 17.40.170 B, if the facility is located within 200 feet of a residential use, then the facility shall comply with the setback requirements for such zone. The minimum required setback for the modified light pole is 14 feet from the adjacent residential property, and the minimum required setback for the equipment cabinets is 8 feet. As shown on the submitted site plan, the modified light pole will be in the same location as the existing light pole, and will have a 55-foot setback from the nearest residential property to the east and a 75-foot setback to the nearest public right-of-way (13th Street). The equipment cabinets will have a 32-foot setback from the nearest residential use. One of the photos in the attached applicant's correspondence is misleading in that it seems to show the modified light pole as being directly adjacent to the neighboring residential use (please see "view from northeast" photo in the attached applicant correspondence). The proposed setbacks for the wireless telecommunications facility far exceed the minimum setback requirements for the C-3 zone.

Section 17.40.170 C(2) also requires that the City consider the extent to which the proposed facility is screened or camouflaged by existing or proposed new topography, vegetation, buildings, or other structures. The proposed antennas will be completely screened by the modified light pole, although the light pole does increase by more than double its existing diameter as a result. The applicant will place the proposed equipment cabinets at the bottom of a landscaped embankment adjacent to the existing transformer (see attached staff photo), below the ground level of the adjacent parking area to the north so that it is screened from view. The proposed installation area is also bounded by a parking structure to the west, the supermarket building to the south, and a tall retaining wall to the east. Thus, the existing topography, buildings and structures effectively screen the proposed equipment cabinets from public view. The applicant also proposes to paint the modified light pole to match the existing light poles and the new equipment cabinets to match the existing transformer. Staff has no other screening recommendations other than those proposed.

Therefore, because the proposed wireless telecommunications facility is co-located with existing commercial uses, conforms to the Screening and Site Selection Guidelines of Section 17.40.170 and exceeds the setback requirements for the zone, staff believes the proposed use is consistent with the zone and planned use of the property.

CONCUR:

Scott Lunceford
Planning Assistant

Sol Blumenfeld, Director,
Community Development Department

Attachments

1. Resolution
2. Location Map
3. Applicant Correspondence

4. Staff Photos

CUP1100 (03-3)