

REPORT TO THE PLANNING COMMISSION



DATE: September 25, 2017

TITLE: Conditional Use Permit No. 19-17 & Variance No 02-17 - application for a proposed 80 foot tall mono-eucalyptus cell tower located at 13500 Little Morongo Road and within the General Plan Light Industrial (I-L) Zoning District.
Applicant: APC Towers.

Prepared by: Scott Taschner, Senior Planner

Reviewed by: Daniel Porras, Community Development Director

RECOMMENDATION

1) Staff Report;
2) Entertain Questions of Staff from Planning Commission;
3) Open the Public Hearing;
4) Take Testimony from Applicant;
5) Take Public Testimony;
6) Opportunity for Applicant Rebuttal
7) Close the Public Hearing;
8) Planning Commission discussion and questions to Staff; and
9) Consider a motion that the Planning Commission 1) Certify an Exemption to CEQA based on the finding that the project qualifies as a Class 3 Categorical Exemption; and 2) Variance No 02-17 to exceed the height requirements of the zone; and 3) Approval of Conditional Use Permit No 19-17 for the construction of a 75 foot Monoecalyptus Cell Tower at 13500 Little Morongo Road and within the I-L (Light Industrial) Zoning & General Plan Land Use District.

BACKGROUND

Pursuant to Section 17.76.040 of the Desert Hot Springs Municipal Code, the Planning Commission has the authority to approve Conditional Use Permits for development projects. The Applicant, APC Towers, filed a Conditional Use Permit (CUP) application (CUP No. 19-17 and Variance application (VAR 02-17)) to construct a 80 foot tall cellular communication facility designed as a faux eucalyptus tree. The project site is located at 13500 Little Morongo Road within the light industrial zoning district. The proposed cell tower is located on the south side of the property about 120 feet back from the front property line, along Little Morongo Road. The tower and equipment will be surrounded by a 6 foot high chain link fence with privacy slats to help conceal the ground level equipment.

DISCUSSION

The applicant has indicated that the elevation change from the area to the north (that it intends to serve) and the area to the south (that it intends to serve) is nearly 800 hundred feet. This makes service challenging for smaller towers, which is why they are requesting an 80 foot tower. The area to north is also congested with airwave traffic. The proposed location will not only serve to relive that airwave traffic to the north but also provide service to the south as far as the I-10 freeway. The proposed tower's and its location will increase spotty coverage for the residents to the west, provide service for all the future development /businesses going in around the light-industrial zone, and provide 911/Emergency coverage and coverage for other motorists in all directions. This is particularly important to the south where coverage is very limited. The tower is designed to be able to facilitate 3 carriers.

Pursuant to Section xx of the Code staff is recommending that the applicant reduce the tower array to 75 feet in height (currently proposed at 80 feet). This will bring the proposed cell tower into conformance with the City's Zoning Code.

The site is zoned Light Industrial (I-L) District. Public street dedications and improvements on Two Bunch Palms Trail (along north property line) will be required.

Immediately surrounding properties are developed as follows:

	<u>Zoning & General Plan Designations</u>	<u>Current Land Use</u>
North	IL (Light Industrial)	Vacant Lands
East, South	IL (Light Industrial)	Industrial and Institutional Development and Vacant Lands
West	MDR (Medium Density Residential)	Largely Vacant / County

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CUP ANALYSIS

General Plan and Zoning Consistency: The project proposes to construct an 80 foot tall monoecalyptus cell tower, which allows this use with approval of a Conditional Use Permit and a Variance.

Site Coverage: The project site consists of one lot totaling 2.27 gross acres. The proposed location of the cell tower is on the south side of the lot and will be surrounded by a 6 foot high chain link fence with privacy slats to help conceal the ground level equipment. The structure is considered an ancillary structure to the other structures on site and does not pose an issue with lot coverage.

Building Height: The proposed height of 80 feet is not consistent with the City's zoning Code, therefore staff is recommending that the tower and array be brought down 5 feet to bring in into compliant with the City's Code.

Building Setbacks: The minimum setbacks in the City's Light Industrial (I-L) Zone are 20 feet in front, 10 feet in the rear, and 10 feet on the sides (both interior and street sides). The proposed building is approximately 85 feet from the front property line, at least 10 feet from the side property lines, and about 70 feet from the rear property line. Therefore, the project meets minimum setback standards.

Circulation and Parking: Ingress and egress to the site will be provided from a single driveway accessing Two Bunch Palms Trail. As noted above, parking for nineteen vehicles is provided.

Staff provides the following parking calculation, based on the proposed floor plan and these parking standards:

- 1 space for 250 square feet of office and administrative uses,
- 1 space for every 750 square feet for processing / manufacturing use, and
- 1 space for every 2500 square feet of cultivation / warehouse areas,

Parking Calculation			
Proposed Uses	Zoning Requirements	Number of Spaces Required	Number of Spaces Provided
Office / Admin 676 sf	1 spaces/ 250 sf	2.70	
Processing: 0 sf	1 space / 750 sf	- 0 -	
Cultivation: 11,324 sf	1 spaces/ 2500 sf	<u>4.53</u>	
Total: 12,000 sf		9.23 or 10 spaces (see discussion below)	
			19 (including 1 for disabled access)

While the project as described provides sufficient parking, staff notes that the applicant proposes to use nearly 95% of the floor area cultivation and about 5% for office / administration with no processing. In the event that a larger portion of the building is used for office / administrative uses – or if processing / manufacturing is introduced – the project would generate a higher parking demand. To avoid excess parking demand, a standard condition is included to require staff review of any changes to the approved floor plan. Processing of medical marijuana is not part of the present request and would require an approved permit amendment to be allowed.

Elevations, Colors and Materials: The proposed one-story structure is similar in construction to other industrial / manufacturing developments in the area, although it is taller than most. The building shows minimum trim on the north (street-side) elevation and on a portion of the building's sides (Exhibit 5). Given the height of the structure, additional efforts to mitigate the building's bulk should be undertaken. A condition is included to require more substantial architectural elements – such as awnings / canopies – designed to enhance the building's function and appearance.

LANDSCAPING

The proposed location of the cell facility does not contain any landscaping, and the wall will screen the area at the ground level; therefore, no additional landscaping is needed.

FISCAL IMPACT

The project will not generate any revenue and all City Development Fees will be paid.

ENVIRONMENTAL REVIEW

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 *et seq*, and the CEQA Guidelines, Title 14, Chapter 3 of California Code of Regulations, the project is found to be Categorically Exempt from further environmental review as a Class 3 (New Construction) Categorical Exemption of Section 153303 of CEQA. This project meets all the requirements of Class Three which is new construction of an accessory structure.

CONDITIONAL USE PERMIT FINDINGS

Conditional Use Permits are regulated under Section 17.76 of the Desert Hot Springs Municipal Code and require that certain findings be made by the Planning Commission before granting a CUP request. Staff has developed recommendations for each finding, as follows:

1. *That the proposed use is conditionally permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance.*

The application for the proposed cell tower is in compliance with the City's Zoning Code in that the code requires that this type of project obtain a conditional use permit and variance. Both applications have been submitted and reviewed by staff, and the Planning Commission has the discretion to approve that proposed cell tower.. Staff recommends this finding.

2. *That the proposed use would not impair the integrity and character of the land use district in which it is to be located.*

Section 17.12.010.B.2 of the Desert Hot Springs Zoning Ordinance identifies the underlying I-L (Light Industrial) zone as intended for, "...*business parks and the development of any and all industrial uses operating entirely in enclosed buildings, and those requiring limited and screenable outdoor storage. Examples include clean manufacturing operations, warehousing and distribution facilities, mini-warehouse storage, and a variety of light manufacturing businesses.*" The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

3. *That the subject site is physically suitable for the type and intensity of land use being proposed.*

The proposed cell tower is suitable to the light-industrial zoning district and is compatible with surround industrial uses. Staff recommends this finding.

4. *That the proposed use is compatible with the land uses presently on the subject property.*

The. proposed cell tower is in a light industrial zone and is on a site which is occupied by the Allen Fencing company. The proposed cell tower is compatible with the existing uses on the site. Staff recommends this finding.

5. *That the proposed use would be compatible with existing and future land uses within the general area in which the proposed use is to be located.*

The proposed cell tower is in a location that needs additional service and carriers. The owner will service the entire area include, but not limited to, the growing medical marijuana cultivation developments to the south, east, and north. These businesses will be employing hundreds of workers in the future and will need reasonable cell service to aide in their business operation as well as providing better 911 coverage and coverage for broken down motorists. Staff recommends this finding.

6. *That the proposed use is compatible in scale, mass, coverage, density, and intensity with all adjacent land uses.*

The proposed cell tower will occupy very little of the site and will not increase lot coverage by any unreasonable amount. The placement is in a good location to serve the area and not interfere with the existing business already occupying the site. The proposed height of 80 feet is reasonable considering the change in elevation from the area to the north that intends to service and the area to the south that it intends to service which has an elevation change of over 700 feet. The areas to the south and to the west also have very spotty coverage. And, the area to the north has heavy airwave traffic. This tower will serve to reduce that traffic and provide better coverage for 911 service, broken down motorists, residents to the west with poor coverage and the future developments and business that are anticipate to be occupying future building in the surrounding light-industrial district. Staff recommends this finding.

7. *That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.*

The subject site already has utility service to service the existing business. The proposed use will not add an extraordinary demand for water, sanitation or other public utilities and services that would result in any detriment to public health and safety. Staff recommends this finding.

8. *That there will be adequate provisions for public access to serve the site.*

The subject site has sufficient on-site parking; No additional parking will be required for the proposed cell tower nor will it require any changes to the access provided already on-site. Staff recommends this finding.

9. *That there will not be an adverse effect upon desirable neighborhood characteristics.*

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

10. *That the proposed use is necessary and essential to the community.*

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

11. *That the proposed use is consistent with applicable goals and policies of the General Plan.*

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located, nor is it inconsistent. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

Staff has identified the following General Plan goals and policies applicable to the application and provides responses to each.

Administration

Goal: Comprehensive and integrated administration and implementation of all elements of the Desert Hot Springs General Plan through consistent and effective policies and programs.

The City has adopted a zoning ordinance to implement the General Plan and provide for review and approval of individual development projects. The proposed cell tower will be subject to all requirements of this Conditional Use Permit, as prescribed by the Zoning ordinance and the adopted conditions of approval.

Policy 7: The City shall encourage in-fill development within already urbanized areas of the corporate boundaries of the City, and expansion of new development shall be logically phased and, as appropriate, guided by the development of existing and new Specific Plans.

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

Policy 8: City shall provide opportunities for review and comment on development proposals through public hearing notices sent to owners of property located at least within 300 feet of development proposal sites.

Prior to Planning Commission review of the project application, notice of the proposed cell tower conditional use permit hearing was provided to property owners within 300 feet of the proposed site. In addition, a public hearing before the Planning Commission has in fact been held where persons were provided a meaningful opportunity to be heard.

Industrial Land Use

Goal: Lands that provide for the development of non-polluting, energy-related and other clean industrial development that broadens the economic and employment base of the City, and assures compatible integration with other, non-industrial land uses.

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

Policy 2: Industrial lands shall be located in areas that maximize all available and planned infrastructures, including but not limited to water and sewer service, electric and natural gas service, and major transportation corridors, and should minimize the impact on public health and safety.

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

Policy 6: The City shall require adherence to applicable development standards and guidelines to assure aesthetically acceptable industrial developments for all new industrial sites.

The project has been reviewed against applicable local development standards and and guidelines. The proposal has been determined to meet these standards and guidelines or conditions have been imposed to assure that the project conforms.

Community Design

Policy 1: Private and public sector development projects shall equally apply City community design standards, thereby protecting the community's scenic viewsheds, providing community cohesion and enhancing the image of Desert Hot Springs as a resort residential community.

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding. The cell tower will incorporate a monoeucalyptus design which is suitable for the area and helps to

reduce the impacts to the scenic viewshed and will look more natural as in-fill development of industrial buildings occurs in the area.

Economic Development:

Goal 2: Continued growth, which assures the maintenance of a revenue base adequate to support present and future public services and facilities needs.

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

Hazardous and Toxic Materials

Goal: The assured safety of City of Desert Hot Springs residents and visitors through the regulation of the manufacture, transport, use and disposal of toxic and hazardous materials.

Any hazardous or toxic materials associated with the proposed operation shall be regulated by the provisions of all applicable laws of the City, State and Federal Government.

Fire and Police Protection

Goal: A high level of police and fire protection and service.

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

Policy 2

Enforce fire standards and regulations in the course of reviewing building plans and conducting building inspections.

All plans and improvements for the cell tower will be subject to review and enforcement under fire codes and regulations.

- 12. That there will not be significant harmful effects upon environmental quality and natural resources.*

The proposed cell tower will occupy a small portion of the site within the Light Industrial (I-L) zoning district and be operated in accordance with Federal, State, &

City's regulations and conditions of approval. Consequently, no significant adverse or harmful effects on the environment or on any natural resources are anticipated. Staff recommends this finding.

13. That the negative impacts of the proposed use are mitigated and/or a mitigated negative declaration may be filed.

The proposed cell tower will be operated as a commercial / industrial use. It will be operated in accordance with all applicable local, state and federal regulations and conditions of approval.

14. That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the City.

The proposed cell tower has been reviewed by City departments and other public agencies for any potential detrimental effects on public interests, health, safety, convenience or welfare of the City. Any potential concerns have been addressed by recommended conditions of approval, and no unresolved concerns remain. Staff recommends this finding.

VARIANCE FINDINGS

The Commission may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;

The elevation change from the area to the north (that it intends to serve) and the area to the south (that it intends to serve) is nearly 800 hundred feet. This makes service challenging for smaller towers, which is why they are requesting an 75 foot tower. The area to north is also congested with airwave traffic. The proposed location will not only serve to relive that airwave traffic to the north but also provide service to the south as far as the I-10 freeway. The proposed tower's and its location will increase spotty coverage for the residents to the west, provide service for all the future development /businesses going in around the light-industrial zone, and provide 911/Emergency coverage and coverage for other motorists in all directions. This is particularly important to the south where coverage is very limited. The tower is designed to be able to facilitate 3 carriers.

The proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and area about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

B. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought:

The elevation change from the area to the north (that it intends to serve) and the area to the south (that it intends to serve) is nearly 800 hundred feet. This makes service challenging for smaller towers, which is why they are requesting an 75 foot tower. The area to north is also congested with airwave traffic. The proposed location will not only serve to relive that airwave traffic to the north but also provide service to the south as far as the I-10 freeway. The proposed tower's and its location will increase spotty coverage for the residents to the west, provide service for all the future development /businesses going in around the light-industrial zone, and provide 911/Emergency coverage and coverage for other motorists in all directions. This is particularly important to the south where coverage is very limited. The tower is designed to be able to facilitate 3 carriers.

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C. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located;

The proposed cell tower will comply with all Federal, State and Local regulations for health & safety & the genreal welfare of the city. The applicant has indicated that the elevation change from the area to the north (that it intends to serve) and the area to the south (that it intends to serve) is nearly 800 hundred feet. This makes service challenging for smaller towers, which is why they are requesting an 80 foot tower. The area to north is also congested with airwave traffic. The proposed location will not only serve to relive that airwave traffic to the north but also provide service to the south as far as the I-10 freeway. The proposed tower's and its location will increase spotty coverage for the residents to the west, provide service for all the future development /businesses going in around the light-industrial zone, and provide 911/Emergency coverage and coverage for other motorists in all directions. This is particularly important to the south where coverage is very limited. The tower is designed to be able to facilitate 3 carriers.

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D. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;

Variances and Conditional Use Permit have been granted all over the city, county and state under the same, or similar regulations which are largely dictated by the Federal Communications Commission and the Federal Government. The proposed cell tower is being conditioned to be in compliance with all applicable laws. The granting of this variance does not constitute a granting of a special privilege. Staff recommends this finding.

E. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and

The proposed cell tower is regulated under the City's Zoning & Municipal Codes and Under Federal Law. Cell towers are allowed by way of a discretionary action by the Planning Commission. The granting of this variance does not allow for a use or activity which would otherwise not be allowed. Staff recommends this finding.

F. That granting the variance will not be inconsistent with the General Plan

The proposed cell tower is not inconsistent with the goals and policies of the general plan. Staff has outlined, above, some of the relative goals and policies of the general plan and provided responses addressing each of those sections of the City's General Plan.

In addition, the proposed cell tower would service the growing community of developments and business in the area and would improve service to the existing homes to the west, relieve some of the airwave traffic from the towers to the north, and provide emergency coverage / 911 coverage to area to the south that have poor coverage. The proposed use will not introduce any activities that would impair the integrity or character of the land use district in which it is to be located. In addition, there are currently large metal electrical towers which, are not screened and are about the same heights along Little Morongo Road. The proposed cell tower will be disguised as a large eucalyptus tree. Staff recommends this finding.

In reviewing this application, plans, documents and other supporting information, staff has determined that the Planning Commission can make these findings.

RECOMMENDATION

Staff finds that the proposed project is substantially consistent with the General Plan and meets the development standards of the I-L (Light Industrial) zoning district. Staff recommends that the Planning Commission certify the CEQA exemption and approve Variance No 02-17 & Conditional Use Permit No. 19-17, subject to the attached Conditions of Approval and lowering the height of the array 5 feet (to 75 feet).

EXHIBIT(S)

- No. 1 Recommended Conditions of Approval
- No. 2 Aerial / . Vicinity Map
- No. 3 Plans - Site Plan, Elevations, etc.
- No. 4 Coverage Map at 70 feet
- No. 5 Coverage Map at 60 feet
- No. 6 Coverage Map at 50 feet
- No. 7 Photographic Simulations
- No. 8 Justification – Request for Height

No. 9 Surrounding Cell Towers
No. 10 Residents within 300 feet