

RESOLUTION NO: 08-053

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 08-008
(METRO PCS)
APN: 025-403-014

WHEREAS, section 21.16.200 of the Municipal Code of the City of El Paso de Robles requires approval of a Conditional Use Permit for transmission and receiving stations in the C-3 zoning district; and

WHEREAS, the applicant, Metro PCS, has filed a Conditional Use Permit application to construct a wireless communication facility within a proposed faux-cupola the associated equipment within existing storage units located at 2025 Mesa Road; and

WHEREAS, the facility would have a camouflaged design; the antennas would be completely screened within the proposed faux-cupola which is architecturally compatible to the existing cupolas and the support equipment is proposed to be located within existing storage units on the property, neither the antennas nor the equipment would be visible from a public street; and

WHEREAS, a public hearing was conducted by the Planning Commission on November 25, 2008, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 Existing Facilities of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following finding:

1. The Planning Commission finds that the establishment, maintenance or operation of the communication facility will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the vicinity of the proposed use.
2. The Planning Commission finds that the proposed communication facility will not be injurious or detrimental to property and improvements in the area or to the general welfare of the City because it shall comply with all applicable zoning, building and municipal codes.
3. By allowing the use, the Planning Commission finds that proposed communication facility would be consistent with Land Use Element Policy 2B, relating to visual identity, including utility infrastructure since the antennas and equipment will not be visible; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 08-008 subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site Plan
B	Equip. Area / Antenna Layout
C	Elevations

2. This Conditional Use Permit (CUP) authorizes the construction of a wireless communication facility within a faux-cupola and associated equipment to be located within existing storage units located at 2025 Mesa Road, where the faux-cupola is architecturally compatible with the existing cupolas and the equipment would be located within the existing storage units in a manner described in attached exhibits and as required by the conditions contained within this resolution.
3. This project approval shall expire on November 25, 2010, unless a building permit is issued for the project, or unless a time extension request is filed with the Community Development Department prior to expiration.
4. The site shall be developed and maintained in accordance with the approved plans and unless specifically provided for through the Conditional Use Permit process shall not waive compliance with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.
5. Prior to occupancy, all conditions of approval shall be completed to the satisfaction of the City Engineer and Community Developer Director or his designee.
6. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

PASSED AND ADOPTED THIS 25th day of November, 2008 by the following Roll Call Vote:

AYES: Steinbeck, Flynn, Hodgkin, Holstine, Johnson, Peterson, Treach

NOES: None

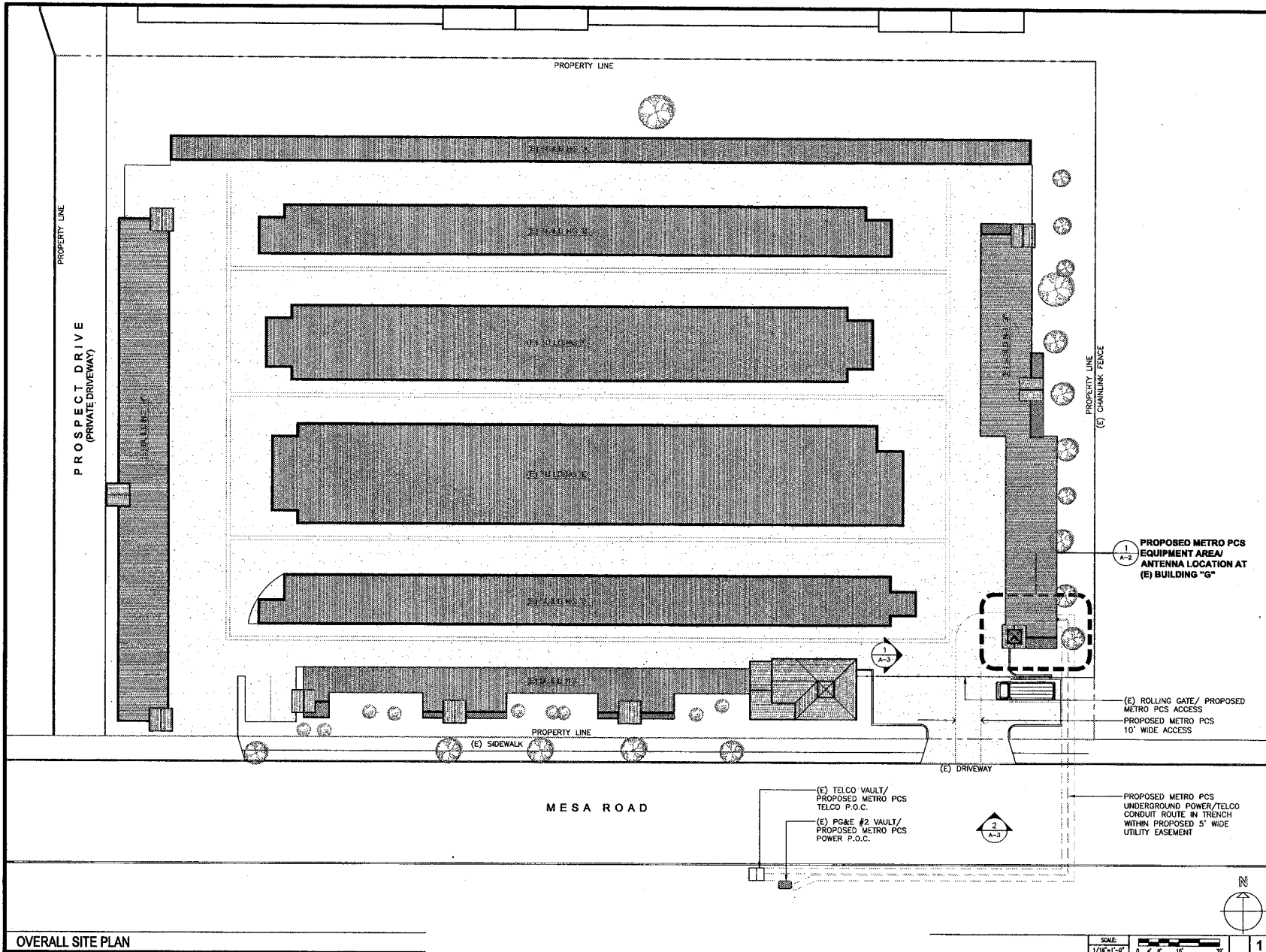
ABSENT: None

ABSTAIN: None

CHAIRMAN, ED STEINBECK

ATTEST:

RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION



MICHAEL WILK ARCHITECTURE

833 Market Street, #805
 San Francisco, CA 94103
 T: 415-839-9594
 F: 415-904-8388
 www.wilkarch.com

metro PCS inc.

1000 MARINA VILLAGE PARKWAY
 4TH FLOOR
 ALAMEDA, CA 94601

SF90080B

46 EAST STORAGE

2025 MESA ROAD
 PASO ROBLES, CA 93446

DRAWN BY: SH/JV CHECKED BY: MW

NO.	DATE	ISSUE
1	09/18/08	90% ZONING
2	09/30/08	100% ZONING

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1

1
A-2
PROPOSED METRO PCS EQUIPMENT AREA/ ANTENNA LOCATION AT (E) BUILDING "G"

(E) ROLLING GATE/ PROPOSED METRO PCS ACCESS
 PROPOSED METRO PCS 10' WIDE ACCESS

PROPOSED METRO PCS UNDERGROUND POWER/TELCO CONDUIT ROUTE IN TRENCH WITHIN PROPOSED 5' WIDE UTILITY EASEMENT

(E) TELCO VAULT/ PROPOSED METRO PCS TELCO P.O.C.

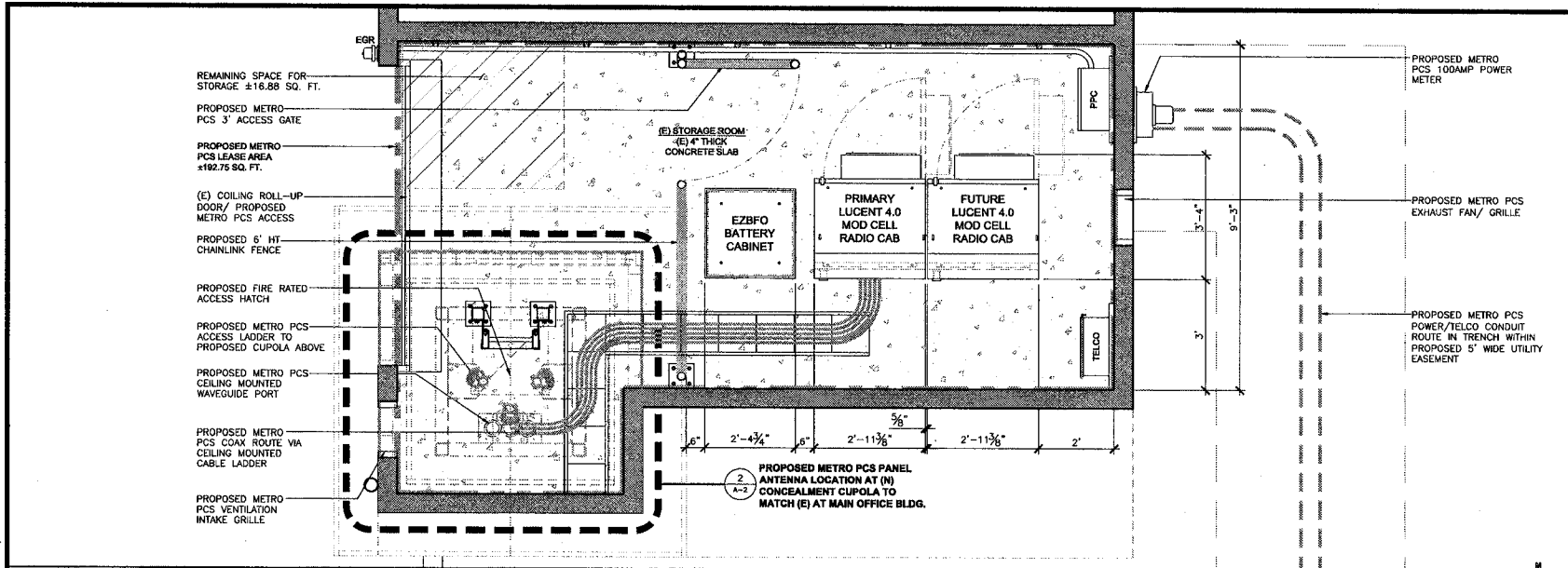
(E) PG&E #2 VAULT/ PROPOSED METRO PCS POWER P.O.C.

OVERALL SITE PLAN

SCALE: 1/16"=1'-0"

1

**Exhibit A:
 Site Plan**



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metro PCS inc.

1000 MARINA VILLAGE DRIVE
 ALAMEDA, CA 94601

SF90080B

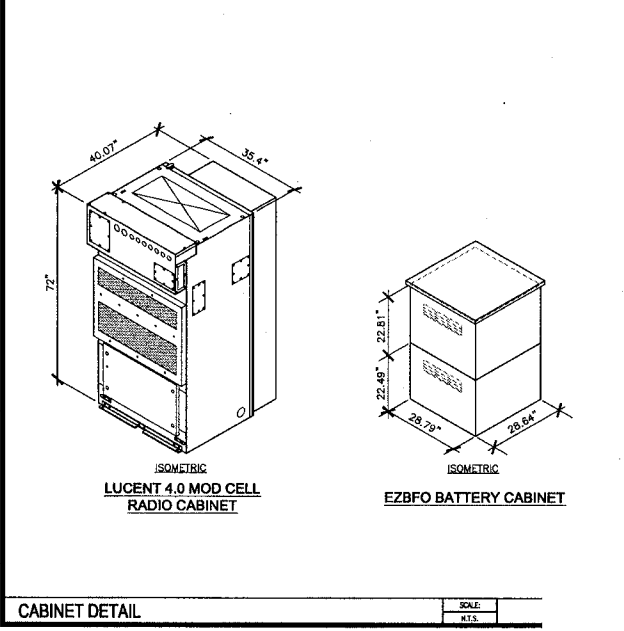
46 EAST STORAGE

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ENLARGED EQUIPMENT AREA PLAN

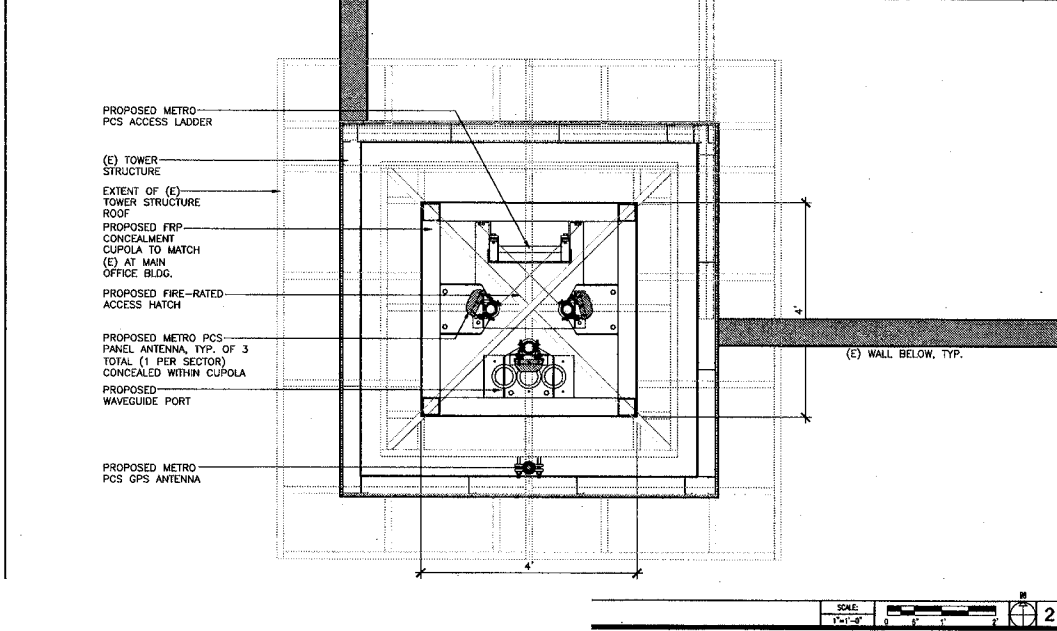
SCALE: 3/4"=1'-0"

1



CABINET DETAIL

SCALE: NTS



SCALE: 1/4"=1'-0"

2

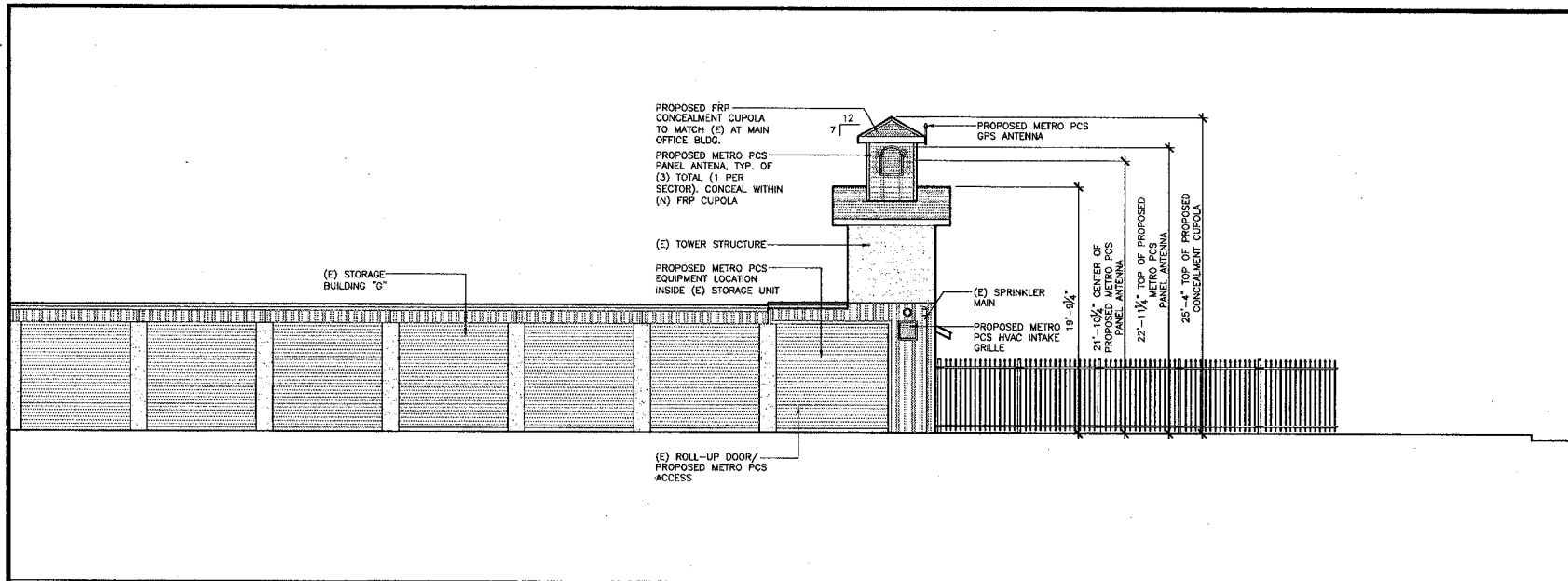
DRAWN BY: SH/JV CHECKED BY: MW

NO.	DATE	ISSUE
1	09/18/08	90% ZONING
2	09/30/08	100% ZONING

SHEET TITLE
ENLARGED EQUIP. AREA PLAN / ANTENNA LAYOUT

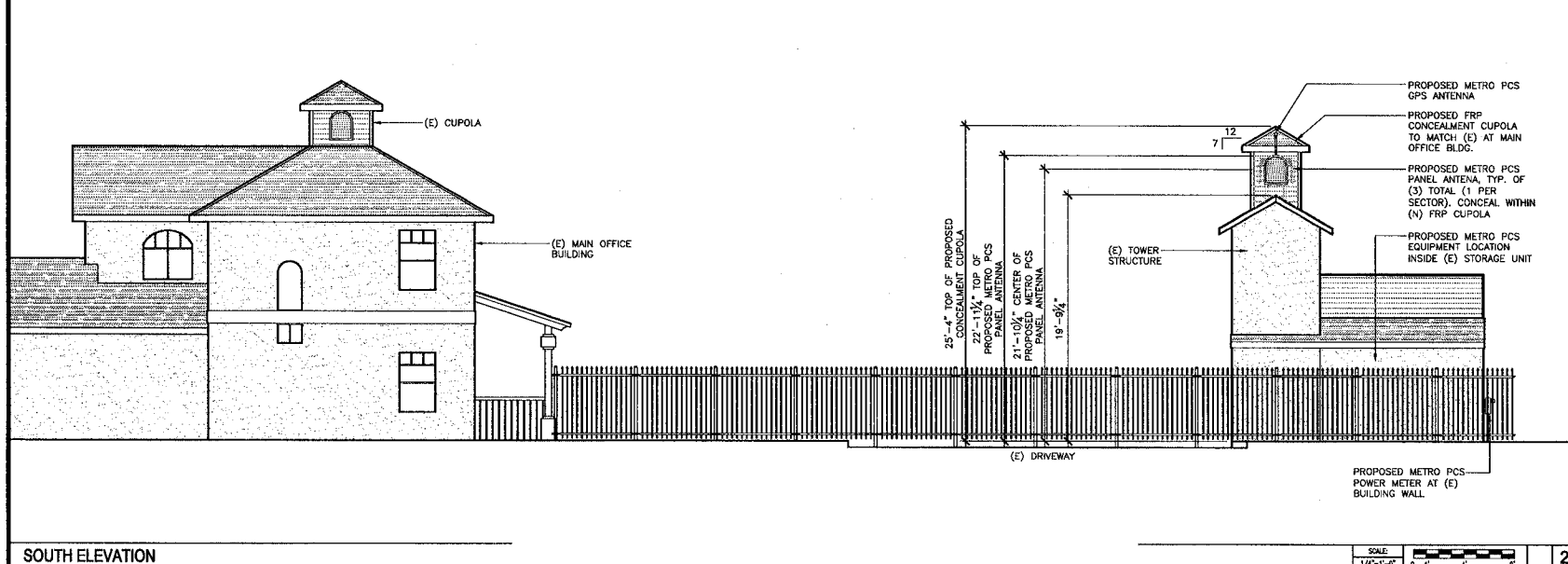
SHEET NUMBER
A-2

**Exhibit B:
 Equip. Area / Antenna Layout**



WEST ELEVATION

SCALE: 1/4"=1'-0" 0 1' 2' 3' 4' 5' 6'



SOUTH ELEVATION

SCALE: 1/4"=1'-0" 0 1' 2' 3' 4' 5' 6'

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DRAWN BY: SH/AV CHECKED BY: MW

NO.	DATE	ISSUE
1	09/18/08	90% ZONING
2	09/30/08	100% ZONING

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

Exhibit C:
 Elevations