

MINUTES OF THE REGULAR MEETING OF THE STAFF REVIEW COMMITTEE
COUNCIL CONFERENCE ROOM FULLERTON CITY HALL
THURSDAY, 10:00 A.M., FEBRUARY 21, 2008

CALL TO ORDER

Chairman Eastman called the meeting to order at 10:05 a.m.

COMMITTEE MEMBERS PRESENT

Eastman, Lopez, Drew-Craig, St. Paul, Voronel, Tabatabaee

COMMITTEE MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Jenkins and Flores

APPROVAL OF MINUTES

MOTION by Committee Member St. Paul, SECONDED by Committee Member Lopez, and CARRIED unanimously by voting members present, to APPROVE the January 17, 2008 minutes.

ACTION ITEMS

PRJ08-00033 – ZON08-00015. APPLICANT: VERIZON WIRELESS; PROPERTY OWNER: HOPE INTERNATIONAL UNIVERSITY. A request for a minor site plan to erect a new 75-foot monopalm with 12 antennas atop the pole, four ground-mounted equipment cabinets, one permanent back-up generator, three GPS antennas and one two-foot diameter microwave dish antenna, to replace existing roof-mounted antennas, on property located at 2501 East College Place (approximately 180 feet west of North Commonwealth Avenue, on the north side of East College Place) (C-2 zone) (Categorically exempt under Section 15303 of CEQA Guidelines) (MJE)

Planning Technician Jenkins gave a brief overview of the request. He explained that the specific location of the monopalm will be on the southwest corner of the Hope International parking lot off of East College Place. Planning Technician Jenkins explained that this would be a permanent solution, and is a back up plan, should the adjacent JPI student housing project not get constructed. He clarified that Verizon currently has roof top mounted antennas on the 8 story building at the Hope University site that will be demolished for the Jefferson Commons project. Planning Technician Jenkins stated that Verizon wishes to place their antennas on the parking garage that will be built in the center of Jefferson Commons. He explained that if the Jefferson Commons project is not built Verizon would like to ensure coverage and wishes to have an approved site to locate to.

Committee member Tabatabaee asked if the request would be constructed at this time, and Planning Technician Jenkins responded no.

Planning Technician Jenkins stated that if the Jefferson Commons parking garage gets constructed they would have to submit for roof top mounted antennas on the parking garage and this site would not be utilized. The Fullerton Municipal Code states that the setback from

the arterial street should be five feet for each foot of height of the monopalm, and the monopalm is 75 feet. As proposed the applicant is requesting 69 feet 4 inches.

Planning Technician Jenkins stated that as proposed the project does not meet the requirement for the setback to residential, and stated that staff can accommodate the site and the size of the pole through the plan check process.

Chairman Eastman asked what the arterial setback was, and Planning Technician Jenkins stated that 375 feet was recommended and the proposal was for 376 feet.

Committee Member St. Paul asked if there was a temporary structure and Mr. Meurs stated that there was one approved last year. Chairman Eastman clarified that the temporary structure was for the construction process.

Public hearing opened.

Eric Meurs, Verizon Wireless, stated that Verizon's equipment was currently mounted on an 8 story building at Hope University that will be demolished for the Jefferson Commons project. Mr. Meurs explained that Verizon will move off of that building before the Jefferson Commons project is being constructed. He explained that once the project is complete the Verizon equipment will be mounted on top of the new parking structure. Mr. Meurs stated that the developer (JPI) for the project stated that there was a chance the project might not get built. Mr. Meurs stated that Verizon has an approved temporary site, but they need a permanent site to fall back on in case the Jefferson Commons parking structure is not built.

Committee Member Tabatabaee asked how long it would be before Verizon decided to use the proposed site. Mr. Meurs believed there was a time limit on the temporary site, and Chairman Eastman clarified that it was two years. Committee Member Tabatabaee stated that they would need to come back in two years. Mr. Meurs stated that the only way for Verizon to agree to terminate their existing lease on the building was to have a location to move to.

Planning Technician Jenkins stated that the temporary cell site that was approved in 2007 was conditioned so they cannot submit plans for building permits until the demolition of the Hope International building is approved, or they cannot construct the temporary monopalm until the building is demolished.

Mr. Meurs stated that the height of the pole to the top of the fronds was 75 feet and to the top of the antenna it's 69 feet.

Chairman Eastman asked what the height of the existing 8 story building was, and Mr. Meurs stated that it was about 75 feet. Chairman Eastman asked how tall the temporary facility was, and Planning Technician Jenkins stated that it was 60 feet. Chairman Eastman asked how tall the proposed parking garage was and Mr. Meurs believed it was about 73 feet.

Chairman Eastman referenced the photo simulations and asked if the monopalm and equipment could be moved further back four feet, because he had line of sight concerns. Chairman Eastman stated that there was a chain link fence near the property line and a 15' x 15' corner cutoff is required. Chairman Eastman stated that he preferred a solid wall with landscaping, and Mr. Meurs stated that would be fine.

Mr. Meurs stated that they chose that location, because they were trying to avoid taking any parking spaces or interfering with the underground utility easements.

Chairman Eastman asked if the exhibits provided referenced the easements and utilities and Mr. Meurs stated that they were on the survey drawing.

Brian Meurs, Verizon Wireless, stated that there was a big easement that runs north to south along the western side of the parking lot, and believed it was for power generating/HVAC cooling.

Chairman Eastman referenced the site plan and stated that there was a parking space that might have a utility easement in it, and believed the facility could not be relocated much because of the easement.

Committee Member St. Paul asked if parking calculations had been done in case the structure was not to be constructed, and Mr. Meurs stated that they could take a couple of parking spaces, but they were trying to avoid doing that. Committee Member St. Paul stated that he would like to see more landscaping if the parking garage was not going to be built. Mr. Meurs stated that Verizon went with the monopalm design because of the existing trees.

Chairman Eastman stated that he generally has concerns with a 75 foot pole next to the street, but he understood that there is certain established coverage needed. He stated that he would not like to see parking removed

Committee Member St. Paul that he would not like to remove parking. He believed it would be difficult to relocate the monopalm and microwave dish antenna. Mr. Meurs stated that Verizon can remove and not use the microwave antenna.

Committee Member St. Paul asked if it could be co-located and Mr. Meurs stated that they have done co-locations before with three flush mounted panel antennas. He explained that they could paint the antennas the color of the bark and flush mount them. Or they could use simulated dead fronds to hang down and screen the antennas

Committee Member St. Paul asked if they have looked at alternatives like stealth poles or flag poles. Brian Meurs stated that the problem with a flag pole is that they would need to make each pole 36" to conceal the antennas.

Committee Member St. Paul asked what the minimum radius of the pole would be, and Mr. Meurs stated it would be a 26-inch diameter. Mr. Meurs stated that the problem with the flag pole is that they do not taper because the antennas are mounted inside of a canister with fiber glass on the top. Brian Meurs stated that the problem with the "monolith" or "monument" stealth designs is that they take a much larger footprint, and they would need to take parking spaces to fit one in. Mr. Meurs believed that most people will not notice the 75 foot pole, but will notice a monolith.

Chairman Eastman asked if Verizon had looked at alternative locations on the University Campus. Mr. Meurs stated that the proposed location was Hope University's preferred area because it would be out of the way. Brian Meurs stated that the main coverage footprint was down Chapman and north and south on the 57-freeway. Chairman Eastman stated that the area was in the process of having a specific plan considered to make the University District. Mr.

Meurs stated that the University's biggest concern was that they did not want the monopalm in the middle of things.

Chairman Eastman stated that Verizon should look at creating some kind of landmark feature as part of the specific plan so it could help accommodate and support cell carriers. Mr. Meurs believed that Verizon would consider a landmark feature, and the Committee could condition that the project design be reconsidered to integrate into the university district design.

Committee Member Tabatabaee asked if something needed to be in writing before the demolition of the building, and Mr. Meurs stated that Verizon cannot agree to terminate their lease on the building without somewhere firm to locate to. Brian Meur stated that Verizon's lease does not terminate for another 20 years.

Chairman Eastman stated that he was not overly concerned with the location even though it's close to the street. He stated that he was concerned about the height, but understands the rationale behind it. Chairman Eastman stated that he likes the idea of adding additional trees to help break down the height of the antenna. He stated that he would like to get the monopalm pushed back from East College Place, and adding landscaping around the utility box and a solid screen. Chairman Eastman stated that he would consider approving the request with the following conditions.

- Pushing the equipment to the adjacent two parking spaces to provide for added landscaping, screening, and a solid wall around the equipment with decorative masonry block
- The addition of two staggered height palm trees with a minimum BT height of 25 feet
- A condition for maintenance and replacement of any trees that die
- That the pole shall meet code requirements for setbacks on residential
- That the pole be skinned to reflect palm trees
- Prior to issuance of building permits the project shall be considered for conformance to the University Districts Specific Plan, being developed
- The Community Development Director shall have the opportunity to approve or relocate the pole accordingly to accommodate co-location
- Standard conditions for cell antennas as it relates to frequency, and County Sheriff Department review
- Provide a Knox key box for access of the enclosure
- Landscape and irrigation plans must be submitted to the Director of Community Development for final review and approval
- Request is contingent on JPI project not being constructed

MOTION by Committee Member Eastman, SECONDED by Committee Member St. Paul to APPROVE the project. Motion passed unanimously.

OTHER MATTERS

None.

PUBLIC COMMENTS

None.

Adjourned at 10:40 a.m. as Staff Review Committee.

BY: _____
Susana Flores, Clerical Assistant