



STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: Dina Tasini, Contract Planner

RE: Use Permit and Design Review to consider a modification to a previous 2008 approval to allow for the installation of a single multi-carrier telecommunications tower. The proposed modification allows for a single multi-carrier telecommunication tower, up to approximately 80' in height located on the west side and adjacent to the water tank as opposed to the previously approved four (4) antennas at three separate locations on Harbor View Water Reservoir. The communications tower is considered part of the construction of the City's Harbor View Reservoir replacement project.

GENERAL INFORMATION

APPLICANT: AT&T & T-Mobile - David Snypes
PROPERTY OWNER: City of Martinez
GENERAL PLAN: Residential, 0-6 units per acre
ZONING: R-3.5 Family Residential, 4,000 sq. ft. minimum lot area
EXISTING CONDITIONS: Existing reservoir and wireless communication facility (T-Mobile)
LOCATION: Harbor View Reservoir, APN: 376-010-005
ENVIRONMENTAL DETERMINATION: An Initial Study/Mitigated Negative Declaration was completed and adopted (February 2008). A Notice of Determination was filed on April 15, 2008.

RECOMMENDATION

Approve revised Use Permit and Design Review Application (UP 08-04) and Adopt *Draft Resolution PC 13-03*, allowing relocation of existing wireless communication facility (AT&T/T-Mobile) and approving Use Permit and Design Review application by AT&T Wireless to allow construction and operation a new co-located wireless communication facility subject to the attached conditions of approval.

DISCUSSION

Wireless Communication Facilities: Existing equipment to be relocated

A monopole has been proposed as part of the Harbor View Reservoir Replacement project. The City has been working with AT&T and T-Mobile to replace and improve the existing

wireless facilities at Harbor View Reservoir. T-Mobile currently has a City approved wireless telecommunication facilities at the Harbor View Reservoir site. The current antennas are ground mounted at the western edge of the City owned parcel. Their agreement with the City requires no interruption of their operation and use of the facility. They will be given a 60 notice to remove their equipment prior to the reconstruction of the reservoir and will be relocated during the construction to a temporary location. The City is bound by the agreement to re-establish their facilities as part of the reconstruction of the reservoir project.

The previously approved Use Permit (UP 08-04) permitted four antennas at three different locations to be located on the water tank. As a result of new Federal Standards (Homeland Security) wireless antennas are no longer permitted to be constructed on water tanks and must be stand alone structures. In response to these changes AT&T and T-Mobile propose construction of an 80 foot monopole located at the western side of the water tank. The monopole will designed and constructed in such a manner as to allow for other wireless providers to collocate. T-Mobile will relocate to the monopole upon completion of its construction and AT&T will relocate from their current temporary location adjacent to the Christ Lutheran Church.

The wireless facility will operate unmanned and the equipment will be serviced as necessary. Further the applicant has provided a Radio Frequency Radiation Report that demonstrates that the proposed facility will operate well within the permissible public exposure standards set by the Federal Communications Commission (FCC) (attachment "C"). It should be noted that the Telecommunications Act of 1996 states that no state or local governmental entity may regulate the placement, construction, or modification of wireless facilities on the basis of environmental effects of radio frequency emissions to the extent that the emissions comply with FCC regulations.

The wireless antenna will primarily visible from Harbor View Drive. Currently the temporary antenna structures at Christ Lutheran Church are visible from the roadway, and relocation to the monopole will reduce the visual impact. Locating the monopole to the west of the water tank removes it from the line of sight from most roadways and residences in the immediate area.

Design Review

The proposed monopole is 80 feet high. The AT&T antennas are proposed to be located on the tower at a height of approximately 72 feet. T-Mobile proposes to locate their antennas 9 feet below the AT&T antennas. The utility cabinets will be located at the base of the monopole and enclosed with a chain link fence. The applicant has provided photo simulations with various views. The tower is visible from Harbor View Drive.

Currently the temporary antenna structures at Christ Lutheran Church measure a maximum of 62 feet in height and are visible from Harbor View Drive. The use of landscaping and the existence of landscaping behind the residences on Pine Street create a natural buffer.

CONCLUSION

Staff recommends approval of the project, and the draft resolution attached contains the necessary findings for Planning Commission approval. The attached draft conditions of approval have been prepared, also for Planning Commission approval.

ATTACHMENTS

- A. Plans received on October 4, 2013 prepared by Jeffrey Rome Associates for AT&T
- B. Photo simulation (7pages)
- C. A&TT RF EME Compliance Report, received on October 4, 2013
- D. Coverage Maps
- E. Draft Resolution

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