

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/26/2016
Agenda Item: 3**

Q.J.

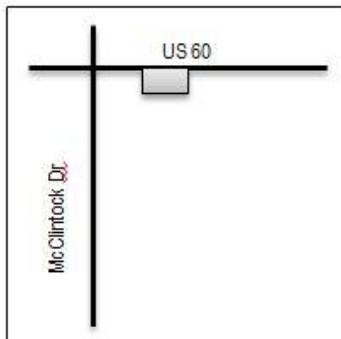
ACTION: Hold a public hearing for an appeal of the Hearing Officer decision to approve a Use Permit to allow a wireless communication facility including a monopole & related equipment for **VERIZON PHO PELICAN**, located at 4507 S McClintock Drive. The appellant is Elevisis Delgadillo.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Not applicable.

BACKGROUND INFORMATION: VERIZON PHO PELICAN (PL150406) is located in the Right of Way, just to the east of a commercial building on the southeast corner of McClintock Drive and the US 60. On December 1, 2015, the Hearing Officer heard and approved a Use Permit to allow a wireless communication facility including a 50 ft. monopole & related equipment. On December 10th, 2015, an appeal to the Hearing Officer's decision was submitted by the appellant, Elevisis Delgadillo. *NOTE: THIS ITEM IS A QUASI-JUDICIAL MATTER. PRE-MEETING CONTACT WITH THE COMMISSION ON QUASI-JUDICIAL MATTERS IS PROHIBITED. ANY MATERIALS OR CONVERSATION CONCERNING THE ITEM SHALL ONLY BE PRESENTED TO THE COMMISSION AT THE SCHEDULED PUBLIC HEARING. The request includes the following:

1. Appeal of the Hearing Officer's decision to approve Use Permit to allow a wireless communication facility including a monopole & related equipment.



Appellant
Project Property Owner
Applicant
Zoning District
Gross/Net site area

Elevisis Delgadillo
Arizona Department of Transportation
Casey Spiegel, Shaw and Associates, PLC
Right of Way
.01 acres (317.1 sq. ft.)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Kay, Planning Technician (480) 350-8839
Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Ryan Kay, Planning Technician



DEVELOPMENT PROJECT FILE

For
Verizon PHO Pelican

ATTACHMENTS:

1. Letter of Appeal
- 2-5. Staff Report for Verizon PHO Pelican, Hearing Officer Meeting, December 1, 2015
6. Location Map
7. Aerial
- 8-14. Letter of Explanation
- 15-17. Project Cover Sheet and Site Survey
18. Site Plan
19. Enlarged Site Plan
20. Antenna Configuration
21. Elevation
- 22-26. Existing and Proposed Views with Photo simulations
- 27-28. Hearing Officer Minutes of December 1, 2015

Tempe Development Review Commission
Community Development Department
Planning Division
31 E. 5th St Tempe AZ 85281

Elevis Delgadillo
4500 S. Kachina Dr.
Tempe AZ 85282
Cell: (602) 644-1534
Email: elevisis@gmail.com

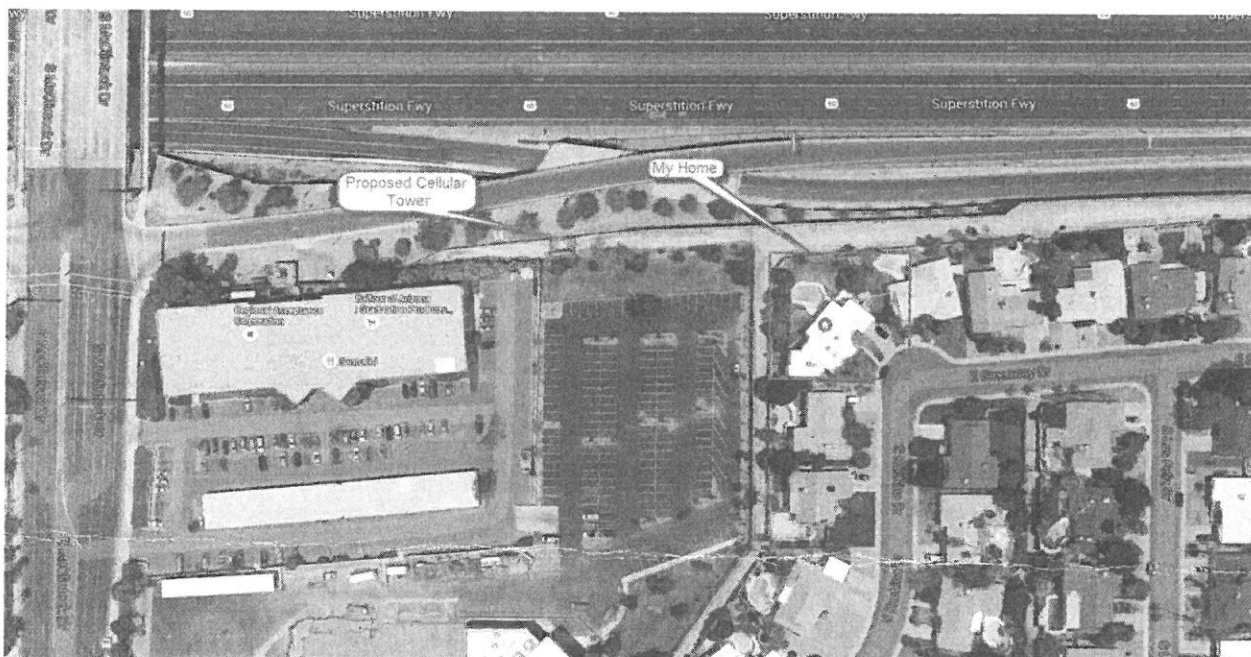
Case Name: Verizon PHO Pelican
Case Number: PL150406

12/10/15

Dear Tempe Development Review Commission:

After attending the Public Hearing on Tuesday Decemer 1, 2015 @ 5:00 p.m. regarding Case Number: PL150406 Case Name: Verizon PHO Pelican. I would like to formally appeal the use permit approval that would all allow a wireless communication facility including a monopole and related equipment to be installed at the location designated in the project plan.

Sincerely,
Elevis Delgadillo



**CITY OF TEMPE
HEARING OFFICER**

Meeting Date: 12/01/2015
Agenda Item: 9

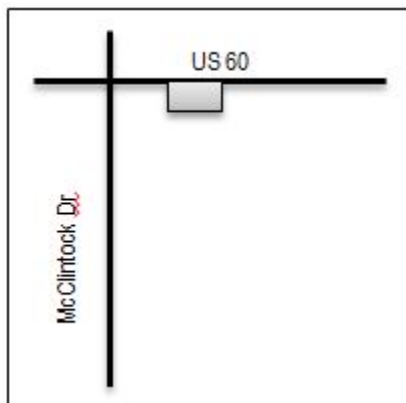
ACTION: Request approval for a use permit to allow a 50 ft. monopole and equipment shelter for Verizon PHO Pelican (PL150406) located at 4507 South McClintock Drive. The applicant is Casey Spiegel, Shaw and Associates, PLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: VERIZON PHO PELICAN (PL150406) is located in the Right of Way, just to the east of a commercial building on the southeast corner of McClintock Drive and the US 60.

1. Use Permit to allow a 50 ft. monopole and equipment shelter



Property Owner
Applicant
Zoning District
Lot Size

Arizona Department of Transportation
Casey Spiegel, Shaw and Associates, PLC
Right of Way
.01 acres (317.1 sq. ft.)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Kay, Planning Technician (480) 350-8839

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Ryan Kay, Planning Technician
Reviewed by: Steve Abrahamson, Principal Planner

COMMENTS

Verizon is requesting to lease a 317.1 square-foot area in the Right of Way, southeast of the US 60 and McClintock Drive east bound on-ramp. The proposal includes a new 50 ft. high monopole and equipment shelter.

To the south of the property is PCC-1, Planned Commercial Center Neighborhood District and the R1-6, Single Family Residential District and directly to the north is US 60. The feasibility study provided by the applicant indicates that there are two existing wireless facility in the area and the proposed wireless communication facility is to increase coverage and add to the accommodation of additional service. The study also included propagation maps detailing the extension of the wireless service to neighborhoods north, west and east of the site.

PUBLIC INPUT

A neighborhood meeting was not required for this application. At the completion of this report, there has been no public input.

USE PERMIT

Per Section 3-421 of the Zoning and Development Code, the proposed use requires a Use Permit to allow a wireless telecommunication facility.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.*
The proposed use will not cause a significant increase in vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*
The monopole should not create a nuisance arising in odor, dust, gas, noise, vibration, smoke, heat, or glare exceed ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.*
The proposed use should not contribute to the deterioration of the neighborhood or downgrading of property values.
4. *Compatibility with existing surrounding structures and uses.*
The facility will be compatible with existing structures in the area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.*
Disruptive behavior should not be generated by this use. The equipment shelter will be enclosed with block walls and a locked gate to prevent unauthorized access.

The proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

Conclusion

Based on the information provided by the applicant, the public input received and the above analysis, staff recommends approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITIONS OF APPROVAL:

1. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Any intensification or expansion of use shall require a new Use Permit.
5. The monopole shall be no greater than 50 ft. 0 inches in height to top of structure (arrays).
6. The proposed equipment shelter shall be restored.
7. The proposed monopole shall maintain a twenty foot (20 ft.) separation from any existing tree.
8. A weather resistant emergency contact information sign shall be posted on the site and shall be visible to the public.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for Verizon PHO Pelican and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated 4/8/2015. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.

- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- Any intensification or expansion of use, including co-location of additional antennas, will require a new use permit.
- The wireless device shall be removed within 30 days of discontinuance of use.

HISTORY & FACTS:

October 19, 1999 Hearing Officer approved a use permit to allow a 46 ft. 0 in high combination street light fixture and wireless antenna. The antenna is located in the top-most 6 ft. of the pole.

October 19, 1999 Hearing Officer approved a variance to waive the one (1) required off-street parking space

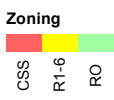
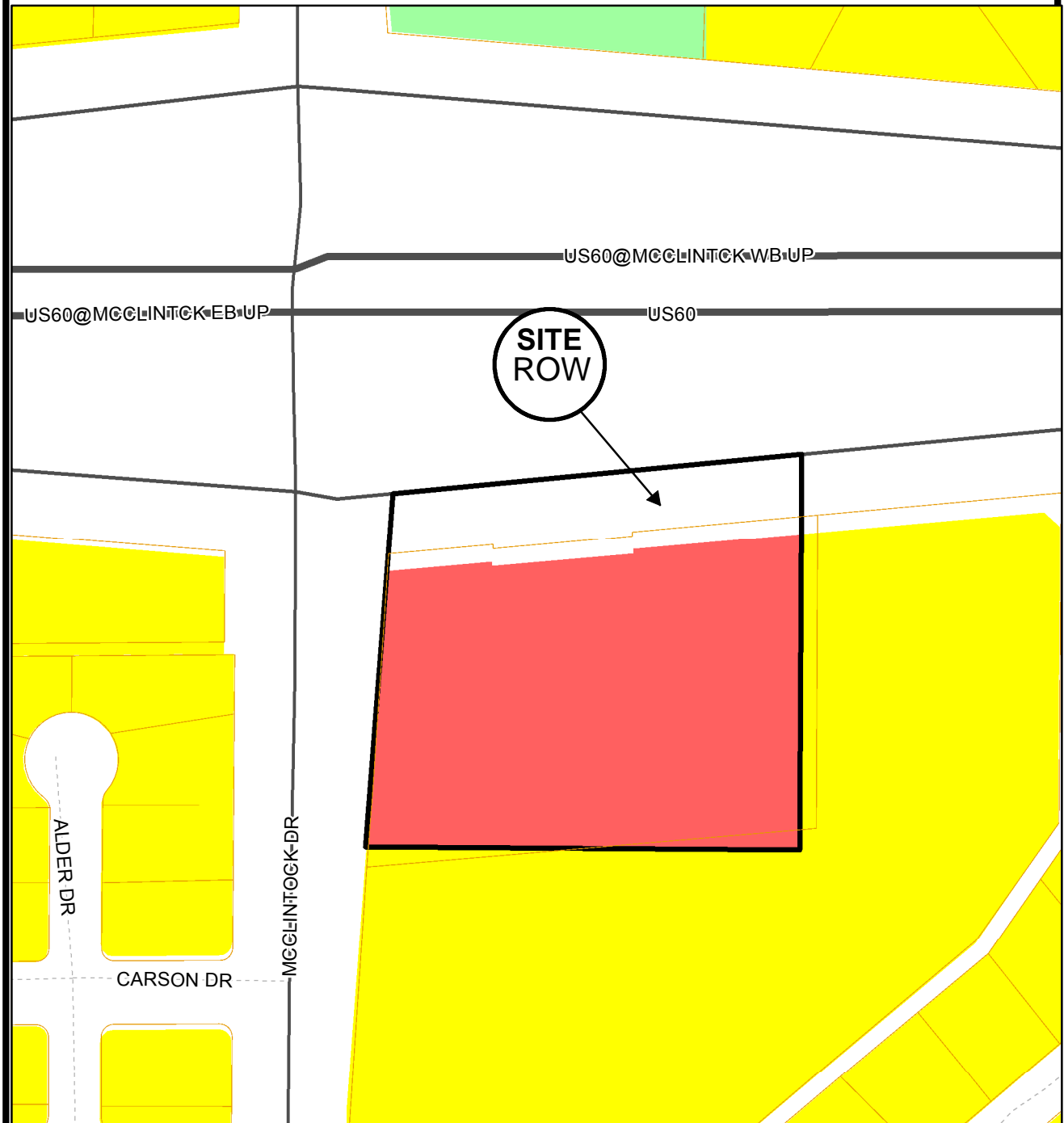
ZONING AND DEVELOPMENT

CODE REFERENCE:

Section 3-421 Wireless Telecommunication Facilities
 Section 6-308 Approval criteria for Use Permit

VERIZON WIRELESS PHO PELICAN

PL150406



Location Map

VERIZON WIRELESS PHO PELICAN

PL150406



County Aerial - Back up

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

County Aerial - Back up

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



Aerial Map



Verizon Wireless
126 W. Gemini Dr.
Tempe, Arizona 85283

October 2, 2015

Shaw & Associates, P.L.C.
1222 W. Cavedale Drive
Phoenix, AZ 85085
(480) 204-1843

Planning Director
City of Tempe
31 East Fifth Street
Tempe, AZ 85281

Re: Administrative Review for a Wireless Communication Facility

Applicant: Shaw & Associates, P.L.C. on behalf of Verizon Wireless

Site Information:

Address: (AZDOT designated address: 4507 S McClintock Dr, Tempe, AZ 85282)
APN: N/A
Owner: Arizona Department of Transportation
Zoning: N/A (Hwy 60 Right of Way)
Current Use: Right of Way / Easement
Surrounding Uses: North – Right of Way (State Highway); East – Right of Way (Public Alley);
South – Office; West – Right of Way

1. General Description of facility: Verizon is requesting an administrative approval to construct a wireless communication facility consisting of a 50 foot tall monopole and a 15' 1" x 21' ground equipment lease area on a raw dirt/rock easement area designated as a right of way and owned by the Arizona Department of Transportation. The equipment compound structure/enclosure is an abandoned compound previously used by an unknown wireless carrier other than Verizon Wireless. The 50 monopole will replace an abandoned canister pole, also used by said wireless carrier, which doubled as a highway light pole.

2. Purpose of facility: The purpose of this wireless facility is to provide 4th Generation (LTE – high speed wireless internet) capacity offload relief for surrounding Verizon sites and for improved coverage of the following areas: 1) Hwy 60, 2) S McClintock Dr, and 3) the numerous surrounding commercial businesses as well as the nearby residents. This site will enhance voice and data coverage for the ½ mile radius around the site and improve internet speeds for all smart phones or other air card enabled devices that facilitate connectivity to the Verizon Wireless network.

3. Detailed Description of Facility:

- a. 50 foot monopole: As indicated, the facility will be a monopole. At the top of the monopole, there will be twelve antennas mounted at a height of 46 feet. The coaxial cables that connect the antennas to the ground equipment will be entirely enclosed within the interior of the monopole. The monopole will be constructed in accordance with all structural and building requirements of the applicable local, state and federal regulations for the development of wireless telecommunication sites.
- b. Equipment Shelter and Screening Fence: Verizon's ground equipment (i.e. radios, batteries, and back-up emergency power generator) will be enclosed on the south and north sides by an existing 7 foot tall concrete masonry wall. An existing 6 foot wrought iron fence and gate will enclose the equipment on the east and west sides. As previously mentioned Verizon's ground equipment will be placed inside an abandoned compound located within an AZDOT right of way on the south side of the Hwy 60 east bound ramp. The monopole and equipment compound will be separated and screened from the Hwy 60 east bound ramp by an existing 8 foot concrete masonry wall that is not a part of the equipment compound or lease area, therefore, none of Verizon's ground equipment will be visible from Hwy 60 or S McClintock Dr. The monopole and equipment compound will be set back approximately 50 feet from the east bound ramp curb to the north and approximately 17 feet from the adjacent commercial parcel to the south. The monopole and equipment compound are bound by public rights of way to both the east and west. The nearest residential parcel is approximately 252 feet southeast of the monopole while the nearest residential structure is approximately 291 feet southeast of the monopole. The portion of the right of way where the wireless facility will be located is surrounded by either a wall or chain link fence on all sides. It is a matter of company policy that all telecommunication sites owned by Verizon Wireless are required to have back up emergency power.
- c. Access and Utility Easements: As part of its lease with AZDOT Verizon will lease access and utility easement rights to operate the facility. The utility easements will all be underground and the access easement will utilize the existing AZDOT right of way via the public alley way, used for trash pick-up that runs behind the nearby residential parcels. These easements are depicted in the site plan and survey attached to this application.

4. Other Information: The facility will be unmanned and will generate no refuse. It will have no impact on traffic, water, or sewer services and will not produce any odor. The noise produced by the facility will be limited to the air conditioning units attached to the equipment cabinet and the generator (which operates once per week for 30-45 minutes and in the event of a power failure). The air conditioning units emit noise equivalent to most single-family residential air conditioning units while the generator emits noise equivalent to an idling pick-up truck. The facility is isolated from other buildings thereby minimizing any fire dangers. There should be no demand for police services. All construction methods and materials will be implemented in accordance with all applicable codes and regulations.

5. Enclosures: Please find the following documents attached to this cover letter, which provides further details of the project:

Filing Fee - \$327.00
Completed Application
Feasibility Study and Propagation Maps
Photo Simulations
Site Plans (1 copy 8.5 x 11 and 1 copy 11 x 17)

6. On behalf of Verizon Wireless I respectfully ask for approval of this project and thank you for your time and consideration of this matter. Please contact me if you have any questions at all about this submittal.

Sincerely,

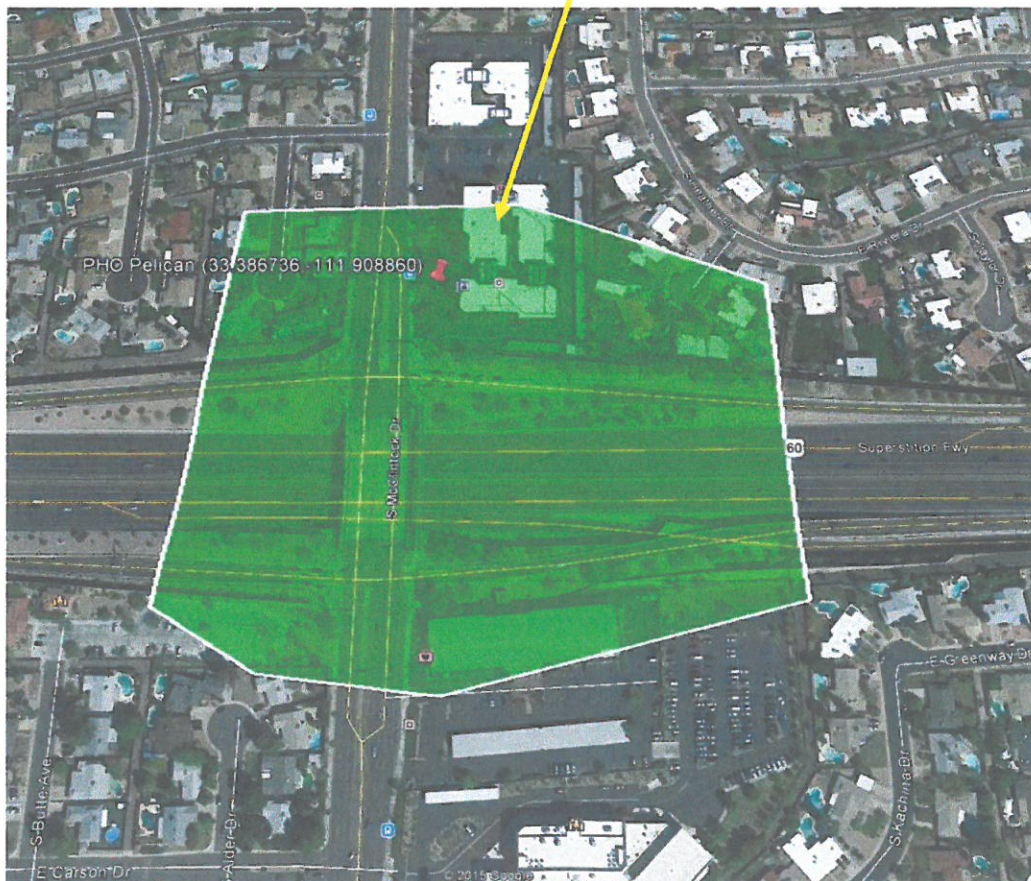
Steve Mabry

Feasibility Study

Search Area: In order to achieve the coverage and capacity objectives for this site, the facility must be located within the search area highlighted below in red. According to the Verizon Wireless radio frequency engineer, the purpose of this site is to provide 4G LTE capacity offload for its PHO Tempe site and cover the residential and commercial areas in proximity to the new site, as well as provide coverage for Hwy 60. These areas are high volume voice and data areas and the current coverage is insufficient for existing customer usage and future growth. The attached propagation maps graphically depict the improved 4G coverage of PHO Pelican after the site is on air. As can be seen on the propagation map, there are Verizon cell sites surrounding PHO Pelican and moving it substantially in any direction will interfere with those sites and reduce the effectiveness of PHO Pelican. The Verizon Wireless radio frequency engineer emphasized that the site must be located as close to the Hwy 60 and S McClintock intersection as possible.

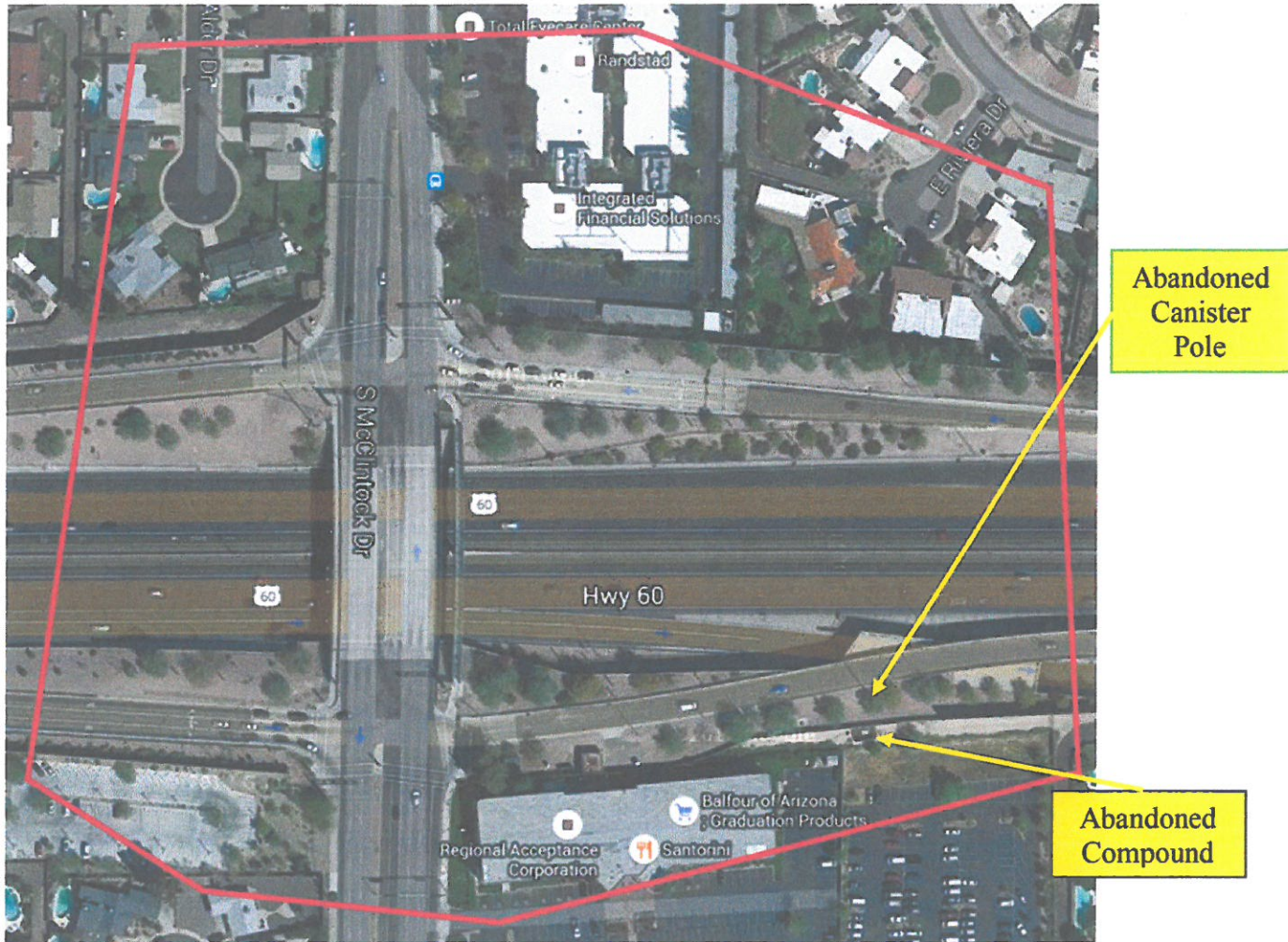
As can be seen in the below aerial photograph, this search area consists mainly Hwy 60 and S McClintock right of way and commercial and church parcels. As such there are three parcels with large, open parking lot areas. The buildings are used for both commercial and religious uses.

Green polygon
represents search area



Existing Verticality: The initial step for Verizon Wireless when searching for a new site is to locate and analyze all existing verticality in the search area. For this particular search area, the existing verticality consists of a number of light poles along both Hwy 60 and S McClintock which are of insufficient height and mass to support a cell site installation. The majority of these light poles run with Hwy 60 - that section of the highway within the search ring is below grade thus limiting the number of light poles that would be close to the height required to achieve the coverage objectives. The initial intent was to utilize an abandoned canister pole that also functioned as one of the Hwy 60 light poles but it was also determined to be of insufficient height to meet coverage objectives. The tallest industrial buildings in the search area are app. 30 feet tall and insufficient in height to meet Verizon's coverage needs for this area.

Site Selection: There were no existing structures that were available for co-location. The aforementioned abandoned canister pole and all other light poles are of insufficient height. The remainder of the search area was canvassed for possible new build options and the result of the search produced three viable candidates within the city of Tempe jurisdiction that could meet the required setback standards. Of those three candidates only two of them were willing to entertain a proposal. Those candidates are: 1) AZDOT and 2) First Baptist Church of Tempe. While both candidates are able to meet the Tempe Planning and Zoning approval standards, the AZDOT candidate features the greatest buffering from the surrounding single family homes and also provides existing infrastructure for Verizon's ground equipment. Verizon will be able to house its ground equipment within the existing compound without adding additional buildings/structures to either of the candidate's property. (The abandoned compound was the ground equipment location of the carrier located in the decommissioned canister pole mentioned above) This usage is an added benefit as it makes use of an otherwise abandoned infrastructure. Verizon has also offered to remove the canister pole and replace it (if necessary) with a standard light pole identical in height and design as those in the immediate vicinity. The selected location also eliminates the removal or reduction of any lawn or landscaped areas. The photo on page 3 calls out the location of the abandoned canister pole and the abandoned compound.



The First Baptist Church of Tempe parcel was made available to Verizon by the owner for a monopalm. This site was not selected, however, because it has less buffering from the single family homes to the east, the parcel is zoned residential and a portion of the lawn area would have to be occupied by both the monopalm and equipment compound.

Based on the above discussion, it's clear that the AZDOT location is the best alternative not only for Verizon, but also for the surrounding homes, businesses, churches and commercial property owners. The AZDOT site is located in an AZDOT right of way/easement and is not subject to any particular zoning district. The site location is inside Verizon's target search area and is buffered on three sides by the Hwy 60 sound buffer wall thus the equipment compound will only be visible from the church parking lot or the alley to the east which is used for trash pick-up. This makes it the best choice from a planning perspective as the proposed pole site is approximately 252 feet from the nearest residential parcel and 291 feet from the nearest residential structure.

Compatibility: In addition to the discussion above the AZDOT site has additional compatibility features that should be highlighted. The ground equipment will be screened inside an existing, abandoned equipment compound in an AZDOT right of way

that has locked gate access. The ground equipment will be screened on two sides by the existing 7 foot compound wall. The other two sides of the compound will consist of a wrought iron gate which will only be visible from the alley to the east that is used for trash pick-up. The west side of the compound is screened by an existing concrete masonry wall that borders the commercial parcel to the west. The base of the monopole will only be visible from the rear portion of the church parking lot. The only part of the site that will be visible from nearby rights of way is the top part of the pole (see the attached photo simulations taken from the nearest rights of way). Additionally the tower is capable of supporting additional co-location by future carriers.

Propagation Maps: Please see the attached coverage maps which depict the expected coverage of the site. The site will have many positive impacts on network coverage, the most notable of which is depicted in these maps, i.e. indoor voice and wireless internet (4G) coverage improvement within $\frac{3}{4}$ mile of the site. Please note that the additional network capacity of this site (which offloads several surrounding sites) is somewhat difficult to depict graphically, but the maps do provide a reasonable indication of the area to be served by the site.

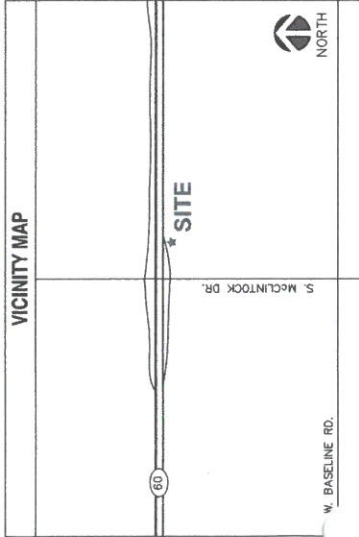
Summary: Locating a site as close as possible to the geographical center of a search area helps to avoid the need for additional sites. Such additional sites are often needed to fill in gaps created by less than optimal initial site locations. In this case, the AZDOT site location is the optimal location for this search area since the site is compatible with the surrounding area and, of the possible candidates, it is closest to the geographical center of the search area.



PHO PELICAN

4507 S. McCLINTOCK DR.
 TEMPE, AZ 85282
 APN: ROW

No working days before you dig.
 CALL FOR THE BLUE STAKE!
 1 (800) 253-1100 or
 1 (800) STAKE-IT (782-5348)
 (OUTSIDE MARICOPA COUNTY)



DRIVING DIRECTIONS
 DEPART 126 W. GEMINI DR., TEMPE, AZ 85283. TURN LEFT ONTO W. GUADALUPE RD., TOWARD McCLINTOCK DR. THEN TURN LEFT ONTO S. McCLINTOCK DR., TURN RIGHT ONTO ADOT ACCESS ALLEY JUST BEFORE THE FIRST BAPTIST CHURCH OF TEMPE'S ENTRANCE. CONTINUE ONTO THE ADOT ACCESS ALLEY UNIT YOU SEE THE CHAIN LINK ACCESS GATES ON THE LEFT. SITE IS LOCATED APPROXIMATELY 200' WEST OF THE ACCESS GATES.

GENERAL NOTES
 THE ARCHITECT/ENGINEERS HAVE MADE EVERY EFFORT AS SET FORTH IN THE CONSTRUCTION DRAWINGS, CONTRACT DOCUMENTS AND THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MAJOR OMISSIONS OR ERRORS IN THE DRAWINGS AND SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK UNLESS OTHERWISE DIRECTED.

CODE COMPLIANCE
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
 2012 INTERNATIONAL BUILDING CODE (IBC)
 2011 NATIONAL ELECTRICAL CODE (NEC)
 ANSI/FEA-222-G STRUCTURAL STEEL STANDARDS FOR STEEL ANTENNA TOWERS AND SUPPORTING STRUCTURES STANDARD
 CITY AND/OR COUNTY ORDINANCES
JURISDICTION: CITY OF TEMPE

SPECIAL INSPECTIONS REQUIRED
 DRILLED CASSION: YES (PERIODIC)
 CONCRETE REINFORCING: YES (CONTINUOUS)
 BOLTS IN CONCRETE: YES (CONTINUOUS)
 WELDING: YES (PERIODIC)
 STEEL CONSTRUCTION: YES (PERIODIC)

FCC COMPLIANCE
 ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

GENERAL COMPLIANCE
 HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING. THE SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. PRORATE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS. THIS PROJECT DOES NOT REQUIRE WATER OR SEWER. THIS PROJECT REQUIRES PERMANENT POWER AND TELEPHONE CONNECTION.

verizon wireless
 PHO PELICAN
 4507 S. McCLINTOCK DR.
 TEMPE, AZ 85282
 APN: ROW

PROJECT TEAM
 CLIENT: VERIZON WIRELESS
 126 WEST GEMINI DRIVE
 TEMPE, ARIZONA 85283
 CONTACT: DIEGO TORRES
 PHONE: (602) 819-2949
 RF ENGINEER: LEBER TENDRO
 A/E DESIGN MANAGEMENT PROFESSIONAL: SINO DESIGN
 16616 EAST PALMSIDES BOULEVARD UNIT #102
 FOUNTAIN HILLS, ARIZONA 85088
 PHONE: (480) 951-1701
 FAX: (480) 936-1004
 SITE ACQUISITION AND ZONING CONSULTANT: SHAW & ASSOCIATES
 CONTACT: STEVE WABRY
 MOBILE: (319) 347-1428
 SWABRY@SHAW-ASSOCIATES.COM
 CIVIL/STRUCTURAL ENGINEER AND ZONING CONSULTANT: ERON ENGINEERING, LLC
 10000 W. WILSON AVENUE, SUITE 100
 ANTHEM, ARIZONA 85086
 CONTACT: JOHN H. ERON, JR.
 PE PHONE: (602) 792-8386
 MOBILE: (480) 540-4573
 ELECTRICAL ENGINEERING CONSULTANT: ASET ENGINEERING
 14501 W. WILSON AVENUE, SUITE #200
 PHOENIX, AZ 85018
 CONTACT: SCOTT WEESENER
 OFFICE: (602) 284-0300 X.218
 MOBILE: (602) 918-1905

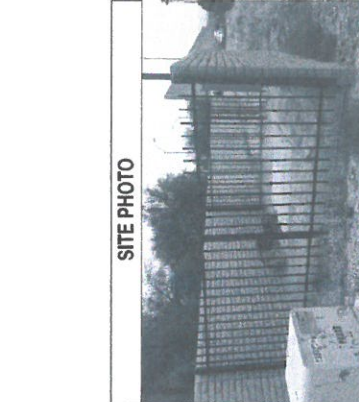
SITE LOCATION INFORMATION
 SITE NAME: PHO PELICAN
 SITE ADDRESS: 4507 S. McCLINTOCK DR.
 TEMPE, AZ 85282
 ROW
 APN NUMBER: 130-001-001-001
 SITE COORDINATES: LATITUDE: 33° 23' 04.6" N (NAD 83)
 LONGITUDE: 111° 54' 27.3" W (NAD 83)
 ELEVATION: 1193.5' (ANSL) (NAD 83)
 ROW
 APPLICANT: VERIZON WIRELESS
 126 WEST GEMINI DRIVE
 TEMPE, ARIZONA 85283
 CONTACT: (602) 819-2949
 PROPERTY OWNER: ARIZONA STATE DEPARTMENT OF TRANSPORTATION
 205 S. 17TH AVE., SUITE 3012
 PHOENIX, ARIZONA 85003
 CONTACT: TIM MAHONEY, RIGHT OF WAY AGENT II
 PHONE: (602) 712-8811

UTILITY COMMITMENT TABLE

WATER	N/A
SEWER	N/A
ELECTRICAL	SFP
TELEPHONE	CENTURY LINK (800) 475-7526
POLE	TEMPE POLICE DEPARTMENT
FIRE	TEMPE FIRE DEPARTMENT

ADA COMPLIANCE
 FACILITY IS UNMAINTAINED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXISTS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

ACCESSIBILITY DISCLAIMER
 THE NEW PROJECT IS AN UNOCCUPIED TELECOMMUNICATIONS FACILITY AND IS NOT TO BE ACCESSED BY THE GENERAL PUBLIC. THIS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS PER IBC 1103.2.9 LISTED AS AN EQUIPMENT SPACE.



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
LS-1	LS-1 SITE SURVEY
LS-2	LS-2 SITE SURVEY
A-1	A-1 OVERALL SITE PLAN
A-2	A-2 ENLARGED SITE PLAN
A-3	A-3 ANTENNA CONFIGURATION
A-4	A-4 ELEVATIONS

PROJECT DESCRIPTION

INSTALLATION OF NEW 50 MONOPOLE WITH (12) NEW ANTENNAS, (12) RRHs, (2) PILES, (12) FIBER CABLES WITH NEW COORDINATED WALL MOUNTED RACKS, (12) FIBER OPTIC PATCH PANELS, (12) NEW WIRELESS EQUIPMENT CABINETS AND INSTALLATION OF (2) NEW VERIZON WIRELESS EQUIPMENT CABINETS, AN EMERGENCY BACKUP GENERATOR AND ELECTRICAL BOXES.

PROJECT INFORMATION

OCCUPANCY GROUP: U FOR TOWER & EQUIPMENT CABINET
 TYPE OF CONSTRUCTION: V-B
 EQUIPMENT LEASE AREA: 318 SQ. FT.
 MONOPOLE LEASE AREA: 212 SQ. FT.

SURROUNDING ZONING AND USE

NORTH: ROW USE: HIGHWAY
 SOUTH: R1-6 USE: RESIDUALS
 EAST: ROW USE: PUBLIC ALLEY
 WEST: ROW USE: HIGHWAY

verizon wireless
 126 WEST GEMINI DRIVE
 TEMPE, ARIZONA 85283
 PHONE: (480) 732-7338

SinoDesign
 18116 EAST PALMSIDES BOULEVARD
 UNIT #102
 FOUNTAIN HILLS, ARIZONA 85088
 PHONE: (480) 951-1701
 WWW.SINODESIGN.COM

DESIGN MANAGEMENT PROFESSIONAL:
 ERON ENGINEERING, LLC
 41602 NORTH HARBOUR TOWN COURT
 PHOENIX, ARIZONA 85018
 PHONE: (602) 792-8386

PHO PELICAN

SITE ADDRESS:
 4507 S. McCLINTOCK DR.
 TEMPE, AZ 85282

DATE: 07/20/15

NO.	DATE	DESCRIPTION	BY
2	08/05/15	FINAL ZONING	OMS
1	07/29/15	CM COMMENTS	OMS
0	07/20/15	ZONING DRAWINGS	OMS

SCHEDULE OF REVISIONS

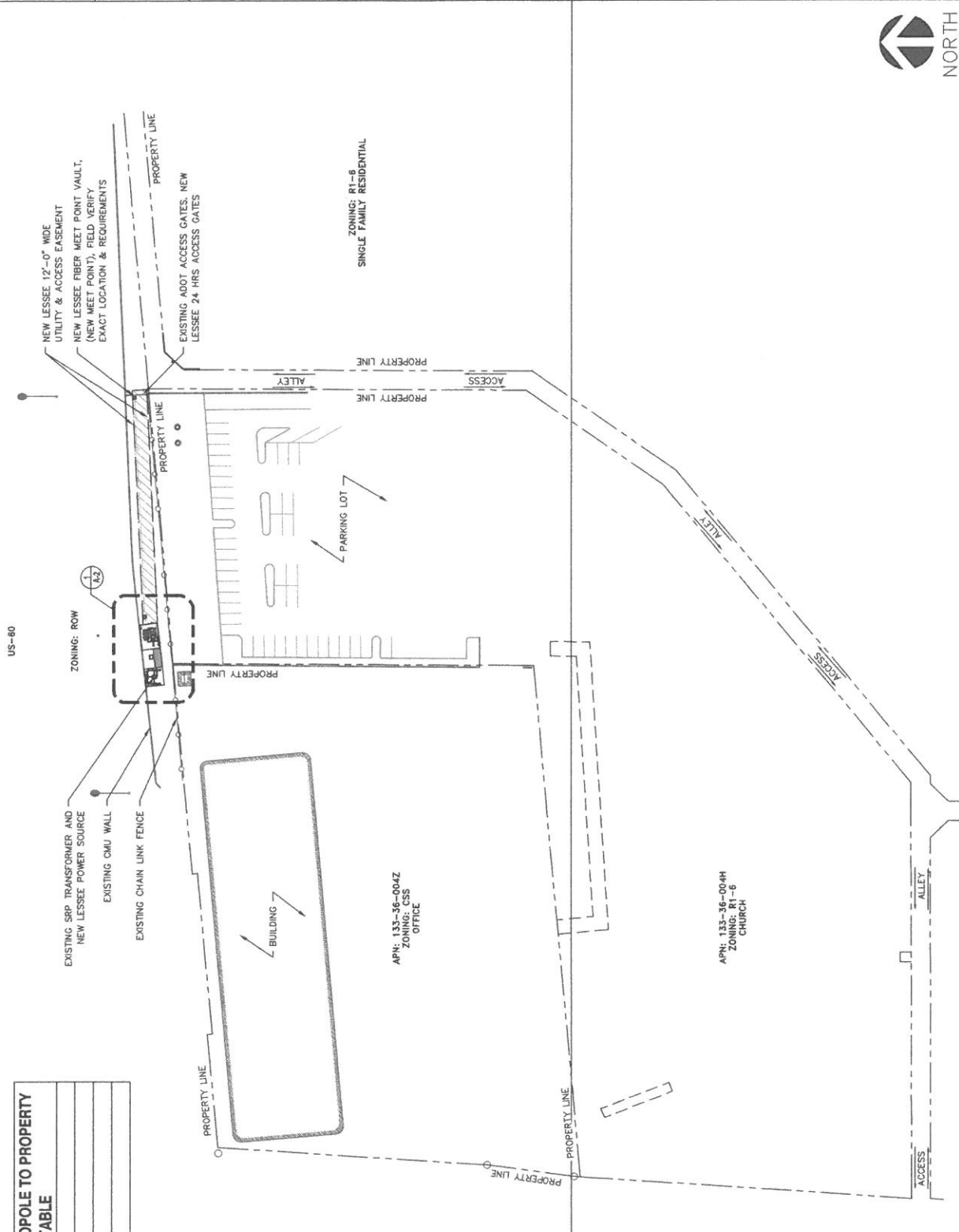
DECEMBER 2015

TITLE SHEET

SHEET NUMBER: T-1

DISTANCE FROM MONOPOLE TO PROPERTY LINES TABLE

NORTH:	47'-7"
SOUTH:	416'-7"
EAST:	4298'-2"
SOUTHWEST:	416'-7"



CLIENT:
vert.onWireless
 128 WEST CROWN DRIVE
 TEMPE, ARIZONA 85283
 PHONE: (480) 752-7238
 DESIGN MANAGEMENT PROFESSIONAL

SiinoDesign
 1818 EAST PALMS BLVD
 FOUNTAIN HILLS, ARIZONA 85118
 PHONE: (480) 832-1701
 WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:
ERION, ENGINEERING, LLC
 41607 NORTH HARBOUR TOWN COURT
 SUITE 100
 PHOENIX, ARIZONA 85028

DRAWING APPROVALS (SIGNATURES):
 SITE ACQUISITION/PROPERTY
 CONSTRUCTION MANAGER
 VERSION WIRELESS/ENGINEER
 LANDSCAPE ARCHITECT
 DRAWN BY: OMS
 CHECKED BY: AND

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	BY
2	08/05/15	FINAL ZONING	OMS
1	07/29/15	CM COMMENTS	OMS
0	07/20/15	ZONING DRAWINGS	OMS

PHO PELICAN
 SITE ADDRESS:
 4507 S. MCCLINTOCK DR.
 TEMPE, AZ 85282

SCALE:
 SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
A-1



22"x34" SCALE: 1" = 40'-0"
 11"x17" SCALE: 1" = 80'-0"
OVERALL SITE PLAN

no working days before you do
CALL FOR THE BLUE STAKE!
1 (602) 263-1100 or
1 (800) STAKE-IT (789-5348)
(OUTSIDE MARICOPA COUNTY)

CLIENT:
vertov Wireless
128 WEST GARDEN DRIVE
TEMPE, ARIZONA 85283
PHONE: (480) 792-7238

DESIGN MANAGEMENT PROFESSIONAL:
SiinoDesign
18018 EAST PALMDESIGN BOULEVARD
SUITE #102
FOURCANYON, ARIZONA 85298
PHONE: (480) 832-1791
WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:
ERION ENGINEERING, LLC
41607 NORTH HARBOR TOWN COURT
SUITE 202
PHOENIX, ARIZONA 85028
PHONE: (480) 952-2200

DRAWING APPROVALS (SIGNATURES):
SITE ACQUISITION/PROPERTY
CONSTRUCTION MANAGER
VERTOV WIRELESS RF ENGINEER
LANDLORD APPROVAL
DRAWN BY: CHD
CHECKED BY: AND

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
2	08/05/15	FINAL ZONING CMS	
1	07/29/15	CM COMMENTS CMS	
0	07/20/15	ZONING DRAWINGS CMS	

PHO PELICAN
SITE TITLE

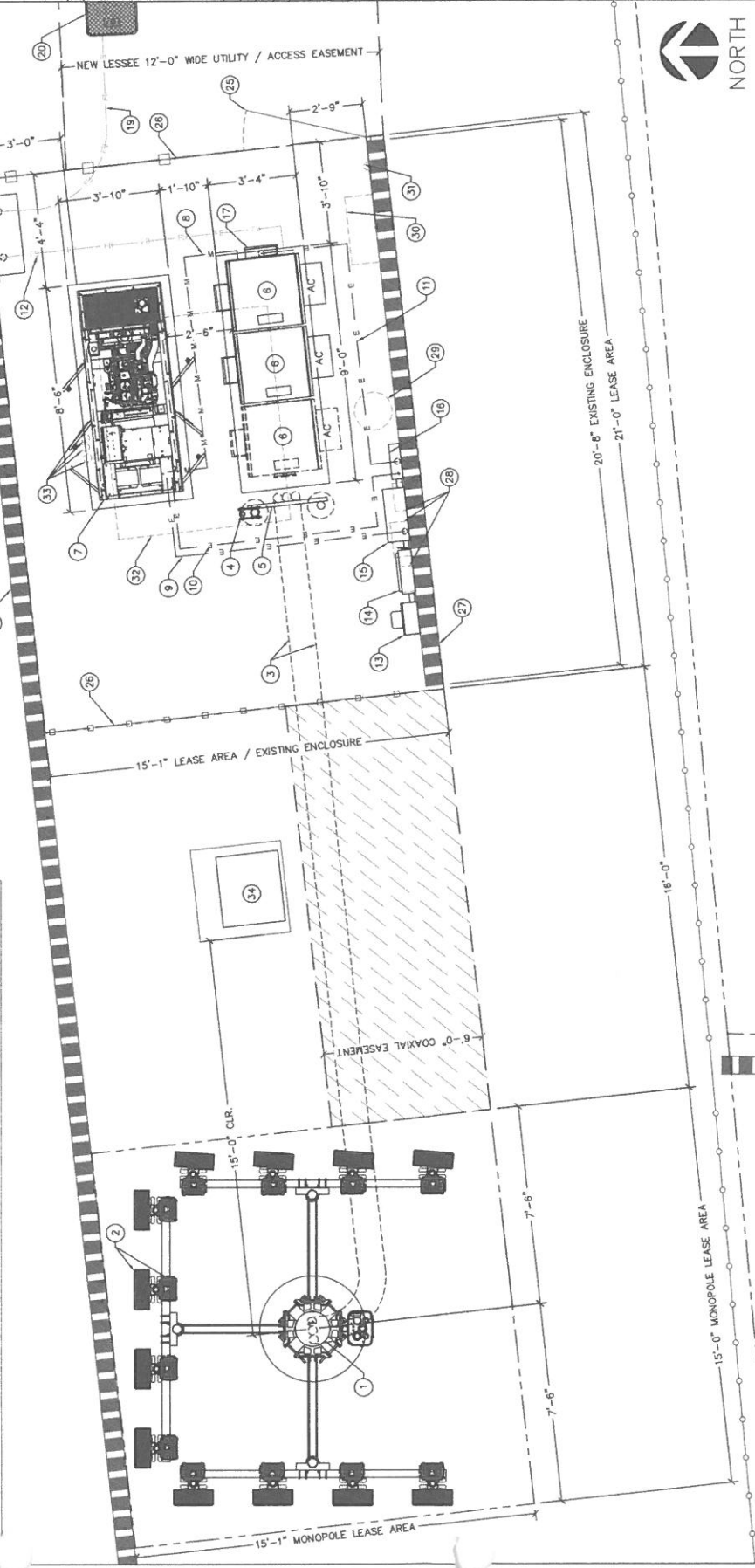
SITE ADDRESS:
4507 S. MCINTOCK DR.
TEMPE, AZ 85282

SEAL:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

- ENLARGED SITE PLAN KEYED NOTES:**
- NEW 50' TALL MONOPOLE WITH ANTENNA ARRAYS.
 - NEW 60' ANTENNAS & (4) ARRAYS PER SECTOR, (3) SEE ENLARGED CONFIGURATION SHEET A-3.
 - NEW 6" U.G. CONDUITS FOR HYBRID RUNS.
 - NEW H-FRAME FOR HYBRID CABLE TRANSITION FROM U.G.
 - NEW H-FRAME FOR HYBRID CABLE TRANSITION FROM U.G.
 - NEW OUTDOOR EQUIPMENT CABINETS, (2) NEW & 1 FUTURE) MOUNTED ON NEW 3'-4" x 9'-0" CONCRETE PAD.
 - NEW LESSEE EMERGENCY BACK-UP 30kW 60HZ DIESEL FUEL GENERATOR WITH LEVEL II ACUSTIC ENCLOSURE MOUNTED ABOVE 210 GALLON BELLY TANK ON NEW 3'-10" CONCRETE PAD.
 - NEW U.G. CONDUIT FOR MONITOR RUN FROM GENERATOR TO CABINET.
 - NEW U.G. CONDUIT FOR POWER RUN FROM GENERATOR TO A.T.S.
 - NEW U.G. CONDUIT FOR POWER RUN FROM 200A PANEL TO GENERATOR.
 - NEW U.G. CONDUIT FOR POWER RUN FROM 200A AC PANEL TO 125A AC PANEL.
 - NEW U.G. CONDUIT FOR FIBER RUN FROM J-BOX TO CABINET.
 - EXISTING METER TO BE REPLACED IF NEEDED.
 - NEW 200A DISCONNECT SWITCH ATTACHED TO CMU WALL.
 - NEW 200A AC PANEL ATTACHED TO CMU WALL.
 - NEW 125A AC PANEL ON CABINET.
 - NEW LESSEE FIBER J-BOX NEMA 3R MOUNTED TO EXISTING CMU WALL.
 - NEW BOX U.G. CONDUIT FOR FIBER RUN FROM SITE VAULT TO 200A DISCONNECT SWITCH.
 - NEW TRAFFIC RATED SITE VAULT.
 - NOT USED.
 - NOT USED.
 - NOT USED.
 - EXISTING WROUGHT IRON ACCESS GATE TO BE UTILIZED.
 - EXISTING CMU WALL BOXES TO BE REMOVED.
 - EXISTING CMU WALL BOXES TO BE REMOVED.
 - EXISTING LIGHT POLE AND ITS FOUNDATION TO BE REMOVED.
 - EXISTING ELECTRICAL BOX TO BE REMOVED.
 - EXISTING POLE WITH 60S ANTENNAS TO BE REMOVED.
 - EXISTING POLE WITH 60S ANTENNAS TO BE REMOVED.
 - EXISTING U.G. CONDUITS TO BE REMOVED.
 - EXISTING SRP TRANSFORMER AND NEW LESSEE POWER SOURCE.



22'-3/4" SCALE 1/2" = 1'-0"
11'x17' SCALE 1/4" = 1'-0"

ENLARGED SITE PLAN

NORTH

CLIENT:



151 WEST GARDEN BOULEVARD
TEMPE, ARIZONA 85283
PHONE: (480) 752-7538

DESIGN MANAGER/PROFESSIONAL:



19616 EAST PALMBOULE BOULEVARD
UNIT #102
FOURDAYS, ARIZONA 85248
PHONE: 480.938.1700
WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:

ERION ENGINEERING, LLC
41602 NORTH HANDBOUR TOWN COURT
UNIT 12-200A
PHOENIX, ARIZONA 85044
PHONE: 602.944.8888

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: DMO

CHECKED BY: AMD

SCHEDULE OF REVISIONS

NO	DATE	DESCRIPTION	BY
2	08/05/15	FINAL ZONING	OMS
1	07/29/15	CM COMMENTS	OMS
0	07/20/15	ZONING DRAWINGS	OMS

PHO PELICAN

SITE ADDRESS:
4507 S. MCDONTOCK DR.
TEMPE, AZ 85282

SEAL:

SHEET TITLE:

ANTENNA CONFIGURATION

SHEET NUMBER:

A-3

NOTE:

CONTRACTOR TO VERIFY FOR FINAL RF DATA SHEETS WITH CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION.

NEW ANTENNA & HYBRID DC/FIBER TABLE

SECTOR	ANT. POSITION NO.	QTY.	RRH QTY.	RRH W/O CABLE MOUNTING COVER	DEPTH	WIDTH	HEIGHT W/O CABLE MOUNTING COVER	WEIGHT	COAX TYPE
ALPHA	1 (850)	1	1	0"	TBD"	46"	0"	N/A	N/A
ALPHA	2 (PCS)	1	1	0"	TBD"	46"	0"	N/A	N/A
ALPHA	3 (AWS)	1	1	0"	TBD"	46"	0"	N/A	N/A
ALPHA	4 (700)	1	1	0"	TBD"	46"	0"	N/A	N/A
BETA	1 (850)	1	1	95°	TBD"	46"	0"	N/A	N/A
BETA	2 (PCS)	1	1	95°	TBD"	46"	0"	N/A	N/A
BETA	3 (AWS)	1	1	95°	TBD"	46"	0"	N/A	N/A
BETA	4 (700)	1	1	95°	TBD"	46"	0"	N/A	N/A
GAMMA	1 (850)	1	1	270°	TBD"	46"	0"	N/A	N/A
GAMMA	2 (PCS)	1	1	270°	TBD"	46"	0"	N/A	N/A
GAMMA	3 (AWS)	1	1	270°	TBD"	46"	0"	N/A	N/A
GAMMA	4 (700)	1	1	270°	TBD"	46"	0"	N/A	N/A

NOTES:

1. JUNCTION BOXES: ADD (2) JUNCTION BOXES ON TOP & (2) JUNCTION BOXES AT THE BOTTOM TOWER, OR WHATEVER IS NEEDED TO DEPLOY (12) RRHs.

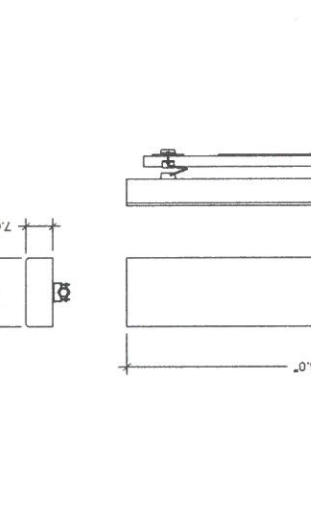
2. DC/FIBER: ADD (2) RUNS OF RSS 6-12" HYBRID CABLE (6-12" DC/FIBER BUNDLE) TO CONNECT J-BOXES.

3. SEE DETAIL #4 FOR RRHs LOCATIONS AND SPECIFICATIONS.

NOTE:

CONTRACTOR TO UTILIZE ANTENNA MOUNTING PIPE UNLESS FIELD CONDITIONS WARRANT USE OF NEW VERTICAL MOUNTING PIPE

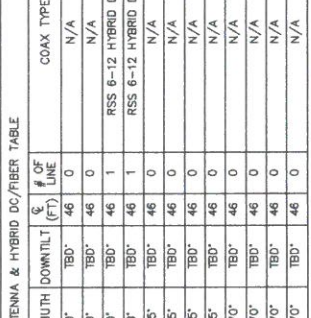
NEW ANTENNA DETAILS



NOTE:

CONTRACTOR TO UTILIZE ANTENNA MOUNTING PIPE UNLESS FIELD CONDITIONS WARRANT USE OF NEW VERTICAL MOUNTING PIPE

NEW REMOTE RADIO HEAD(S)



RRH SPECIFICATIONS

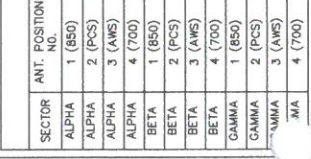
POSITION	RRH	DEPTH	WIDTH	HEIGHT W/O CABLE MOUNTING COVER	WEIGHT
1	RRH (700) 2X60 (60W)	8.2"	15"	15.4"	50 LBS. (W/O MOUNTING BRACKET)
1 (STACKED)	RRH (850) 2X60 (60W)	6.7"	10.63"	24.4"	44 LBS. (W/O MOUNTING BRACKET)
2	RRH (AWS) 2X60 (60W)	7.4"	11"	37"	55 LBS. (W/O MOUNTING BRACKET)
2 (STACKED)	RRH (PCS) 2X60 (60W)	10.1"	16.8"	19.6"	50.7 LBS. (W/O MOUNTING BRACKET)

RRH NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

NOTE:

CONTRACTOR TO VERIFY FOR FINAL RF DATA SHEETS WITH CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION.

NEW ANTENNA CONFIGURATION



NOTE:

CONTRACTOR TO VERIFY FOR FINAL RF DATA SHEETS WITH CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION.

NEW J-BOX

RRH (PCS)

RRH (700/850)

RRH (AWS)

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

NTS

CLIENT:
verizon wireless
 150 WEST GARDEN DRIVE
 TEMPE, ARIZONA 85283
 PHONE: (480) 752-7238

SiinoDesign
 16418 EAST PALMERDALE BOULEVARD
 SUITE #102
 FOURCREEK, ARIZONA 85248
 PHONE: 480.238.7700
 WWW.SIINODESIGN.COM

ENGINEERING CONSULTANT:
 ERION ENGINEERING, LLC
 41807 NORTH HARBOR TOWN COURT
 PHOENIX, ARIZONA 85028
 PHONE: 480.238.7700

DRAWING APPROVALS (SIGNATURES)

SITE ACQUISITION/PROPERTY

CONSTRUCTION MANAGER

VERIZON WIRELESS RF ENGINEER

LANDLORD APPROVAL

DRAWN BY: DND

CHECKED BY: AMD

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	BY
2	08/05/15	FINAL ZONING	DMS
1	07/29/15	OM COMMENTS	DMS
0	07/20/15	ZONING DRAWINGS	DMS

PHO PELICAN
 SITE ADDRESS:
 4507 S. MCCLINTOCK DR.
 TEMPE, AZ 85282

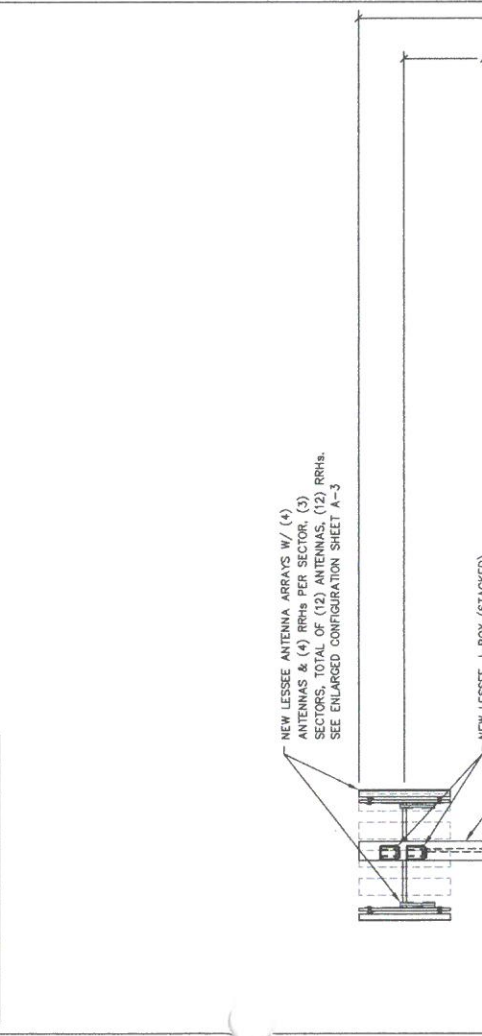
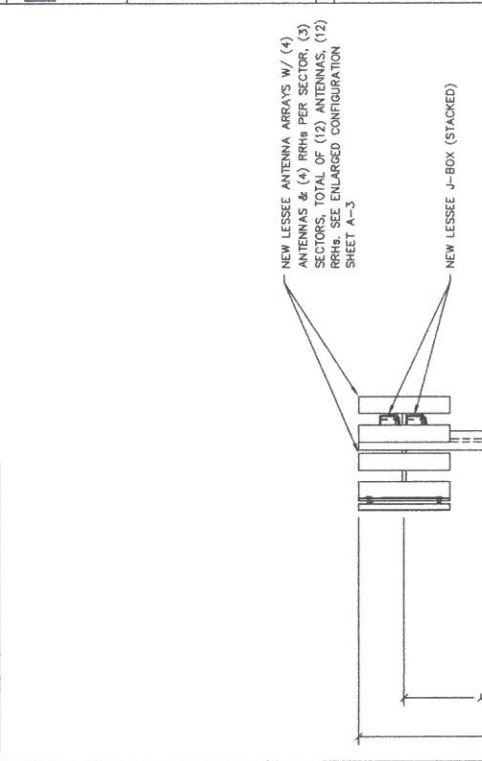
SEAL:

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

NOTES:
 1. THE STRUCTURAL ANALYSIS AND DESIGN OF NEW MONOPOLE AND ITS FOUNDATION IS PROVIDED BY OTHERS.
 2. NEW LESSEE HYBRID FIBER, ROUTED INSIDE NEW MONOPOLE.

NOTES:
 1. THE STRUCTURAL ANALYSIS AND DESIGN OF NEW MONOPOLE AND ITS FOUNDATION IS PROVIDED BY OTHERS.
 2. NEW LESSEE HYBRID FIBER, ROUTED INSIDE NEW MONOPOLE.



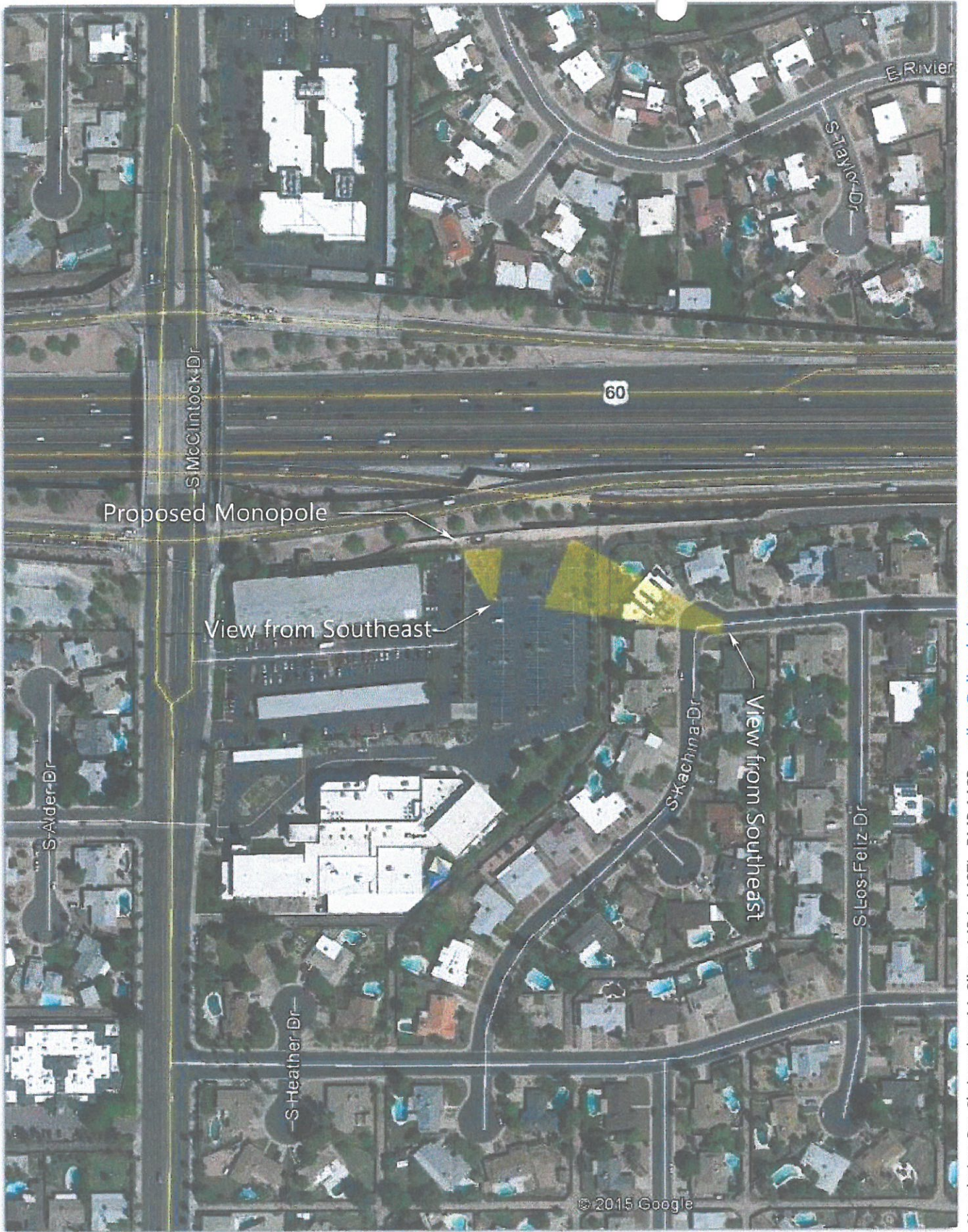
22'-3/4" SCALE 3/16" = 1'-0"
 11'-1/2" SCALE 3/32" = 1'-0"

WEST ELEVATION

1

22'-3/4" SCALE 3/16" = 1'-0"
 11'-1/2" SCALE 3/32" = 1'-0"

SOUTH ELEVATION

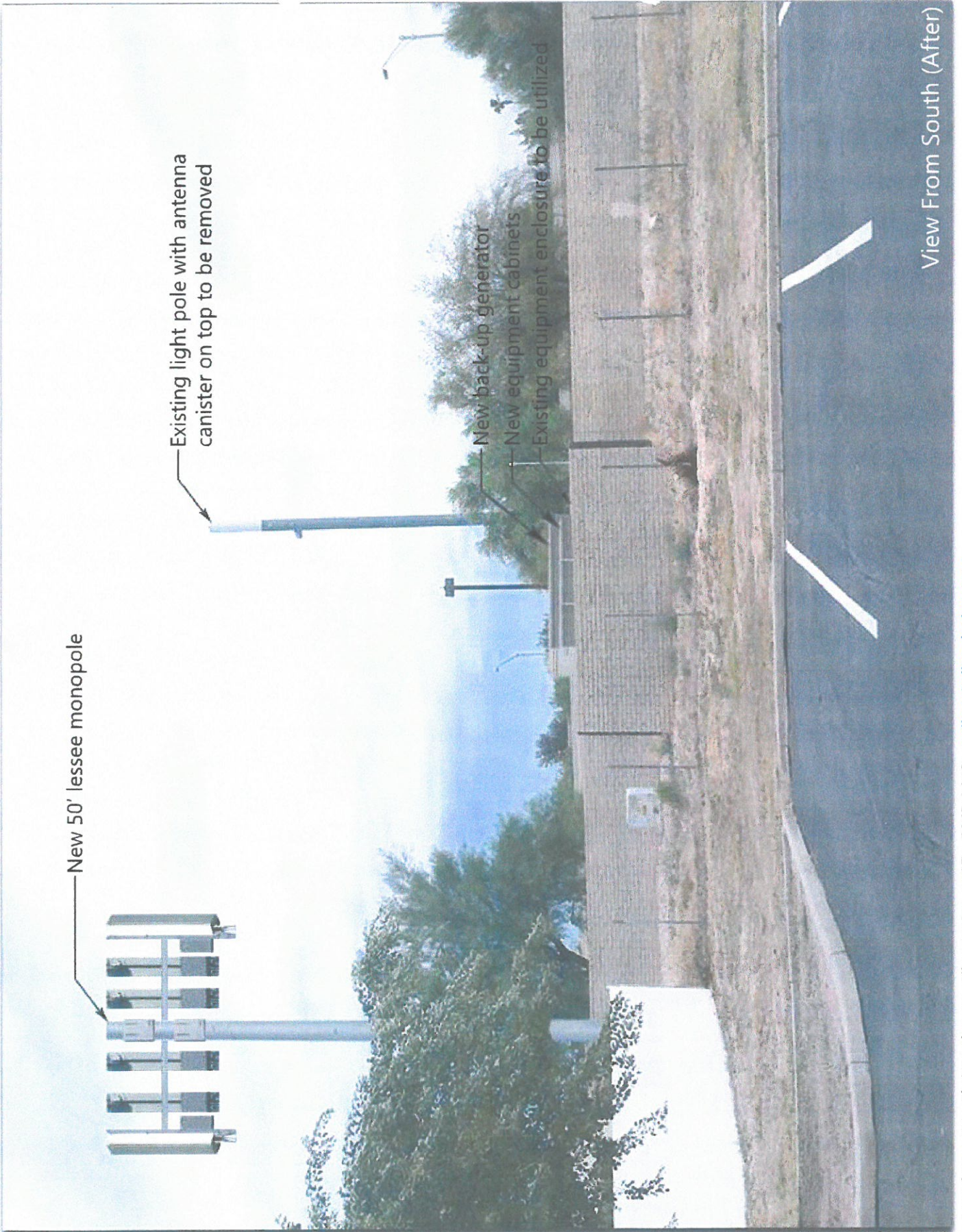


Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



View From South (Before)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com



View From South (After)



View From Southeast (Before)



View From Southeast (After)

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com

9. Request approval for a use permit to allow a wireless communication facility including a monopole and related equipment for **VERIZON WIRELESS PHO PELICAN (PL150406)** located at 4507 South McClintock Drive. The applicant is Steve Mabry/Shaw and Associates PLC.

Melissa Spriegel, Planning Intern, presented an overview of this case. She noted that the site is located in the Right-of-Way just to the east of a commercial building on the southeast corner of McClintock Drive and the US 60. The proposal is for a new 50 ft. high monopole and equipment shelter. There was previously a monopole at this site. She presented a site plan depicting the proposed location. There has been no public input.

Casey Spiegel of Shaw and Associates PLC was present to represent this case. He acknowledged receipt of the Staff Summary Report and understanding of the assigned Conditions of Approval, however he asked for clarification on the following Conditions:

- Condition of Approval No. 3 which references possible complaints arising from a Use Permit and possible revocation of same. Mr. Shaw questioned if, once the monopole and related equipment had been installed could a complaint require them to abandon the expensive installation. Ms. MacDonald noted that this is a standard condition which did not appear to be appropriate to this request. Mr. Abrahamson, Principal Planner, acknowledged that also. It was agreed that this Condition would be removed.
- Condition of Approval No. 6 which indicated that equipment shelter would be 'restored'. Mr. Shaw noted that there is no actual building involved and questioned the terminology of the word 'restored'. He referred to the site plan notes on Sheet A-2. It was agreed to reword this Condition to indicate the word 'repurpose' rather than 'restored'.

Mr. Elevis Delgadillo spoke in opposition to this request. He explained that he lived adjacent to this location and it would be at the back of his property. He felt it was detrimental to his property values having a large piece of equipment such as this nearby and affect his enjoyment of his property. He suggested that perhaps this monopole could be re-evaluated and changed to a monopalm to be more accommodating to the existing neighborhood area.

Mr. Abrahamson explained that the proposed plans would have to be submitted to Building Safety for plan check before the applicant could proceed with construction. He noted that Mr. Delgadillo had two options:

1. He could meet with the applicant in order to process a change to the existing plans during the review process.
2. He could appeal the approval of the use permit to the Development Review Commission.

Ms. MacDonald noted that there are several cell phone towers in the area and that research has shown that cell phone towers do not negatively impact property values. She said that people think that they do, but research has shown that they do not. This request meets the criteria established by the Zoning and Development Code and she is required to approve the request, however Mr. Delgadillo does have the right to appeal that decision.

Ms. MacDonald noted that this request meets the requirements for a use permit:

- There will be no significant increase in vehicular or pedestrian traffic.
- There are no known nuisances arising from this use that would exceed the ambient conditions of the commercial center.
- The proposed use is not in conflict with the General Plan or the surrounding neighborhood.
- The use is compatible with the existing structure and surrounding uses.
- The applicant is not proposing a use that would create a nuisance or create disruptive behavior.

DECISION:

Ms. MacDonald approved the use permit for PL150406 subject to the following conditions:

1. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. ~~If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.~~ **CONDITION DELETED BY HEARING OFFICER**
4. Any intensification or expansion of use shall require a new Use Permit.
5. The monopole shall be no greater than 50 ft. 0 in. in height to the top of structure (arrays).
6. The proposed equipment shelter shall be ~~restored~~ repurposed. **MODIFIED BY HEARING OFFICER**
7. The proposed monopole shall maintain a twenty foot (20 ft.) separation from any existing tree.
8. A weather resistant emergency contact information sign shall be posted on the site and shall be visible to the public.

-
10. Request approval for a use permit to allow a Series 6 bar in the PCC-1 District for **BASELINE SPORTS BAR (PL150346)** located at 201 East Baseline Road. The applicant is Amy Nations/Seven Thirteen Inc.

Melissa Spriegel, Planning Technician, gave an overview of this case. She noted that the site is located on East Baseline Road and east of Mill Avenue in the PCC-1, Planned Commercial Center Neighborhood District. The restaurant has been operating since 2005 and food sales diminished which requires a change in use from a restaurant to a bar. A Shared Parking Study has been completed and approved requiring a ratio of 1 parking spot to every 50 s.f. Currently the site does not meet the required bicycle parking for the proposed use.

Ms. Amy Nations was present to represent this case. She acknowledged receipt of the Staff Summary Report and understanding of the Conditions of Approval, however she requested clarification on the Conditions as follows:

- Condition of Approval No.1 . This business has been in operation for a number of years and, as such, will not require a Building Permit. It was agreed that this Condition was not appropriate for this case and would be deleted.
- Condition of Approval No. 5, requiring a 6 month review for compliance. Again, as Ms. Nations, noted, this business has been in operation for a number of years and has had no negative police reports during that period. It was agreed that this Condition would be deleted.

Ms. MacDonald referred to Condition of Approval No. 6 and noted that since the business had been in operation for 10 years, the security plan needed to be updated. Ms. Nations concurred.

Ms. MacDonald stated that a Condition requiring the inclusion of bicycle parking would be added so that the site would be in conformance. This will be Condition of Approval No. 7.

Ms. MacDonald noted that this request meets the requirements for a use permit:

- There will be no significant increase in vehicular or pedestrian traffic.
- There are no known nuisances arising from this use that would exceed the ambient conditions of the commercial center.
- The proposed use is not in conflict with the General Plan or the surrounding neighborhood.
- The use is compatible with the existing structure and surrounding uses.
- The applicant is not proposing a use that would create a nuisance or create disruptive behavior.