



Agenda Report

File #: 19-0356

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 4/17/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of CUP2018-0012, a Conditional Use Permit application to establish a 49-foot high wireless telecommunications facility designed as a mono-pine tree at Kellogg Park located at 1635 Kellogg Avenue in the P (Park) Zone, and consideration of the Negative Declaration regarding potential environmental impact of the project. (Applicant: Tiana Madon with MD7, LLC)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP2018-0012, based on the findings contained in the staff report and conditions of approval.

- OR -

2. Set the item for review at a subsequent meeting.

ANALYSIS:

Conditional Use Permit 2018-0012 is an application by MD7, LLC on behalf of Sprint to construct a 49-foot high mono-pine for wireless telecommunications purposes at Kellogg Park located at 1635 Kellogg Avenue. Kellogg Park previously contained a 48-foot high mono-pine that accommodated telecommunications antennas for Sprint and T-Mobile. The previous facility was approved by CUP10-020 in 2011. In 2016, the mono-pine was decommissioned and removed from the site; however, the building shelter which housed equipment associated with the wireless telecommunications facility remained in place. CUP2018-0012 intends to re-establish the mono-pine at a height of 49 feet at Kellogg Park.

The purpose of the mono-pine is to increase the capacity, speed, and reliability of Sprint's existing cellular phone coverage and data network in an area that is currently experiencing a gap in 4G-LTE network coverage. Propagation maps were submitted to the city showing Sprint's existing facilities

and coverage. The three closest facilities to the project site are located to the south, southeast, and southwest. The first facility is located 0.64 miles south of the project site at Santana Park. The second facility is located 1.2 miles southeast of the project site at 1161 Olympic Drive. The third facility is located 1.7 miles southwest of the project site at 1220 W. Ontario Avenue. For the area surrounding the project site there is currently no coverage and the new mono-pine will fill the current service gap.

The mono-pine will be centrally placed within Kellogg Park between the tennis courts. This is the same exact location as the mono-pine that previously existed at Kellogg Park. The mono-pine's location complies with the minimum setbacks required under the Park Zone, which are 50, 50, and 30 feet for the front, rear, and side yards, respectively. The mono-pine is approximately 456 feet from Kellogg Avenue, 87 feet from the northerly property line which is where the nearest residential properties are located, 395 feet from the northeasterly property line with residential properties farther east, and 123 feet from the southeasterly property line with residential properties farther south.

The equipment associated with the wireless telecommunications facility will be housed inside an existing 336 square foot shelter which formerly housed the equipment associated with the wireless telecommunications facility which previously existed at Kellogg Park. Sprint is leasing a 232 square foot area within the shelter to store their equipment cabinets.

The applicant has taken steps to minimize the visual impacts the facility may have on the surrounding area by designing the facility to resemble a pine tree which will blend with the existing mature trees located on site. Furthermore, CUP2018-0012 will implement General Plan Goal 7.13 which promotes having an adequate, safe, and orderly supply of telecommunications infrastructure to support existing and future land uses within the City because it will allow the telecommunications carrier to fill a service gap currently experienced in this area of the City. The project is also consistent with General Plan Policy 7.13.2 in that it provides for the continued development and expansion of telecommunications systems for access of data, information, and communication purposes.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$12,891.75 in application processing fees for the conditional use permit. Additionally, the applicant is currently working on a License Lease Agreement with the City of Corona to place the Sprint wireless telecommunications facility at Kellogg Park. The initial monthly license payment will be \$2,400.00 per month with an annual escalator of 4%.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.01 of the City's Local Guidelines, a negative declaration was prepared for the project because the initial study showed that there is no substantial evidence in light of the whole record before the City that the project may have a significant or potentially significant adverse effect on the environment. Therefore, a negative declaration was recommended for adoption.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of March 25, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Norton/Jones) and carried unanimously with Commissioner Shah absent, that the Planning and Housing Commission adopt the Negative Declaration and Resolution No. 2530 granting CUP2018-0012, based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - Locational and Zoning Map.
2. Exhibit 2 - Site Plan for CUP2018-0012.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of March 25, 2019.

APPLICANT INFORMATION

Tiana Madon with MD7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130).