

AGENDA

CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, January 6, 2009

Special Meeting 6:00 p.m.

City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 93434

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers prior to the completion of the staff report and hand the form to the City Clerk. **Note:** Staff Reports for this agenda, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer, and Chair Frances Romero.

1. **CALL TO ORDER.**
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer and Chair Frances Romero.
4. **CONSENT CALENDAR.** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes of the Planning Commission meeting of November 18, 2008 to be ordered filed.

- b. Minutes of the Planning Commission meeting of December 16, 2008 to be ordered filed.

5. **COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

6. **CONCEPTUAL REVIEW OF CELLULAR FACILITIES RELOCATION AT CENTRAL PARK.** That the Planning Commission conduct conceptual review of proposed relocation of cellular facilities in Central Park as a result of the removal of the earthquake-damaged water tank.

- a. Written Staff Report (Rob Mullane)
- b. Written Communications.
- c. Public Comments.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission conduct conceptual review of proposed relocation of cellular facilities in Central Park.

7. **FUTURE AGENDA ITEMS.**

8. **ANNOUNCEMENTS.**

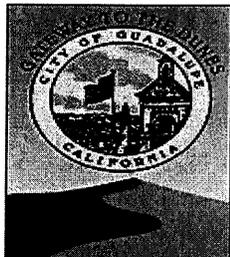
9. **ADJOURNMENT.**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office, and Rabobank not less than 72 hours prior to the meeting. Dated this 2nd day of January, 2009.

By:

 For CGC

Carolyn Galloway-Cooper, Deputy City Clerk



Draft MINUTES

CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, November 18, 2008

Regular Meeting 6:00 p.m.

**City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 93434**

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MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer, and Chair Frances Romero.

Staff present: Rob Mullane and Rob Fitzroy.

1. **CALL TO ORDER.** 6:03 by Chair Romero
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer and Chair Frances Romero.
All Present
4. **CONSENT CALENDAR.** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

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- a. Minutes of the Planning Commission meeting of October 21, 2008 to be ordered filed.
- b. Code Enforcement Monthly Summary.

Motion: Kramer/Ahumada moved to approve the consent calendar.

VOTE: Ayes: 5
Noes: 0
Motion passed

Chair Romero noted that the code enforcement summary did not convey enough detail. It was also noted that better Police Department enforcement of vehicles stored on the side of City streets was needed and that a number of vehicles are being stored for periods that exceed code allowance.

5. COMMUNITY PARTICIPATION FORUM.

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Speaker #1: George Alvarez, noted his dissatisfaction with code enforcement efforts. He also stated that sign requirements for unreinforced masonry buildings are not being universally enforced and recommends that the City look into this. He noted difficulty in obtaining information from City staff on the Apio grading operation and stated that the City needs to have a better mechanism to collect development impact fees.

6. DESIGN REVIEW OF SITTING ALCOVE, 858 GUADALUPE STREET. That the Planning Commission receive a presentation from staff and take action on the request for a Design Review Permit.

- a. Written Staff Report (Rob Mullane)
- b. Planning Commission discussion and consideration.
- c. It is recommended that the Planning Commission receive a presentation from staff and take action on the request for a Design Review Permit.

Associate Planner Rob Fitzroy gave the staff report, which provided a history of the project and a summary of the proposed work.

Chair Romero announced that the Commission would take public comments.

Speaker #1: Andrew Johnson, property owner. Mr. Johnson explained some of the motivation for this project. He also stated that he has other plans for a future building on the site and that this sitting alcove would be incorporated into that building.

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Speaker #2, Jeff Shelton, architect/co-applicant. Mr. Shelton introduced himself and noted Mr. Johnson's work as a prominent sculptor. He indicated that the alcove would have marble facing and that the material would be donated to keep costs to the applicants down.

Chair Romero asked if lighting was proposed.

Mr. Johnson replied that solar lighting would be possible. He also stated his hope that the structure would be covered under the City's insurance policy.

Vice-Chair Kraemer noted jurisdictional separation between Caltrans and the City.

Speaker #3: George Alvarez, expressing gratitude to the applicants and noting that the project would benefit by outreach to schools and to the Police Department to help ensure that the structure is valued and protected.

Speaker #4: Shirley Boydston, expressing support for the novel approach but suggesting that there may be better locations for this structure. Ms. Boydston also expressed concern with request to have City provide insurance.

Chair Romero clarified that the insurance issue is not for the Planning Commission's consideration.

The Commission began deliberations and noted their appreciation to the applicant for bringing forward this project. Vice-Chair Kraemer asked about the subsequent plans for the site, to which Mr. Johnson said that the concept is for an art gallery with one or two apartments above the gallery.

Chair Romero noted that a gate may be desired and requested that any such future gate be reviewed administratively. Concurrence from the Commission on this request.

Mr. Alvarez requested to speak once more and was allowed to do so. He stated his opposition to the City taking on any insurance liability for the project and noted that he thought the location was very good.

Motion: Huntley/Ahumada moved to approve Design Review Permit #2008-014-DRP, including the findings required in Section 18.73.010 of the Zoning Code.

VOTE: Ayes: 5
Noes: 0
Motion passed

7. **PLANNING COMMISSION WORKSHOP # 9: LEGAL ISSUES.** That the Planning Commission receive the presentation from staff.

- a. Written Staff Report (Rob Mullane)
- b. Planning Commission discussion and consideration.
- c. It is recommended that the Planning Commission receive the presentation from staff.

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Mr. Mullane gave a brief staff report including an overview of Chapter 9 in the Planning Commissioner's Handbook.

The Commission noted that the City's municipal code does not adequately address adult business operations and that a revision to the Zoning Code would be positive.

Speaker #1, George Alvarez, noted concerns with selective code enforcement and noted concerns with actions on the open space property on Olivera Street with the creek corridor. He also noted that the Apio expansion should have impact fees assessed.

Vice-Chair Kraemer spoke to police power and noted that his hope would be that the City would take a harder line than gentle persuasion on enforcement matters.

8. FUTURE AGENDA ITEMS.

Chair Romero noted that the next Commission meeting is December 16th. No conflicts with this date were noted.

Chair Romero requested that the Police Department provide a written monthly report on parking and stored vehicles and noted a need for better enforcement of the vehicle code with respect to abandoned vehicles.

Speaker #1: George Alvarez, noted a trailer on 12th Street that has been there for months.

9. ANNOUNCEMENTS.

Commissioner Huntley reminded the audience to please spay and neuter their pets.

Chair Romero requested that City residents keep their animals from roaming free.

10. ADJOURNMENT.

Meeting adjourned by motion (Kraemer/Ahumada) and vote (5-0) at 7:50 pm.

Submitted by:

Affirmed by:

Robert A. Mullane, City Planner
Planning Commission Secretary

Frances Romero, Chair



Draft MINUTES

CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, December 21, 2008

Regular Meeting 6:00 p.m.

**City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 93434**

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MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer, and Chair Frances Romero.

Staff present: Rob Fitzroy, John Rickenbach, and Rob Mullane.

1. **CALL TO ORDER.** 6:00 by Chair Romero
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer and Chair Frances Romero.
All Present
4. **CONSENT CALENDAR.** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

No Items.

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5. COMMUNITY PARTICIPATION FORUM.

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Speaker #1, George Alvarez: Noted that a new P.A. system is needed or that the existing system needs to be repaired in order to effectively inform the public.

6. APIO COOLING EXPANSION LOT LINE AND DESIGN REVIEW. That the Planning Commission conduct a Public Hearing and adopt PC Resolution No. 2008-05 recommending approval of a lot line adjustment for the Apio Expansion Project.

- a. Written Staff Report (Rob Mullane)
- b. Written Communications.
- c. Public Hearing.
 1. Those in favor to be heard.
 2. Those in opposition to be heard.
 3. Rebuttals to be heard.
 4. After all persons have been heard and all communications filed, the hearing will be ordered closed.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission conduct a Public Hearing and adopt PC Resolution No. 2008-05 recommending approval of a lot line adjustment for the Apio Expansion Project.

At 6:09p.m., Mr. Rickenbach gave the staff presentation, which introduced the request and noted a number of issues that City staff had noted. These issues were items that could be addressed later in the process as conditions of approval. Staff's review of the project under CEQA noted exemptions that could apply to the project.

Mr. Mullane added to the staff presentation, noting that a few hours before the meeting started, he received a request relayed from the City Administrator's office to have this item tabled. Mr. Mullane noted that the applicant was not present and recommended that the item be conducted as a workshop, rather than as a decision item, and that the Planning Commission should continue the item after conducting the workshop.

Chair Romero noted that the request should be for a continuance, not a tabling of the item. Given that the item was noticed for a public hearing and that there were people in attendance wishing to speak on this item, the Commission decided to hold the public hearing and provide input for staff on the request and some of staff's conclusions.

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Chair Romero opened the public hearing at 6:40 pm.

No speakers in support of the request.

Speakers opposed to the request:

Speaker #1: George Alvarez, noting that the public hearing is needed as well as a PowerPoint presentation by staff, a traffic study should have been prepared, and expressing concerns that grading took place without a permit and that permit fees were not collected for this grading.

(Note: subsequent to the meeting, City staff did locate a grading permit that was issued by the City for 26,000-cu yd of grading on September 26, 2008, and indicates that a fee of \$3,539.00 was collected by the City.)

Speaker #2: Hermando Narez, who lives in the Treasure Park subdivision near the Apio project. Mr. Narez noted that existing operations result in off-site dust impacts, and that noise of fork lifts and lighting impact the adjacent residential property owners.

Rebuttal speakers (public hearing briefly reopened to hear rebuttals):

Speaker #3: George Alvarez, noting disagreement with the CEQA exemption conclusions, questioning past notification for ammonia releases, noting the possible need for a siren and/or autodial system in the event of an ammonia release.

The public hearing was then closed.

The Commission then noted their own concerns with the project as well as the staff report.

A general comment was that the Commission felt that they did not have enough information about the project and its potential environmental impacts to be able to take action on the requests. The Commission also noted their disagreement with the use of a CEQA exemption for this project and asked if an Initial Study was prepared. Staff replied that it was not, but that given the concerns that came out of the public hearing and Planning Commission comments an initial study would be conducted.

Other specific concerns of the Commission included the following:

- Lighting is not downward directed.
- Was any lighting plan submitted by the applicant? One is needed.
- Noise impacts need to be analyzed.
- Need more information on the truck trips and the potential for a net increase in truck trips should the space now leased by Apio be leased by a new tenant. Additional information is needed on the size of the leased space currently leased by Apio and what plans the owner has for this space once Apio is no longer the tenant.
- A traffic study is needed and the information on leasing should be included in this study.

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- The proposed plant container sizes seem inadequate. 24-in box trees recommended for the Weeping Bottlebrush trees, and 5-gallon plants should be replaced with 15-gallon containers to provide for better screening upon installation.
- Pedestrian safety across Obispo Street should be considered (in the traffic study) and crosswalks provided, as this street is a safe-route for school children.
- Proposed landscaping is deficient. More was discussed at conceptual review, and more is expected. Landscape plan needs to be comprehensive. Emphasized increase in landscaping mass, not just overall percentage.
- Emphasis on landscaping from conceptual review was to consider landscaping and other screening that would provide a equivalent performance as 10% coverage. Chain link fencing needs slats that provide a high-level of screening.
- Disabled parking appears to be insufficient. 16 spaces, rather than 7, should be provided, based on a 1:25 ratio.
- Concern with any increases in use of hazardous chemicals such as the ammonia refrigerant. Expansion includes new refrigerated areas closer to residences to east. A hazard study and evacuation plan should have been included with the application.
- Applicant should address if the project poses any changes in emergency response needs.
- Better control of off-site lighting impacts should be provided.
- Agreement with dust impacts noted by speaker. Application will increase dust, noise, and lighting. A solid wall between the Apio facilities and the Treasure Park subdivision would reduce these land use conflicts.
- A drainage plan is needed.
- Dissatisfaction with deferring review of parking plans, circulation, and full grading and drainage plans to post Commission review. Need these items addressed now, not as conditions of approval.
- Need to address the easement issues noted by staff at this time, rather than deferring this.
- Expectation that more effective off-site landscaping be provided, including along Highway 166.
- More information on the grading that took place including what geotechnical testing was conducted, and what measures were used to control dust.
- When the item is re-noticed, that bi-lingual English/Spanish notices be mailed, and that the item be noticed on the cable access TV station if possible.

In summary, the Planning Commission recommended that:

1. These concerns be addressed by staff working with the applicant prior to bringing this item back for Commission consideration.
2. An initial study be conducted to determine the appropriate CEQA document.

Staff agreed to relate these concerns to the applicant, to seek changes to the project plans that reduce the reliance on deferral of items as conditions of approval, to obtain the necessary technical studies (traffic, noise, hazards, and lighting) from the applicant and then prepare the necessary CEQA compliance documentation, and to return to the Commission when ready. Staff also noted that a PowerPoint presentation would be beneficial and will include that in the subsequent meeting.

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Regular Meeting – December 16, 2008

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The Planning Commission took no action on the item, other than to hear the speakers and provide comments on the request.

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Regular Meeting – December 16, 2008

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7. PLANNING DIRECTORS REPORT.

Mr. Mullane noted that Joe and Margie Talaugon were honored at the Santa Barbara County Board of Supervisors meeting this morning. They received an award from the Santa Barbara County Arts Commission's Leadership in the Arts Award for 2008 for their efforts in this field. The award was presented by Supervisor Gray and received by Joe and Margie's daughter Karen Evangelista, as the Talaugons were traveling.

Mr. Rickenbach gave a brief update on the status of the D.J.Farms revised Specific Plan.

8. FUTURE AGENDA ITEMS.

- a. Cellular Facilities on New Water Tank at Central Park: Conceptual Review.

Mr. Mullane noted that the four existing cellular companies that have facilities on the earthquake damaged water tank would like to relocate their facilities onto the new City water tank. To allow for an efficient consideration of these requests, City staff recommended and the carriers agreed to a Planning Commission conceptual review of the proposed relocated facilities. Time is of the essence as the City's contract with the firm that is removing the old tank is expiring soon. Mr. Mullane asked if the Commission would be able to hold a special meeting on Tuesday, January 6th for this item. Commissioners confirmed their availability.

9. ANNOUNCEMENTS.

Commissioner Huntley reminded the audience to please spay and neuter their pets.

Chair Romero indicated that the City is moving ahead with revisions to our Municipal Code to allow for more effective code enforcement.

10. ADJOURNMENT.

Meeting adjourned by motion (Ahumada/Huntley) and vote (5-0) at 7:45 pm.

Submitted by:

Affirmed by:

Robert A. Mullane, City Planner
Planning Commission Secretary

Frances Romero, Chair

REPORT TO THE PLANNING COMMISSION
January 6, 2009

151
Prepared By:
Rob Mullane, City Planner

151
Approved By:
Carolyn Galloway-Cooper

SUBJECT: Conceptual Review of Cellular Site Relocations at Central Park, 4550 Tenth Street

EXECUTIVE SUMMARY:

The City's water tank at Central Park at 4550 Tenth Street was damaged in the 2003 San Simeon earthquake, and the City has installed a replacement tank just to the south of the current tank's location. Four wireless communication companies had facilities mounted on the damaged water tank and are interested in relocating facilities on the new tank. In addition, a fifth company has submitted an application for a new facility on the new tank. This provides certain opportunities for both the City and the carriers. The carriers have an opportunity to refine or upgrade their facilities and potentially utilize higher positions on the new water tank which is higher than the damaged tank. The City has an opportunity to guide the companies to a more streamlined and aesthetically unobtrusive antenna design and have the on-the-ground support sheds and equipment be better consolidated. The carriers have worked together and with City staff to come up with a conceptual plan for antenna locations, as well as on-grade facilities, and are seeking conceptual review of this consolidated plan from the Planning Commission.

RECOMMENDATION:

- 1) Receive a presentation from staff
- 2) Take any comments from the public
- 3) Provide feedback to the wireless companies on the conceptual facility relocation plan.

BACKGROUND:

The City is in the process of replacing the water tank at Central Park. The work is being conducted by contractors with the overview and assistance from the City Engineer's office. A final step in this project is the demolition and removal of the damaged water tank; however, there are operating wireless facilities on this tower. It is the City's hope as well as the wireless companies' to achieve relocation of the wireless antennas and associated support equipment to the new water tank prior to the demolition of the damaged water tank. As this demolition is scheduled for as early as March of this year, the City and the wireless companies need to act quickly to have the relocation requests go through the requisite planning and plan check process. Towards this goal, City staff and the cellular company representatives met on December 10, 2008, to discuss the permit

process, City preferences for a more aesthetically pleasing arrangement of antennas and on-ground support structures, and the need for a consolidated approach for relocation. It was suggested at that meeting that a consolidated plan prepared by the wireless companies be submitted to the City for conceptual review by the Planning Commission as an important initial step in the planning process. This is the subject of tonight's meeting.

The four companies with existing facilities at Central Park are: T-Mobile, Verizon, AT&T, and Sprint. Metro PCS is the new company interested in installing a facility on the new water tank.

DISCUSSION:

The City's Zoning Code sets forth the permit requirements for the proposed relocation of the wireless facilities. Each of the four existing carriers and the one new carrier will need to obtain a Conditional Use Permit (CUP) for the proposed new facilities. The trigger for a CUP is a structure that exceeds a height of 50 feet, and the proposed antennas are heights of 65 feet to 117 feet. The top of the new water tank is just under 150 feet.

Individual CUP applications have been filed by each of the carriers, and these will be reviewed for completeness, CEQA compliance conducted, and then these applications will come back to the Planning Commission for consideration. Rather than take these on a one-by-one, ad hoc basis, there is an opportunity to consider these applications together at the same meeting, which would allow for an efficient and organized review process.

Prior to having the companies get too far along in their design and construction drawings, staff felt that Planning Commission review of a consolidated, conceptual plan for relocation of wireless facilities would be beneficial. The wireless companies have worked together to develop a master plan for antennas and on-ground support structures, and staff has reviewed this plan and determined it to meet City objectives for:

- Maximizing open space in the park, and
- Consolidating and organizing on-ground facilities in an organized and aesthetically improved arrangement.

Planning Commission input on the consolidated plan is sought at this meeting.

Site Information

LOCATION	Central Park, 4550 Tenth Street
APN	115-081-012
ZONING	O, Open Space
LOT SIZE	21,000 sq ft
PRESENT USE	City Park with Water Tower
SURROUNDING USES AND ZONING	North: Tenth Street then Senior Center; R-3 Multiple Dwelling (High Density) Residential East: Pacheco Street and Railroad then undeveloped

	lot; R-2 Multiple Dwelling (Medium Density) Residential South: O, additional park area West: Single- and multi-family residences; R-3 Multiple Dwelling (High Density) Residential
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Vicinity Map



Next Steps

The wireless companies will consider the Planning Commission’s recommendations as they complete formal CUP applications and submit these to City planning staff. Each carrier’s CUP application will need to be considered at a subsequent Planning Commission meeting, potentially as a package of related CUP requests. Upon any Planning Commission approval of one or more CUPs, the companies would also need to modify their lease agreements with the City. The lease amendments would be considered by the City Council.

ATTACHMENT:

1. Conceptual Project Site Plan and Elevations for the Consolidated Relocation Plan

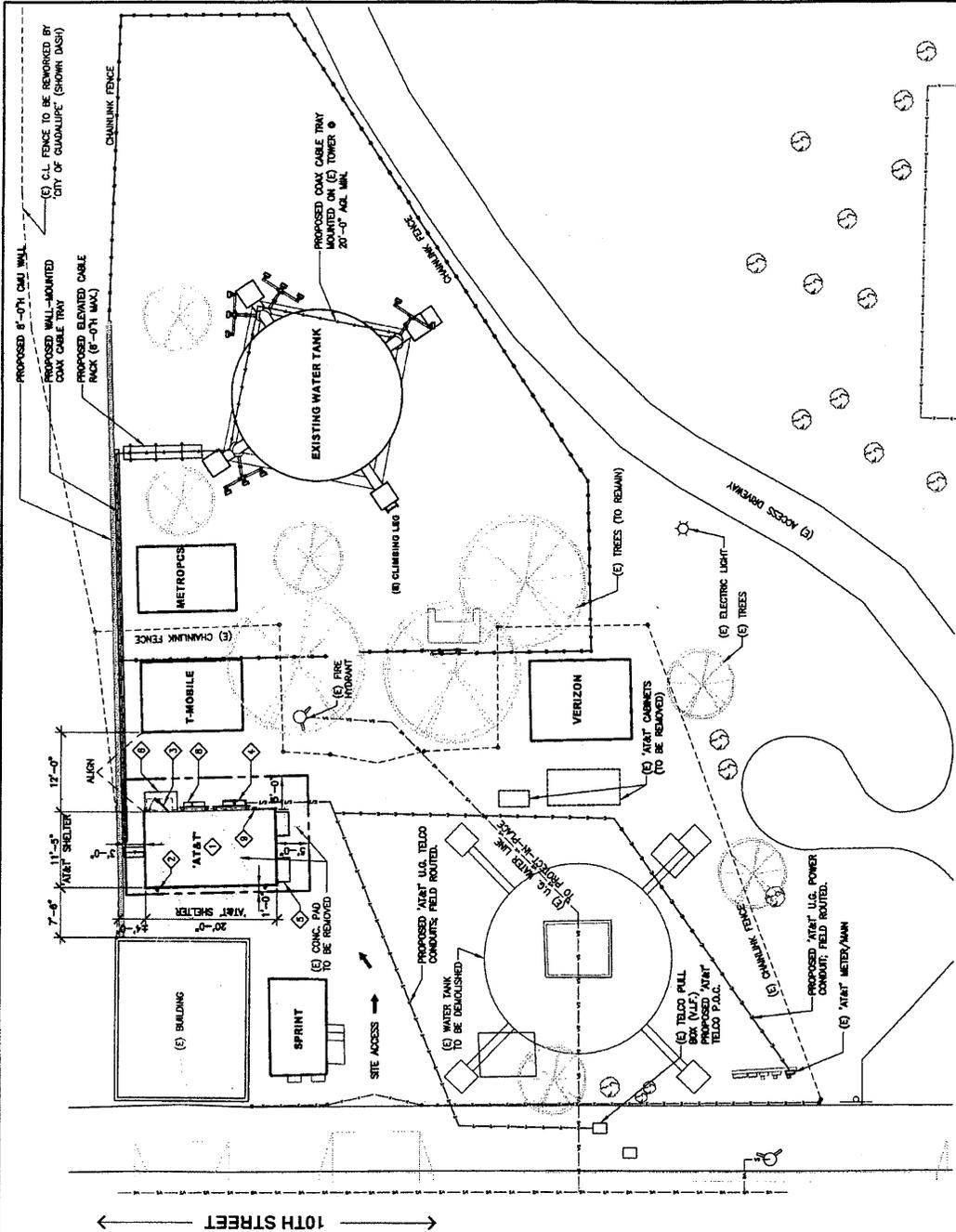
AGENDA ITEM:

ATTACHMENT 1

Conceptual Project Site Plan and Elevations for the Consolidated
Relocation Plan

EQUIPMENT KEYNOTES:

- ◇ PROPOSED 'AT&T' EQUIPMENT SHELTER (11'-5" X 20'-0") (CELLUXON MODEL S03K46).
- ◇ PROPOSED 50# ANTENNA MOUNTED TO CLEAR TOP OF EQUIPMENT SHELTER, 2 TOTAL.
- ◇ PROPOSED ACCESS DOOR
- ◇ PROPOSED METER/MAN, POWER AND TELCO PANEL/PULL BOX MOUNTED ON UTILITY BACK SHELTER ASSEMBLY
- ◇ PROPOSED 5-TON HVAC UNITS (2 TOTAL), PART OF SHELTER ASSEMBLY
- ◇ PROPOSED CONCRETE STOOP AS REQUIRED
- ◇ NOT USED
- ◇ PROPOSED TELCO RACK PER TELCO PROVIDER'S STANDARDS
- ◇ PROPOSED EMERGENCY GENERATOR LUG BOX



 PACIFIC ARCHITECTURE ENGINEERING CONSULTING 2450 DUPONT DRIVE IRVINE, CA 92612 PHONE (949) 475-1000 FAX (949) 475-1001		 at&t GUADALUPE SBSB23-51 4550 10TH STREET GUADALUPE, CA 93434 TEL: (802) 486-0202 FAX: (802) 486-0908	
ANTENNA LAYOUT PLAN		ENLARGED SITE PLAN	
SCALE: AS SHOWN		SCALE: AS SHOWN	
DATE: 12/29/08		DATE: 12/29/08	
DRAWN BY: [Name]		CHECKED BY: [Name]	
PROJECT NO.: A-SBSB23-51-202		PROJECT NO.: A-SBSB23-51-202	
SHEET NO.: 1		SHEET NO.: 2	

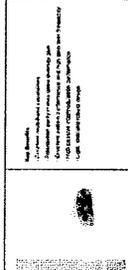
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Dual Band Antenna

Model: **18317716** | Frequency Range: **1710-1880 MHz** | Gain: **1.5 dBi** | Impedance: **50 Ohms**

Key Features:

- **Wideband Operation:** Supports both 1710-1880 MHz and 1880-2170 MHz.
- **High Efficiency:** > 90% efficiency across the operating frequency range.
- **Low Profile:** Compact design for easy integration into mobile devices.
- **Robust Construction:** Durable materials for long-term reliability.



Power-Max

Dual Broadband Antenna

Model: **18317716** | Frequency Range: **1710-2170 MHz** | Gain: **1.5 dBi** | Impedance: **50 Ohms**

Key Features:

- **Wideband Operation:** Supports both 1710-1880 MHz and 1880-2170 MHz.
- **High Efficiency:** > 90% efficiency across the operating frequency range.
- **Low Profile:** Compact design for easy integration into mobile devices.
- **Robust Construction:** Durable materials for long-term reliability.



Power-Max

BXA-80063/BCF

Model: **18317716** | Frequency Range: **800-900 MHz** | Gain: **1.5 dBi** | Impedance: **50 Ohms**

Key Features:

- **Wideband Operation:** Supports both 800-900 MHz and 1880-2170 MHz.
- **High Efficiency:** > 90% efficiency across the operating frequency range.
- **Low Profile:** Compact design for easy integration into mobile devices.
- **Robust Construction:** Durable materials for long-term reliability.



Amphenol Antel, Inc.

BXA-185060/BCF

Model: **18317716** | Frequency Range: **1850-1990 MHz** | Gain: **1.5 dBi** | Impedance: **50 Ohms**

Key Features:

- **Wideband Operation:** Supports both 1850-1990 MHz and 1880-2170 MHz.
- **High Efficiency:** > 90% efficiency across the operating frequency range.
- **Low Profile:** Compact design for easy integration into mobile devices.
- **Robust Construction:** Durable materials for long-term reliability.



Amphenol Antel, Inc.

'AT&T' ANTENNA SPECS

Decibel®

Model: **TMSX-4517-82IM** | Frequency Range: **1710-1880 MHz** | Gain: **1.5 dBi** | Impedance: **50 Ohms**

Key Features:

- **Wideband Operation:** Supports both 1710-1880 MHz and 1880-2170 MHz.
- **High Efficiency:** > 90% efficiency across the operating frequency range.
- **Low Profile:** Compact design for easy integration into mobile devices.
- **Robust Construction:** Durable materials for long-term reliability.



Power-Max

Decibel®

Model: **ADFD182A-8985-XDM** | Frequency Range: **1880-2170 MHz** | Gain: **1.5 dBi** | Impedance: **50 Ohms**

Key Features:

- **Wideband Operation:** Supports both 1880-2170 MHz and 1880-2170 MHz.
- **High Efficiency:** > 90% efficiency across the operating frequency range.
- **Low Profile:** Compact design for easy integration into mobile devices.
- **Robust Construction:** Durable materials for long-term reliability.



Power-Max

'VERIZON' ANTENNA SPECS

782315

Model: **80° Panel Antenna** | Frequency Range: **800-900 MHz** | Gain: **1.5 dBi** | Impedance: **50 Ohms**

Key Features:

- **Wideband Operation:** Supports both 800-900 MHz and 1880-2170 MHz.
- **High Efficiency:** > 90% efficiency across the operating frequency range.
- **Low Profile:** Compact design for easy integration into mobile devices.
- **Robust Construction:** Durable materials for long-term reliability.



Amphenol Antel, Inc.

782315

Model: **80° Panel Antenna** | Frequency Range: **1850-1990 MHz** | Gain: **1.5 dBi** | Impedance: **50 Ohms**

Key Features:

- **Wideband Operation:** Supports both 1850-1990 MHz and 1880-2170 MHz.
- **High Efficiency:** > 90% efficiency across the operating frequency range.
- **Low Profile:** Compact design for easy integration into mobile devices.
- **Robust Construction:** Durable materials for long-term reliability.



Amphenol Antel, Inc.

'T-MOBILE' ANTENNA SPECS

MCERC
ARCHITECTURE-ENGINEERING-CONSULTING
2450 DUPONT DRIVE, IRVINE, CA 92612
PHONE: (949) 475-1000 FAX: (949) 475-1001

at&t
1800 PARK PLACE DRIVE
GUADALUPE, CA 93434
TEL: (949) 468-8312 FAX: (949) 468-8986

at&t
1800 PARK PLACE DRIVE
GUADALUPE, CA 93434
TEL: (949) 468-8312 FAX: (949) 468-8986

'METROPCS' ANTENNA SPECS

REV	DATE	DESCRIPTION
1	11/20/03	ISSUE
2	12/16/03	REVISED
3	1/22/04	REVISED
4	2/10/04	REVISED
5	3/10/04	REVISED
6	4/10/04	REVISED
7	5/10/04	REVISED
8	6/10/04	REVISED
9	7/10/04	REVISED
10	8/10/04	REVISED
11	9/10/04	REVISED
12	10/10/04	REVISED

'SPRINT' ANTENNA SPECS

REV	DATE	DESCRIPTION
1	11/20/03	ISSUE
2	12/16/03	REVISED
3	1/22/04	REVISED
4	2/10/04	REVISED
5	3/10/04	REVISED
6	4/10/04	REVISED
7	5/10/04	REVISED
8	6/10/04	REVISED
9	7/10/04	REVISED
10	8/10/04	REVISED
11	9/10/04	REVISED
12	10/10/04	REVISED

AT&T MOBILITY	
CERRITOS, CA	
ANTENNA SPECIFICATIONS	
24702-830	A-585923-51-204
REV	2

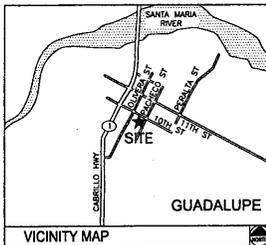
metro PCS^{inc.}

SF91530A GUADALUPE WATER TANK 4550 10TH STREET GUADALUPE, CA 93401 COUNTY OF SANTA BARBARA

RECEIVED
DEC 23 2008
City of Guadalupe
Planning Dept.

MICHAEL WILK ARCHITECTURE 
833 Market Street, #805
San Francisco, CA 94103
T: 415-639-9594
F: 415-904-8388
www.wilkarch.com

inc.
metro PCS
1080 MARINA VILLAGE DRIVE
ALAMEDA, CA 94602



THE PROJECT INVOLVES THE INSTALLATION OF:
-(6) PANEL ANTENNAS MOUNTED AT (3) WATER TANK.
-(2) RADIO & (1) BATTERY CABINET MOUNTED AT NEW CONCRETE SLAB ON GRADE.
-ANTENNA COAXIAL TRANSMISSION LINES FROM BTS TO ANTENNAS.
-POWER AND TELEPHONE SERVICE TO BE PROVIDED FROM EXISTING SOURCES.

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 THE LATEST EDITIONS OF THE FOLLOWING CODES.
1. 2007 CALIFORNIA BUILDING CODE
2. INTERNATIONAL BUILDING CODE
3. INTERNATIONAL CODE COUNCIL (ICC)
4. 2007 CALIFORNIA MECHANICAL CODE
5. ANSI/ISA-222-F
6. 2008 NFPA 101, LIFE SAFETY CODE
7. 2007 CALIFORNIA PLUMBING CODE
8. 2007 CALIFORNIA ELECTRICAL CODE
9. 2007 CALIFORNIA ADMINISTRATIVE CODE
10. CITY/COUNTY ORDINANCES
11. 2002 NFPA 72, NATIONAL FIRE ALARM CODE
12. NFPA 13, SPRINKLER CODE
13. 2007 CALIFORNIA ENERGY CODE, TITLE 24

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	1
T2	GENERAL NOTES	1
T3	ANTENNA SPECIFICATIONS/ ANTENNA CONFIGURATION SCHEDULE	1
C1	SITE SURVEY	1
A1	OVERALL SITE PLAN	1
A2	ENLARGED PROJECT AREA PLAN, ANTENNA LAYOUT	1
A3	ENLARGED EQUIPMENT AREA PLAN, DETAILS	1
A4	ELEVATIONS	1
A5	ENLARGED ELEVATION	1

PROJECT DESCRIPTION

APPLICANT/LESSEE
METRO PCS INC.
1080 MARINA VILLAGE PARKWAY, 4TH FLOOR
ALAMEDA, CA 94501
CONTACT: KERSTEN RUTHERFORD
PHONE: (415) 747-4684

LEASING MANAGER RYAN CROWLEY (415) 341-5301
ZONING MANAGER JAY HIGGINS (805) 637-6670

CONSTRUCTION MANAGER
KRESSTON HAINES
METRO PCS INC.
1080 MARINA VILLAGE PARKWAY, 4TH FLOOR
ALAMEDA, CA 94501
(925) 339-7234

PROPERTY INFORMATION
LANDLORD: CITY OF GUADALUPE
ADDRESS: P.O. BOX 786
GUADALUPE, CA 93434-0786
CONTACT: T.B.D.
PHONE: T.B.D.

AREA OF CONSTRUCTION: 150± SQ. FT.
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: TYPE V-B
CURRENT ZONING: PF
LAT: 34° 58' 14.47" N [NAD 83]
LONG: 120° 34' 13.46" W
A.P.N.: 115-081-012
HANDICAP: METRO PCS FACILITY IS UN-MANNED AND REQUIREMENTS NOT FOR HUMAN HABITATION. DISABLED ACCESS NOT REQUIRED.

PROJECT SUMMARY

CODE COMPLIANCE

ARCHITECT
MICHAEL WILK ARCHITECTURE
833 MARKET STREET, SUITE 805
SAN FRANCISCO, CA 94103
CONTACT: JAMES VACCARO
CONTACT NUMBER: (415) 350-6346
FAX NUMBER: (415) 894-8388

SURVEYOR
GEMINI CONSULTING GROUP, INC.
7908 WALAGRA ROAD, SUITE 112-119
ANTELOPE, CA 95843
CONTACT: RUSSELL WIX
CONTACT NUMBER: (916) 869-2865

DRIVING DIRECTIONS

DIRECTIONS FROM METRO PCS OFFICE AT 1080 MARINA VILLAGE PARKWAY, ALAMEDA, CA:

1. TAKE RAMP ONTO I-880 S TOWARD SAN JOSE - GO 37.4 MI
2. TAKE THE LOS ANGELES EXIT ONTO US-101 S - GO 202.0 MI
3. TAKE EXIT #186/FAIR OAKS AVE - GO 0.2 MI
4. TURN RIGHT ON FAIR OAKS AVE - GO 0.3 MI
5. TAKE EXIT #186/FAIR OAKS AVE - GO 1.3 MI
6. TURN LEFT ON CA-1 - GO 10.6 MI
7. TURN LEFT ON 10TH ST - GO < 0.1 MI
8. ARRIVE AT 4550 10TH ST, GUADALUPE, ON THE RIGHT

SF91530A
GUADALUPE WATER TANK
4550 10TH STREET
GUADALUPE, CA 93401

SHEET INDEX

TITLE	SIGNATURE	DATE
LEASING		
ZONING		
CONSTRUCTION		
LANDLORD		
RF ENGINEER		

SIGNATURE BLOCK

DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

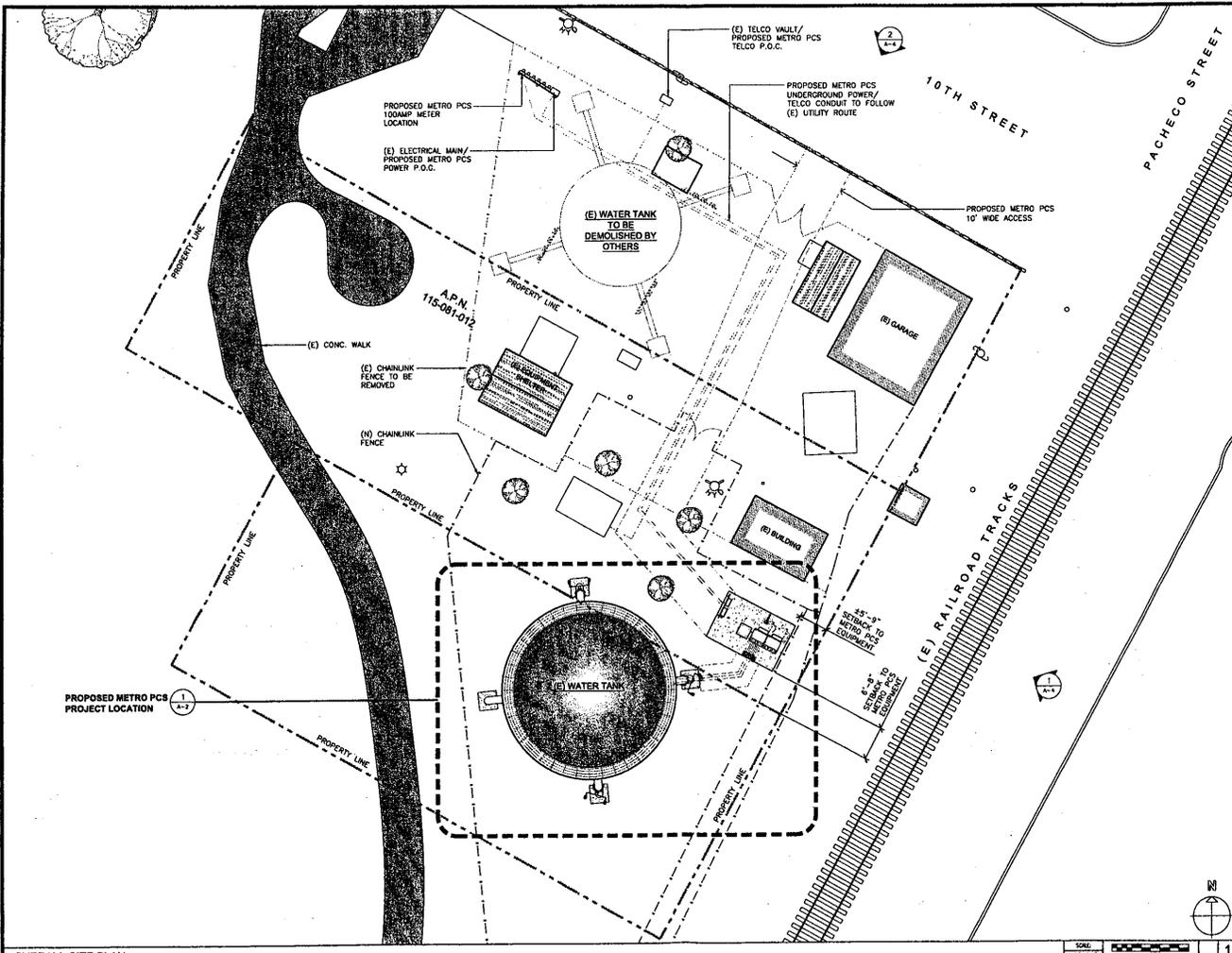
GENERAL CONTRACTOR NOTES

DRAWN BY: SH CHECKED BY: MW

NO	DATE	ISSUE
1	11/26/08	90% ZONING
2	12/04/08	100% ZONING
3	12/16/08	100% ZONING REV

TITLE SHEET

T-1



OVERALL SITE PLAN

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

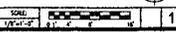
metro PCS inc.
 1000 MARINA VILLAGE PARKWAY
 ALAMEDA, CA 94501

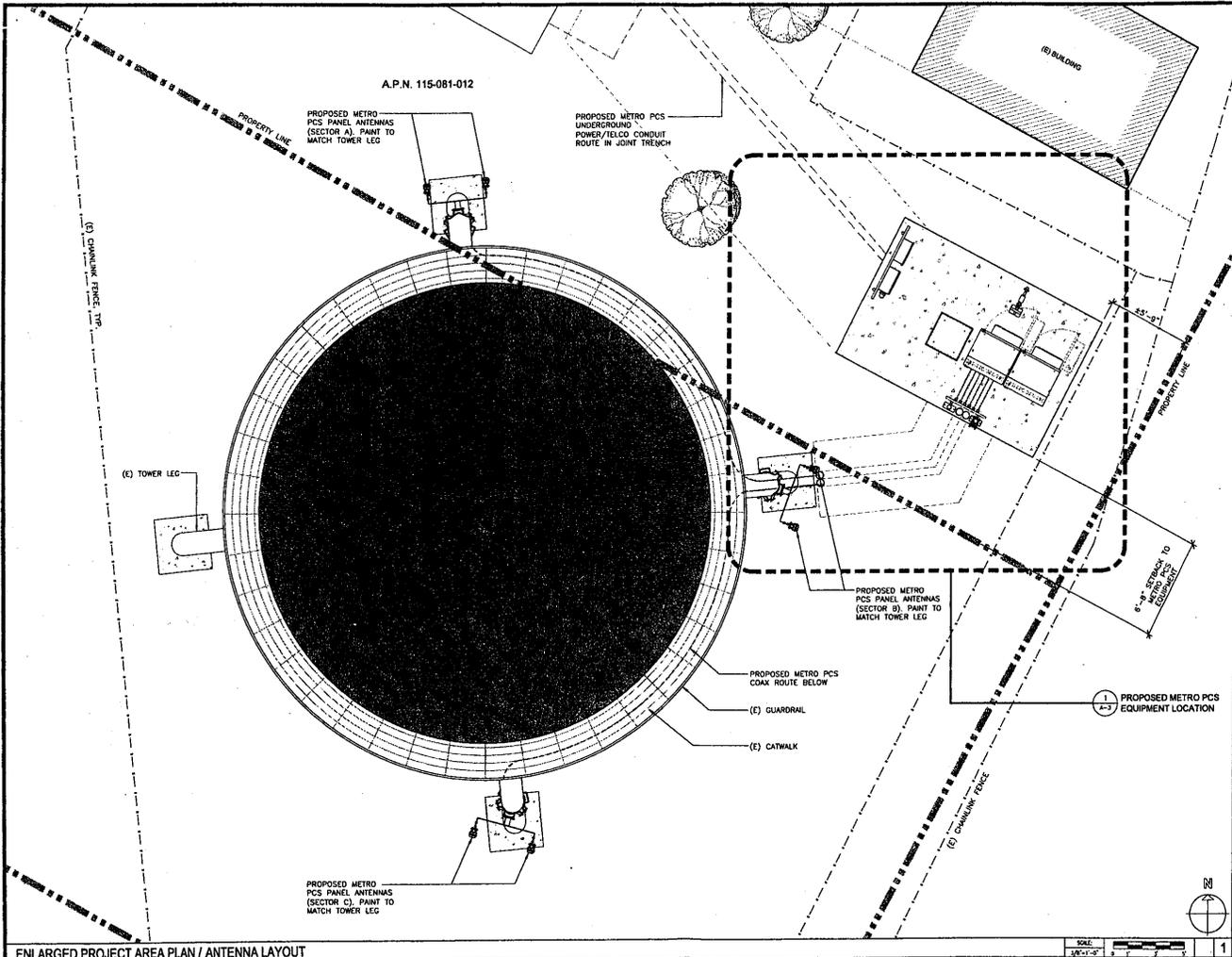
SF91530A
 GUADALUPE WATER TANK
 4550 10TH STREET
 GUADALUPE, CA 93401

NO.	DATE	ISSUE
1	11/26/08	BOOK ZONING
2	12/04/08	BOOK ZONING
3	12/16/08	BOOK ZONING REV

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1





ENLARGED PROJECT AREA PLAN / ANTENNA LAYOUT



MICHAEL WILK ARCHITECTURE 
 833 Market Street, #805
 San Francisco, CA 94103
 T: 415-439-9594
 F: 415-904-8388
 www.wilkarch.com

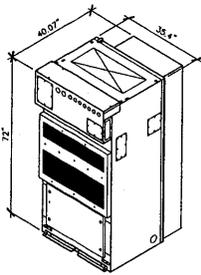
metro PCS inc.
 1000 MARINA TOWER DRIVE
 ALAMEDA, CA 94601

SF91530A
 GUADALUPE WATER TANK
 4550 10TH STREET
 GUADALUPE, CA 93401

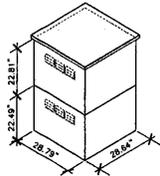
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2	12/04/08	150X ZONING
3	12/18/08	150X ZONING REV

SHEET TITLE
 ENLARGED PROJECT AREA PLAN / ANTENNA LAYOUT

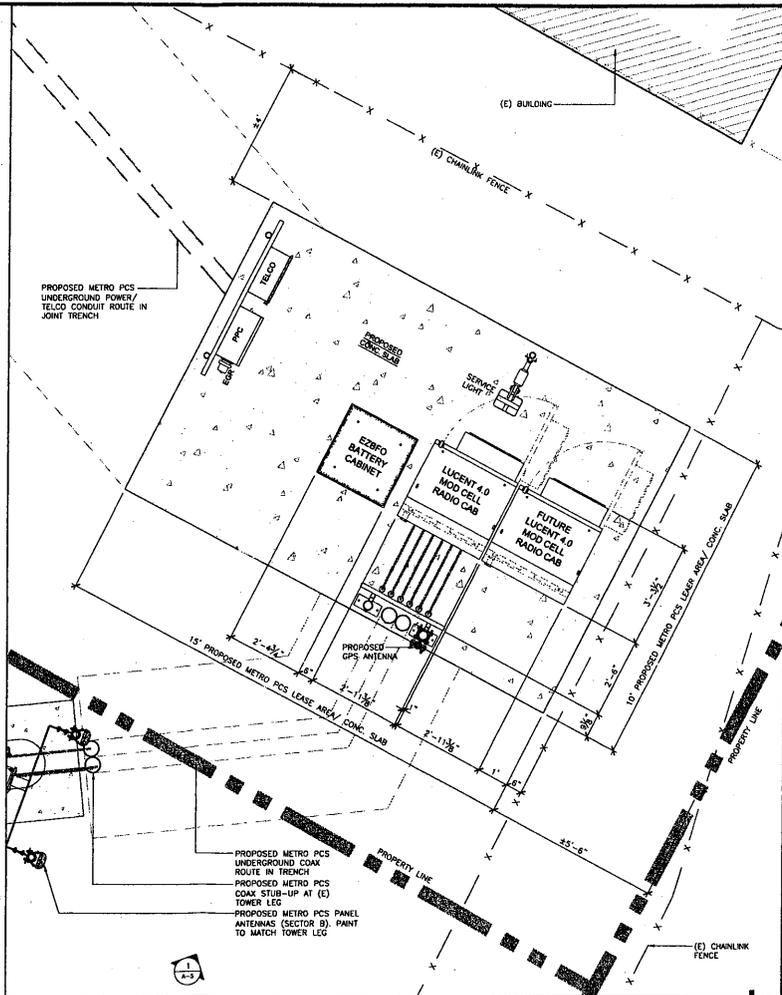
SHEET NUMBER
A-2



ISOMETRIC
LUCENT 4.0 MOD CELL
RADIO CABINET



ISOMETRIC
EZBFO BATTERY CABINET



MICHAEL WILK ARCHITECTURE
833 Market Street, #805
San Francisco, CA 94103
T: 415-839-9994
F: 415-904-8388
www.wilkrch.com

inc.
metro PCS
1000 MARINA VILLAGE DRIVE
SAN FRANCISCO, CA 94133

SF91530A
GUADALUPE WATER TANK
4550 10TH STREET
GUADALUPE, CA 93401

DRAWN BY: SH DECEDED BY: MW

NO.	DATE	ISSUE
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2	12/04/08	100% ZONING
3	12/18/08	100% ZONING REV

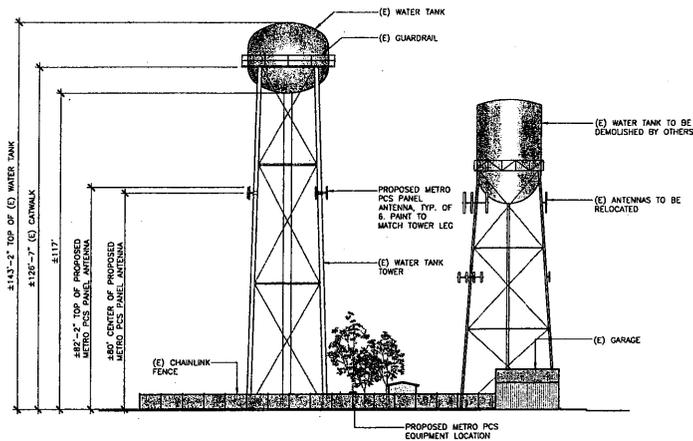
SHEET TITLE
ENLARGED EQUIPMENT AREA PLAN / DETAILS

SHEET NUMBER
A-3

CABINET DETAIL

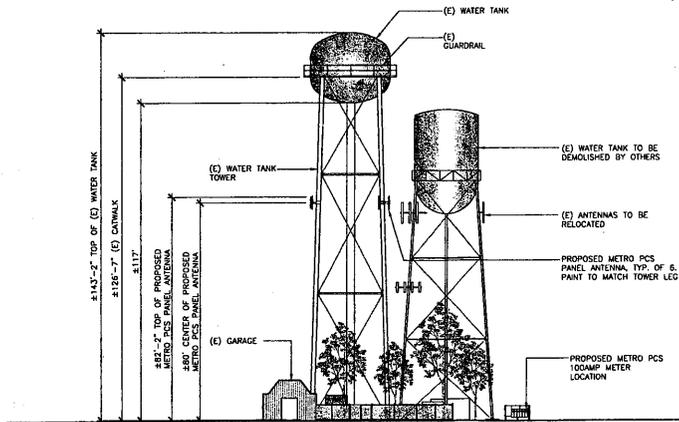
2 ENLARGED EQUIPMENT AREA PLAN

SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION

SCALE	1/8" = 1'-0"	1
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NORTHEAST ELEVATION

SCALE	1/8" = 1'-0"	2
-------	--------------	---

MICHAEL WILK ARCHITECTURE 
 833 Market Street, #805
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 F: 415-904-8388
 www.wilkarch.com

inc.
metro PCS
 1000 MARKET STREET, 8TH FLOOR
 ALAMEDA, CA 94601

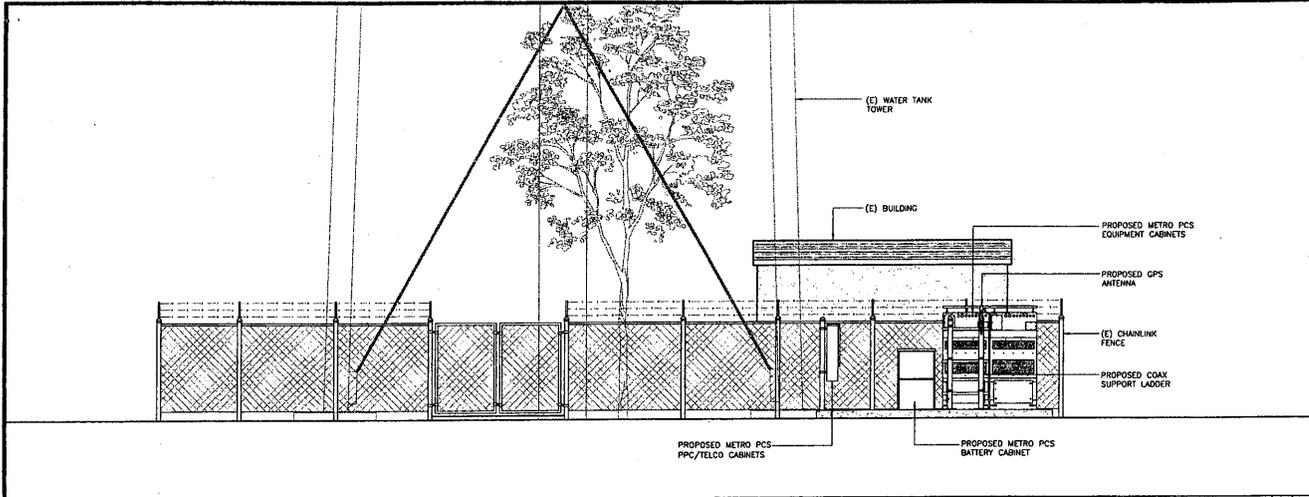
SF91530A
GUADALUPE WATER TANK
 4550 10TH STREET
 GUADALUPE, CA 93401

DRAWN BY: SH CHECKED BY: NW

NO.	DATE	ISSUE
1	11/26/08	50% ZONING
2	12/24/08	100% ZONING
3	12/15/08	100% ZONING, REV.

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4



ENLARGED ELEVATION AT EQUIPMENT

SCALE: 3/8"=1'-0" 1

MICHAEL WILK ARCHITECTURE 
 833 Market Street, #805
 San Francisco, CA 94103
 T: 415-839-9564
 F: 415-904-8388
 www.wilkorch.com

inc.
metro PCS
 100 MARINA VILLAGE PARKWAY
 ALAMEDA, CA 94501

SF91530A
GUADALUPE WATER TANK
 4550 10TH STREET
 GUADALUPE, CA 93401

NO.	DATE	ISSUE
1	11/26/08	80% ZONING
2	12/24/08	100% ZONING
3	12/18/08	100% ZONING REV

SHEET TITLE
ENLARGED ELEVATION

SHEET NUMBER
A-5