



CITY OF MENIFEE

SUBJECT: "Valley Church of Christ" Wireless Communication Facility

MEETING DATE: November 9, 2022

TO: Planning Commission

PREPARED BY: Russell Brown, Senior Planner

REVIEWED BY: Orlando Hernandez, Planning Manager

APPROVED BY: Cheryl Kitzerow, Community Development Director

APPLICANT: Will Kazimi, AT&T Wireless

RECOMMENDED ACTION

1. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 ("New Construction or Conversion of Small Structures") and direct staff to file a Notice of Exemption.
2. Adopt a resolution approving Major Conditional Use Permit No. PLN21-0326 subject to the conditions of approval and based upon the findings and conclusions incorporated in the staff report.

PROJECT DESCRIPTION

Major Conditional Use Permit PLN21-0326 proposes an unmanned wireless communications facility consisting of a 60' mono-broadleaf and a 900 square foot (30'X30') CMU block enclosure. The proposed enclosure will be consistent (colors & materials) with the existing enclosure nearby on-site. The project consists of but is not limited to, the following:

- One 60-foot-high mono-broadleaf structure
- One ten-foot-high CMU block enclosure
- Nine eight-foot panel antennas
- One four-foot diameter microwave antenna/dish
- 20KW AC Generator with 140-gallon fuel tank
- 36 RRUs and 4 DC9 surge suppression units

LOCATION

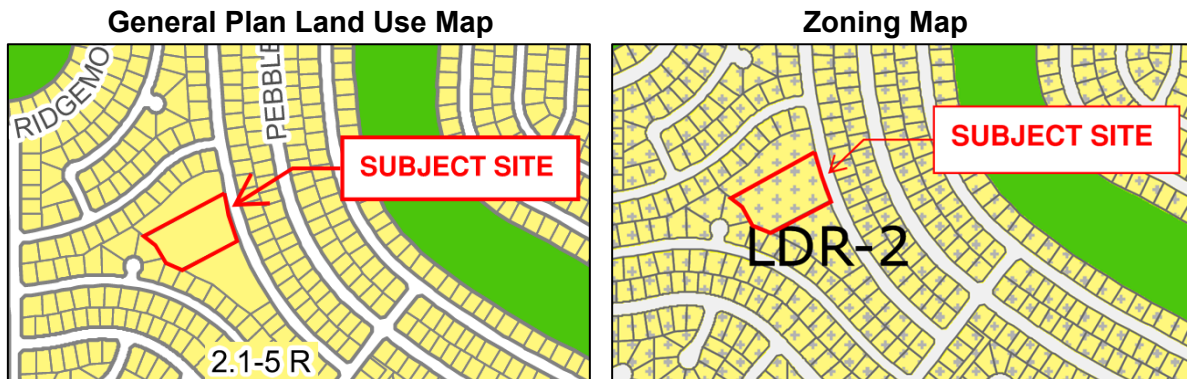
The project site is located south of Sun City Boulevard, north of Potomac Drive, east of Murrieta Road and west of Bradley Road at 29035 Del Monte Drive (APN: 338-024-032). The project is south of an existing church (Valley Church of Christ) on a parcel containing an existing stealth wireless communications facility in the form of a bell tower. The site is bound by developed single-family residential parcels to the east and west and religious institutions to the north and south.

Aerial



GENERAL PLAN/ZONING

The General Plan land use designation for the subject parcel and the adjacent parcels is 2.1-5 du/ac Residential (2.1-5R). The intent of this land use designation is for single-family detached and attached residences with a density range of two to five dwelling units per acre, as well as supporting uses. The proposed construction and operation of the unmanned telecommunications facility is consistent with the existing General Plan land use designation of 2.1-5R as said use is intended to support the surrounding residential land uses.



Zoning

The zoning of the site is LDR-2 (Low Density Residential). According to Zoning Code Table 9.130.030-1, wireless communication facilities may be allowed within the LDR-2 Zone with the approval of a Conditional Use Permit and subject to the wireless communication facility requirements set forth in Chapter 9.295 – Special Use Standards - Wireless Communication Facilities. A Major Conditional Use Permit under the zoning code requires Planning Commission approval. The surrounding zoning classifications are the same as the subject site under the current zoning code (LDR-2).

Wireless communication facilities are not allowed in residential zones when a residence exists on-site, however, they may be permitted on properties containing churches or other non-residential uses when concealed and disguised to the satisfaction of the Community Development Director. Furthermore, wireless communication facilities must be located so as to avoid precluding the future development of the property.

DISCUSSION

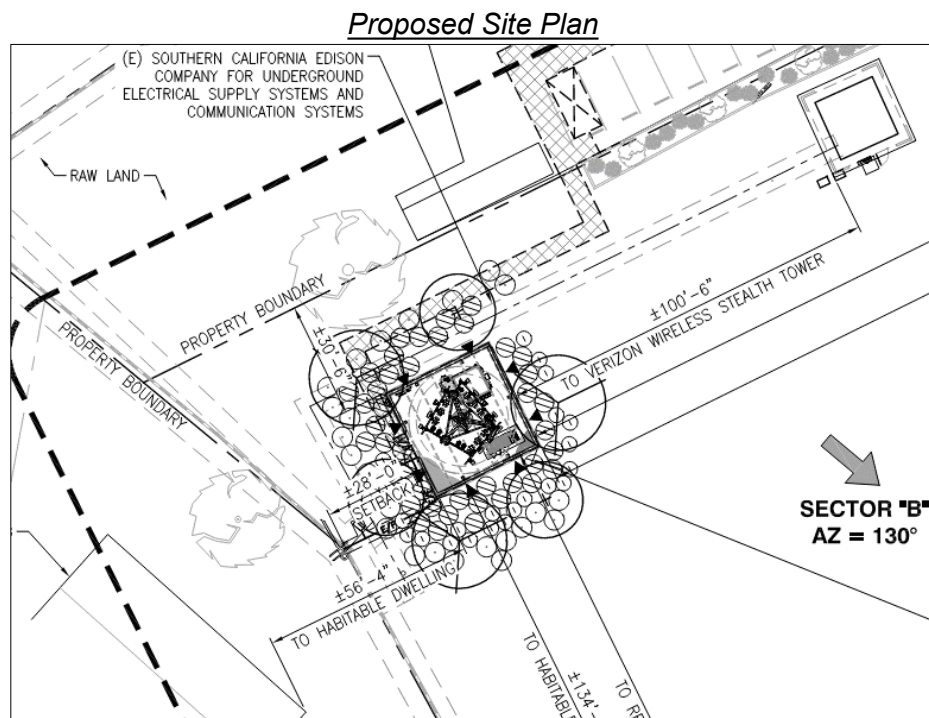
Background:

The surrounding "uses" are primarily single-family residential except for the property to the southeast of the project site which is owned by a separate religious institution (Kingdom Hall). The religious institutions (subject site and adjacent site) were approved prior to the city's incorporation. An existing concealed wireless communication facility disguised as a bell tower was approved on the subject site on August 24, 2016 by the Planning Commission and has since been constructed. The facility is located approximately 100-feet to the northeast of the proposed wireless communication facility. The project applicant has indicated that the proposed separation distance of approximately 100 feet is needed to ensure the proposed 60-foot-high facility will function properly without interference of the nearby structure, if the distance between the two facilities is less than 100-feet then the height of the tower would need to be increased.

Staff expressed concerns to the applicant and landowner about the additional wireless communication facilities being proposed on-site. Representatives acting on behalf of the church provided a letter to the city indicating they do not have current plans to construct additional wireless communication facilities at the project site, other than the one currently proposed. However, they mentioned that the proposed facility could potentially be used in the future to co-locate with another wireless carrier should interest arise from said carrier.

Proposed project:

The purpose of the proposed project is to eliminate an AT&T wireless service gap by installing the proposed "stealth" wireless communication facility at the subject site. The project proposes a 60-foot-tall mono-broadleaf wireless communication facility and 900 square foot (30'x30') equipment enclosure comprised of a 10.75-foot-tall split-face block wall. The project meets/exceeds the minimum development standards of the LDR-2 Zone (Chapter 9.135), including but not limited to, minimum setbacks, maximum height, and lot coverage. Furthermore, the proposed wireless communication facility is consistent with the development standards of Chapter 9.295 – "Wireless Communication Facilities," including, but not limited to, siting, height limitations, stealth/concealment, and landscape screening.



As shown on the site plan, the proposed wireless communication facility is setback approximately 28-feet from the rear property line (and approximately 56.33-feet from the nearest residential dwelling to the southwest), 30.5-feet from the northern (side) property line, 329-feet from the front property line and 155-feet from the southern (side) property line, exceeding the minimum setbacks of the underlying zone (LDR-2).

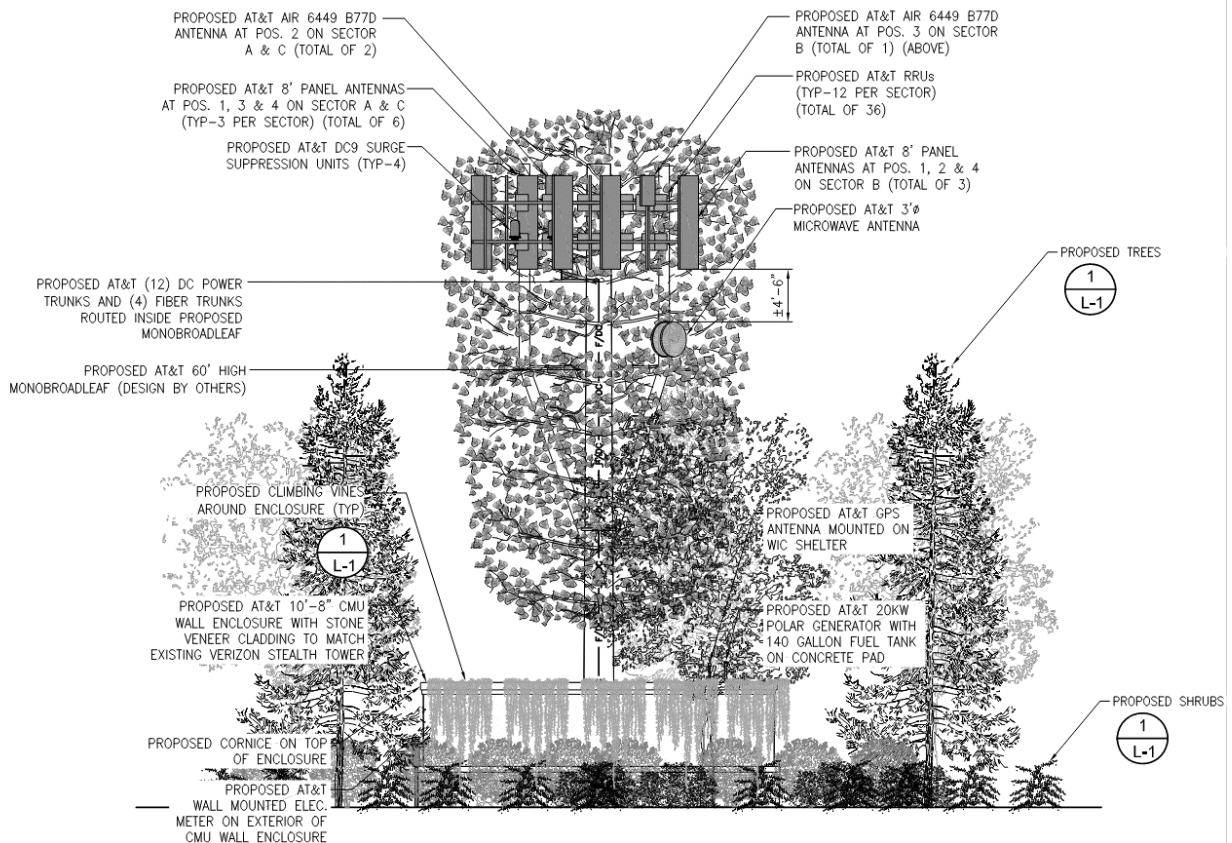
The parking lot serving the existing church will allow for maintenance/service vehicle parking for the proposed wireless communication facility. No additional road improvements or modifications to the right-of-way are required of the project, as existing conditions are adequate.

The proposed mono-broadleaf is approximately 60-feet-high (55-feet top of antennas), which falls below the maximum height limit of 70-feet. All ancillary equipment is concealed behind a 10.75-foot-tall split-face block wall and decorative cap with a stone veneer wainscot matching the

existing bell tower facility on-site. A summary of the applicable development standards can be found below:

Development Standards	Minimum	Proposed
Front yard setback	15 feet	329 feet
Rear yard setback	10 feet	28 feet
Side yard setback(north)	5 feet	30.5 feet
Side yard setback(south)	5 feet	155 feet
Maximum Height	60 feet	70 feet
Other-		
Separation distance from residential dwelling	N/A	56.33 feet
Separation distance from existing WCF	N/A	100 feet

Proposed Southeast Elevation



The project landscaping is subject to the requirements of the City of Menifee Municipal Code. Section 9.290.060 requires all equipment enclosures be installed in such a manner so as to maintain and enhance existing native and/or landscaped vegetation to screen the facility; the level of screening shall be consistent with the type of facility proposed. The project consists of approximately 3,072 square feet of landscaped area used to assist in screening the block enclosure. The applicant is proposing three 24" box Pinus Canariensis (Canary Island Pines) and

three 15-gallon Eucalyptus (Red-capped Gum) along with several 5-gallon shrubs and climbing vines to conceal the wall from adjacent properties and right-of-way. In addition to the provisions for ongoing vegetation and landscape maintenance, the provisions of the lease also indicate that the site is to be kept free of trash and debris and any graffiti shall be removed in a timely manner by the applicant (tenant) and/or landowner. The proposed project is consistent with the landscape standards required of wireless communication facilities as outlined in the municipal code.

Alternate Sites Analysis

An alternate sites analysis (attached) was conducted to support the proposed project and to justify the proposed location. Consideration was given to the locations listed below, however; the proposed facility location is the most feasible option to close the significant AT&T wireless coverage service gap for the community due to the reasons listed below.

1. 29035 Del Monte Drive – Existing Verizon Stealth Tower (Valley Church of Christ)
 - Height increase of 13-feet needed (min.). Property owner unwilling to retrofit the existing tower.
2. 26583 Cherry Hills Blvd – Cherry Hills Golf Course (Open Space Zone)
 - Property owner not interested. Would not close coverage gap as well as proposed site.
3. 28500 Bradley Road – Existing Stealth Tower
 - Property owner not interested. Zoned residential with existing residential use.
4. 27860 Bradley Road – Existing AT&T Stealth Tower
 - Existing AT&T Tower, would not close service coverage gap
5. 29835 Murrieta Road – Existing AT&T Stealth Tower
 - Existing AT&T Tower, would not close service coverage gap
6. Sun City Regional Water Reclamation Facility (Public Facilities Zone)
 - Not feasible location to close service coverage gap
7. 29725 Bradley Road – Existing Church (Public Facilities Zone)
 - Not feasible location to close service coverage gap
8. 26850 Sun City Blvd – Sun City Civic Association (Public Facilities Zone)
 - Not feasible location to close service coverage gap
9. 29101 Del Monte Drive – Kingdom Hall
 - Per staff's direction, the project applicant reached out to the property owner to gauge interest in locating a concealed wireless communication facility on the neighboring site but were unable to come to an agreement.

Alternate Site Locations



The applicant provided propagation maps (Attachment No. 6) showing the level of AT&T wireless service coverage in the area of the proposed project. As shown in the propagation map below, the areas shown in green on the map should have the strongest signal and be sufficient for most "in-building" coverage, which sometimes can be adversely affected by the type of construction and materials used in construction. The areas shown in yellow (less coverage) should be sufficient for "on-street" or "in-the-open" coverage, most "in-vehicle" and some "in-building" coverage. The primary goal of the project is to increase the signal strength for "in-building" coverage within the affected area (increase green).



Existing Conditions



Proposed Conditions

The propagation maps show that the anticipated service coverage with the construction of the proposed project will increase greatly for "in-building" coverage improving the general AT&T wireless service for residents in the area as well as for emergency service personnel.

ENVIRONMENTAL DETERMINATION

The proposed project has been determined to be Categorical Exempt under the California Environmental Quality Act (CEQA) and CEQA Guidelines, Section 15303 ("New Construction or Conversion of Small Structures"). This section consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to... (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. The proposed project is for a new wireless communication facility concealed as a 60-foot-tall mono-broadleaf and associated mechanical equipment and equipment enclosure. The project falls under 2,500 square feet and does not involve significant amounts of hazardous substances while all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, the project is exempt per Section 15303, "New Construction or Conversion of Small Structures," of the CEQA Guidelines and no further CEQA analysis is required.

FINDINGS

Findings for the approval of a Conditional Use Permit are included in the attached resolution.

PUBLIC NOTICE

A public hearing notice for the proposed project was published in *The Press Enterprise* on October 30, 2022 for the November 9, 2022 Planning Commission hearing. All relevant public agencies, including all interested parties were also notified of the public hearing as were all property owners within a 300-foot radius of the project site.

ATTACHMENTS

Resolution – Conditional Use Permit No. PLN21-0326

Conditions of Approval – Conditional Use Permit PLN21-0326

Exhibit A – Site Plan, Floor Plan, and Elevations

Public Hearing Notice

Alternate Sites Analysis

Justification Package Propagation Maps

Notice of Exemption