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DATE: October 23, 2006

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **A STAND-ALONE COMMUNICATION FACILITY CONSISTING OF THREE ANTENNAS LOCATED WITHIN A FAUX MEXICAN FAN PALM TREE AND ASSOCIATED EQUIPMENT/STORAGE – CRICKET @ 1680 OCEANSIDE BLVD -- APPLICANT: CRICKET COMMUNICATIONS**

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Conditional Use Permit (C-12-06) and adopt Planning Commission Resolution No. 2006-P62 as attached.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The proposed communications facility is classified as a stand-alone (non co-user) Communication Facility under the terms of the Zoning Ordinance. Specific zoning regulations and land use policies apply to these facilities, and a Conditional Use Permit (CUP) is required for their establishment and operation within the City.

The project site is at 1680 Oceanside Boulevard within the Townsite Neighborhood. The 2.15-acre property is zoned CS-HO (Special Commercial Highway Oriented) and is currently developed with a hotel facility – the Oceanside Inn. Surrounding land uses include a service station and residential development. Mobile homes exist across Oceanside Boulevard and the railroad tracks. Multi-family and single-family homes exist adjacent to Vine Street.

An existing co-user facility which is proposed to remain is located within a faux chimney clad in stucco on the hotel structure. This co-user facility (ACUP-5-01) was approved by the Planning Director on January 28, 2002 (attached). The proposed communications facility will be installed within an existing off-street parking space that will be redesigned as a landscape area.

**Project Description:** The project consists of a 46-foot high (max) stand-alone communication facility with three antennas within a faux Mexican Fan Palm Tree, one Nortel CMO cabinet, and one PPC rack mounted on an H-frame. The three antennas will be mounted under the “skirt” of the faux Palm thatch and will be completely obscured from view. The faux Mexican Fan Palm disguise will mimic the following *Washingtonia robusta* characteristics: (1) the pole will be slim, painted, and clad with material to sufficiently reflect the intent of this disguise; (2) the top of the pole will include a head of bright green faux foliage that is compact; (3) the faux leafstalks will include a red streak on the underside; (4) the disguise will include faux mature leaves that bend down to form a “skirt” of thatch; and (5) the faux palm fronds will vary in size and shape and will have details that sufficiently replicate the fronds of a Mexican Fan Palms found in Oceanside, California.

The project includes substantial improvements to the existing landscaping and construction of a landscape area at the base of the proposed communication facility. The applicant will provide canopy street trees at 30 feet on-center and ground cover along Vine Street as well as an automatic irrigation for the right-of-way. The site will be augmented with shrubs such as *Pittosporum* Wheelers Dwarf and ground cover. The applicant will screen the entire length of the eastside of property with *Photinia* shrubs. Two (2) 45-foot tall *Washingtonia robustas* will be planted adjacent to the stand-alone communication facility and the equipment area shall be screened by 15-gallon *Photinias*.

The proposed project is subject to the following City codes, ordinances and regulations:

- A. The Land Use Element of the General Plan
- B. The Zoning Ordinance
- C. The City Telecommunications Policy
- D. The California Environmental Quality Act

## **ANALYSIS**

### **KEY PLANNING ISSUES**

1. Is the proposed facility consistent with the applicable land use policies of the General Plan and the applicable zoning criteria?
2. Is the proposed conditional use consistent with the findings specified within Section 4106 of the Zoning Ordinance?

### **DISCUSSION**

In reviewing this proposal, staff has focused on the project's overall compatibility with the surrounding land uses. The City's land use policies and zoning regulations for siting of communication facilities are intended to protect the community's aesthetic environment through implementation of visually compatible communication facilities designs with the

surrounding land features. Staff finds that the proposed project and associated landscaping improvements will provide visual interest, proper screening and landscaping enhancements to achieve the intended land use goals.

The project is conditioned to maintain a high level of landscaping and the stand-alone facility in excellent condition. The staff recommended conditions will ensure operation and maintenance of the use in a manner compatible with the existing and potential uses on adjoining properties and the surrounding area.

**ENVIRONMENTAL DETERMINATION**

The project is exempt under the provisions of the California Environmental Quality Act (CEQA).

**SUMMARY**

The proposed stand-alone communication facility is designed to minimize aesthetic impacts by placement of the monopole within a faux Mexican Fan Palm and upgrading of existing site landscaping. Staff recommends the Planning Commission approve the project. The Commission's action should be:

- Move to approve Conditional Use Permit (C-12-06) and adopt Planning Commission Resolution No. 2006-P62 as attached.

PREPARED BY:

  
\_\_\_\_\_  
Juliana von Hacht  
Acting Associate Planner

SUBMITTED BY:

  
\_\_\_\_\_  
Jerry Hittleman  
Acting City Planner

REVIEWED BY:

Amy Volzke, Principal Planner 

JH/JH/fil

Attachments:

1. Site Plan & Elevations
2. Planning Commission Resolution No. 2006-P62
3. Conditional Use Permit ACUP-5-01 for Sprint PCS









**Alcoa Wireless Services**  
 11700 SANDHILL WILLOW BLVD. SUITE 125  
 SAN DIEGO, CA 92121  
 PHONE (619) 592-1388  
 FAX (619) 592-7100

**REVISIONS**

NO.	DATE	DESCRIPTION
1	8/24/09	REVISION
2	8/24/09	REVISION

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PROJECT No.

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OCEANSIDE INN

SITE NUMBER:  
SAN-112-A

SITE ADDRESS:  
1680 OCEANSIDE  
OCEANSIDE, CA 92054

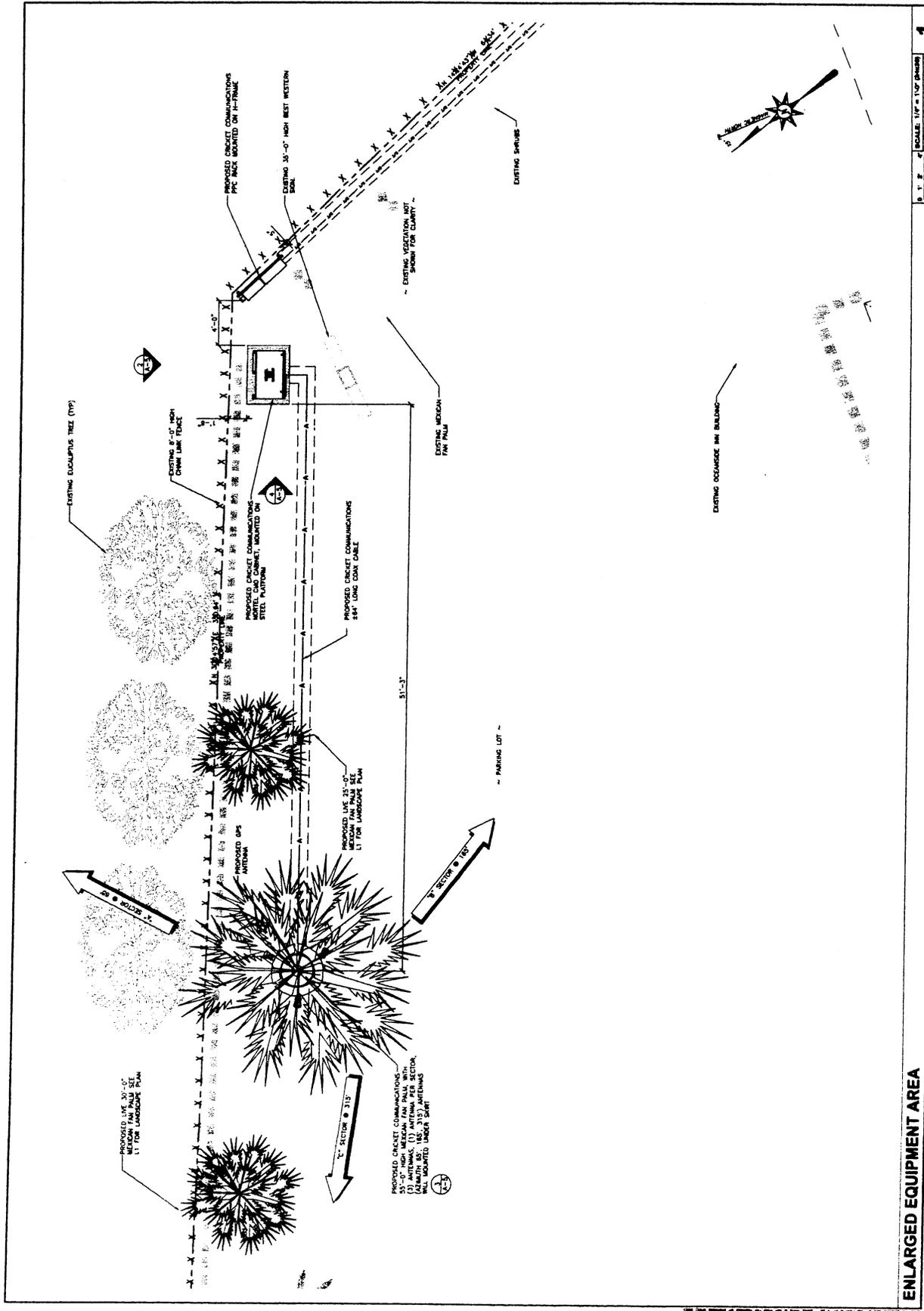
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RAW LAND

DRAWING TITLE:  
ENLARGED EQUIPMENT  
AREA

**cricket**  
communications inc.

DATE:	8/24/09	BY:	J. J. JAMES
CHECKED:	8/24/09	BY:	J. J. JAMES
SCALE:	AS SHOWN	DATE:	8/24/09

**A-2 1**



**ENLARGED EQUIPMENT AREA**

SCALE: 1/8" = 1'-0" (GENERAL)  
 1/32" = 1'-0" (ELECTRICAL)



**Alcoa Wireless Services**  
 1180 SANDWICH WALK, SUITE 230  
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 FAX: (404) 524-7296

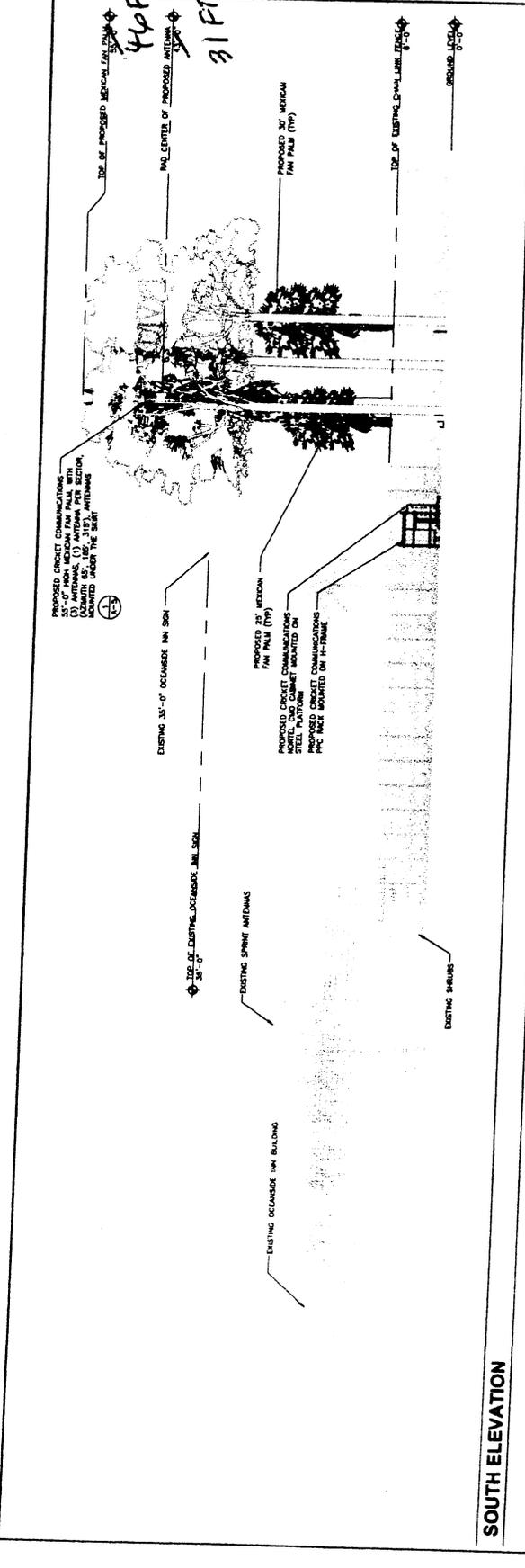
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10	04/17/08	ISSUE

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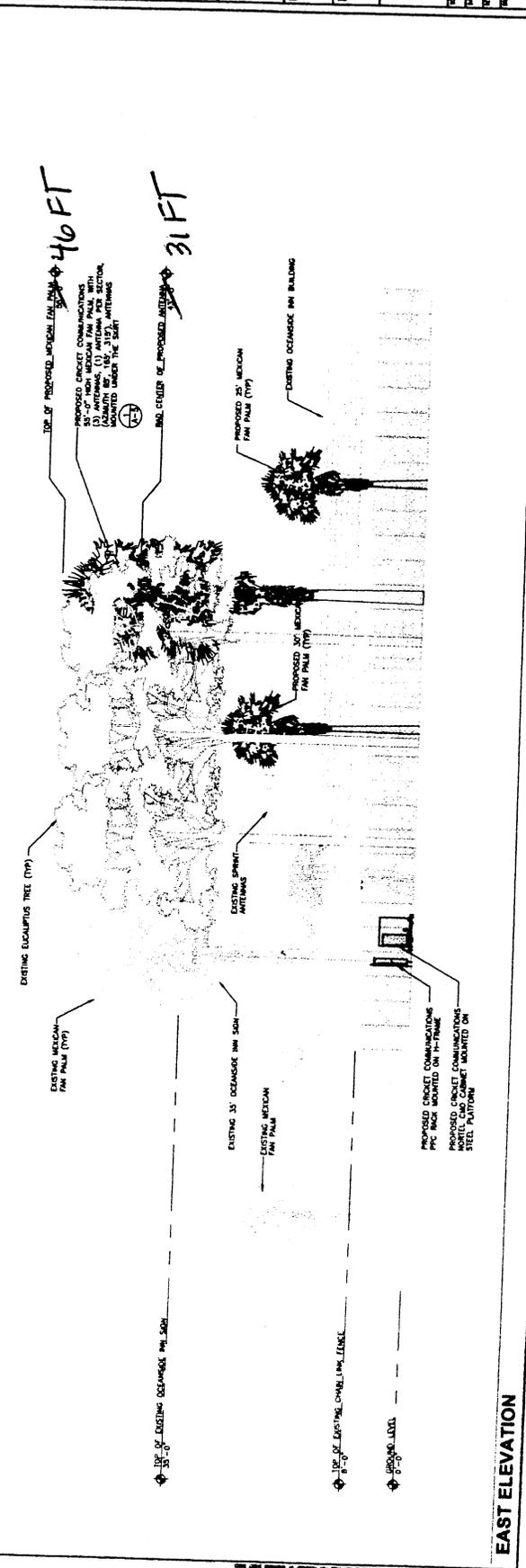
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 DESIGN TYPE: RAW LAND  
 DRAWING TITLE: ELEVATIONS

**cricket**  
 communications inc.  
 1680 OCEANSIDE OCEANSIDE, CA 92054  
 TEL: (949) 440-1000 FAX: (949) 440-1001  
 WWW: WWW.CRICKETCOMM.COM  
 DATE: 04/17/08  
 SHEET: 7 OF 8  
**A-4** 1



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0" (SHRINK)  
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**EAST ELEVATION**

SCALE: 1/8" = 1'-0" (SHRINK)  
 2

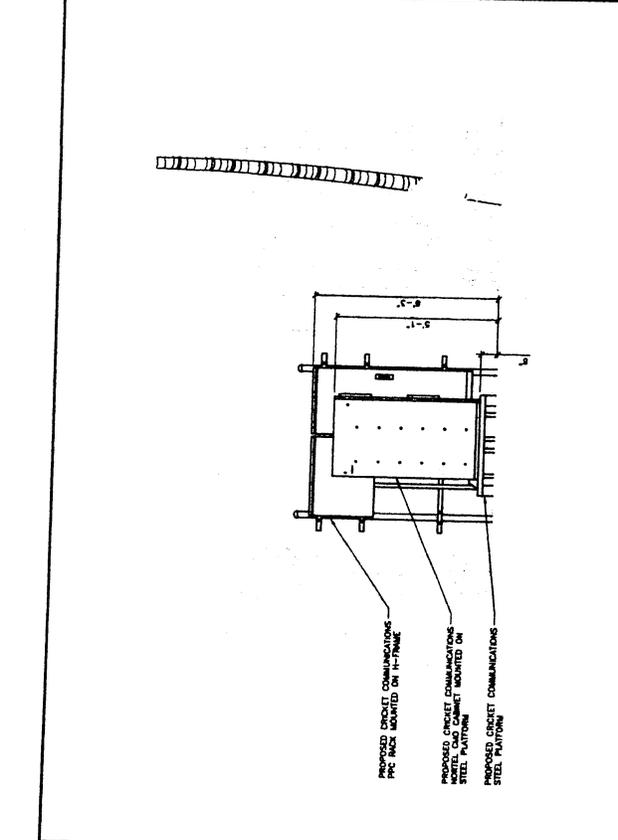
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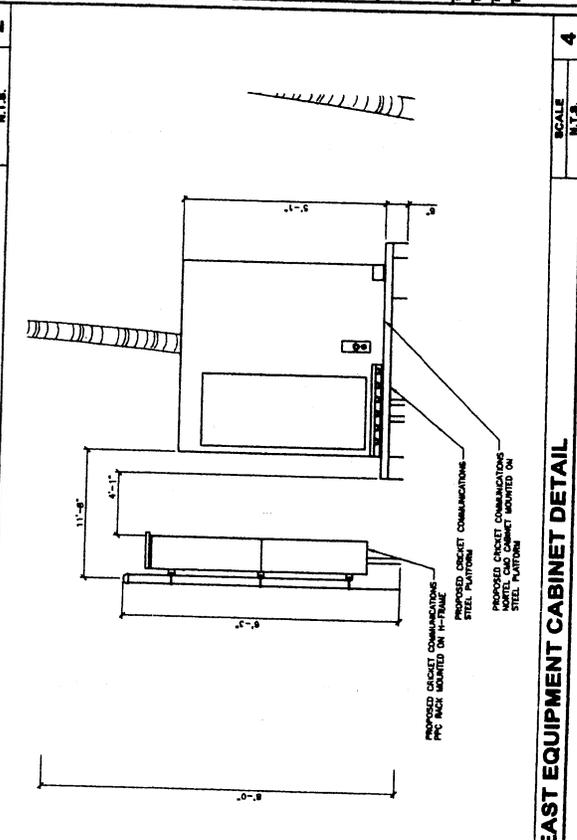
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DESIGN TYPE:	RAW LAND
DRAWING TITLE:	EQUIPMENT DETAILS & ANTENNA LAYOUT
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BY:	
CHECKED BY:	
APPROVED BY:	

**cricket**  
 COMMUNICATIONS INC.

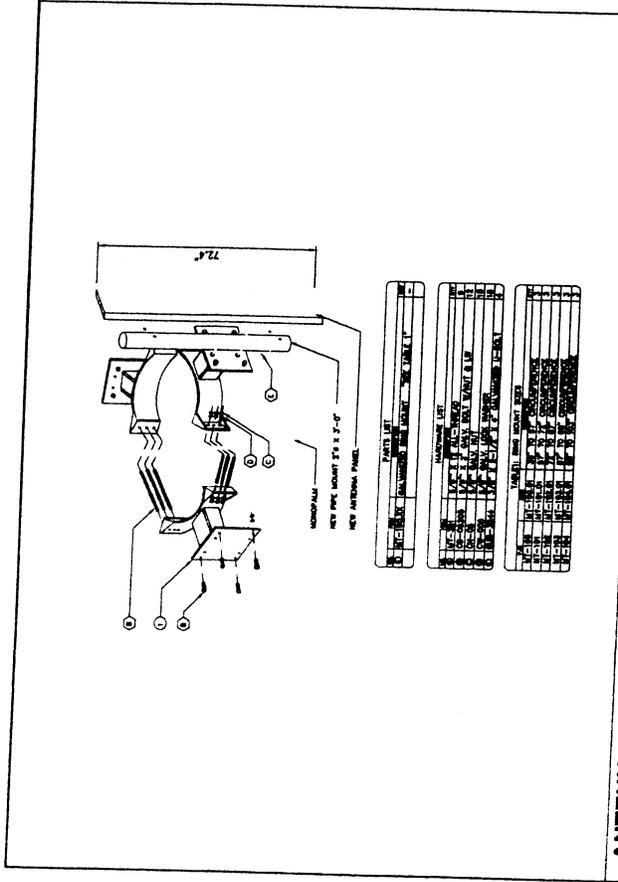
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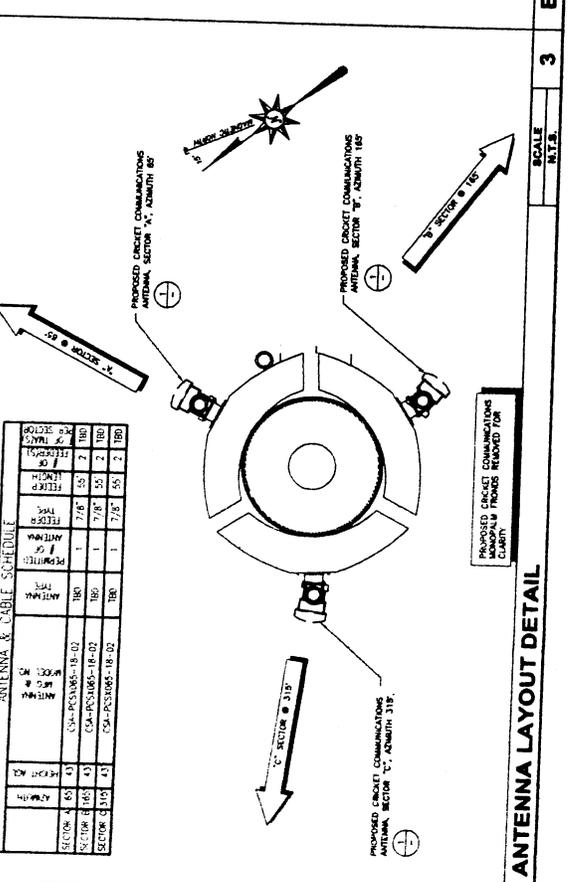
**2 NORTH EQUIPMENT CABINET DETAIL**  
 SCALE: N.T.S.



**4 EAST EQUIPMENT CABINET DETAIL**  
 SCALE: N.T.S.



**1 ANTENNA MOUNT DETAIL**  
 SCALE: N.T.S.



**3 ANTENNA LAYOUT DETAIL**  
 SCALE: N.T.S.

**ANTENNA & CABLE SCHEDULE**

SECTOR	ANTENNA	FEEDER	FEEDER TYPE	FEEDER LENGTH	FEEDER LOSS	FEEDER ATTEN	FEEDER SWR
A	CSA-PCS3085-18-02	180	1	7.68	55	2	180
B	CSA-PCS3085-18-02	180	1	7.68	55	2	180
C	CSA-PCS3085-18-02	180	1	7.68	55	2	180

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR A, AZIMUTH 85°

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR B, AZIMUTH 185°

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR C, AZIMUTH 285°

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR A, AZIMUTH 85°

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR B, AZIMUTH 185°

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR C, AZIMUTH 285°

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR A, AZIMUTH 85°

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR B, AZIMUTH 185°

PROPOSED CRICKET COMMUNICATIONS ANTENNA SECTOR C, AZIMUTH 285°

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**REVISIONS**

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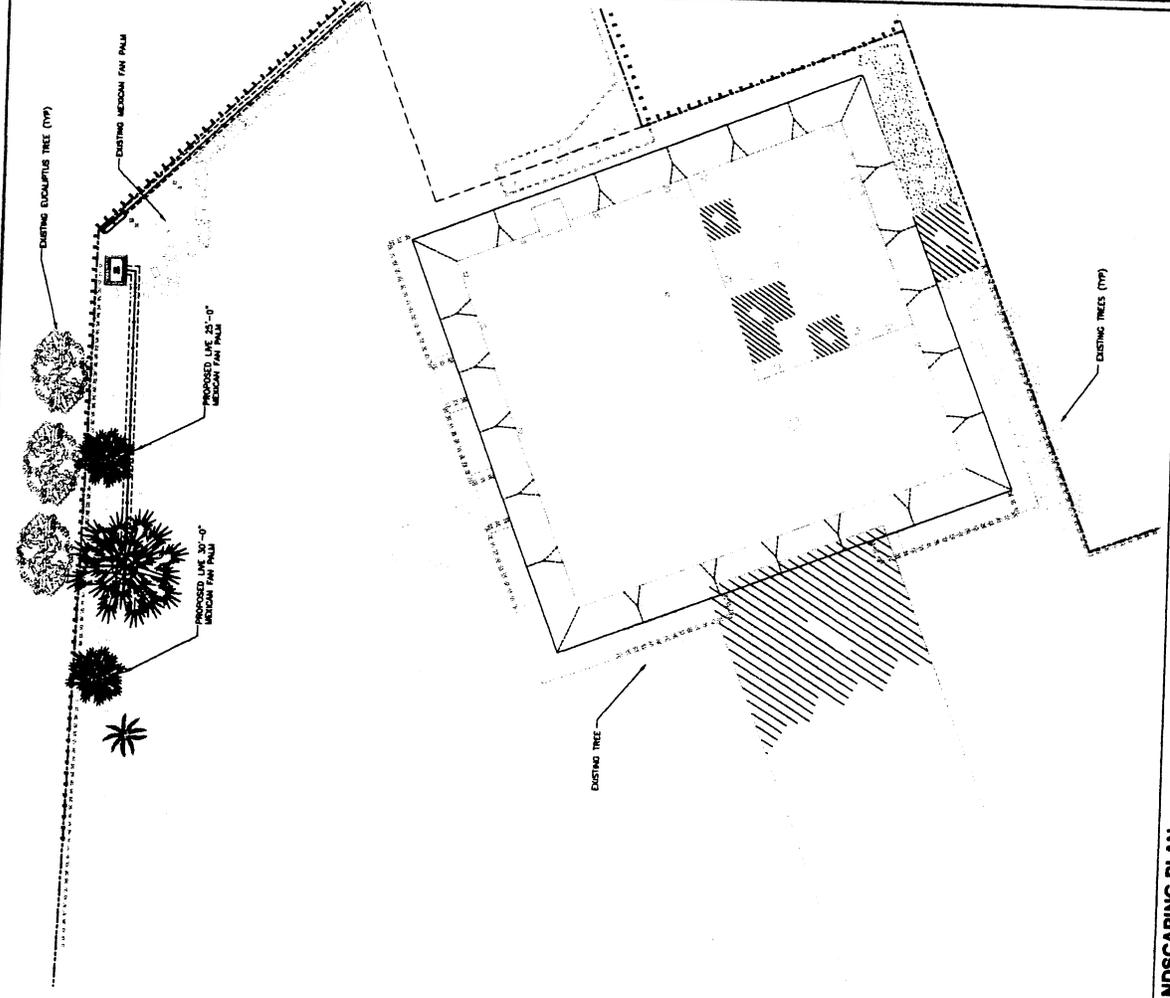
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PROJECT No. \_\_\_\_\_  
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 SITE NUMBER: SAM-112-A  
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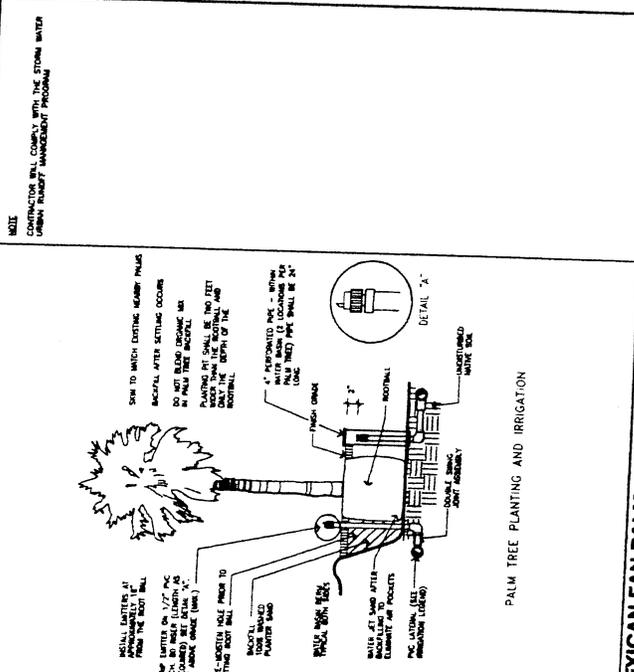
DRAWING TITLE: LANDSCAPING PLAN

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 11800 WILSON BLVD. SUITE 200  
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 FAX: (619) 594-1234

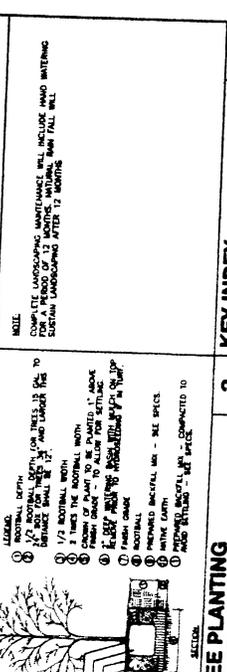
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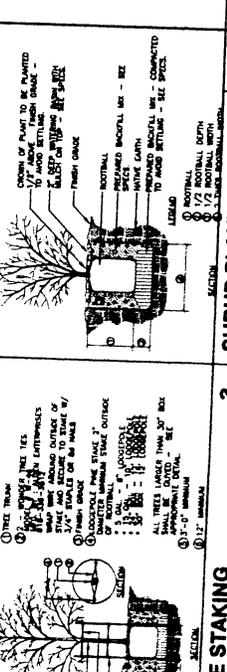
**PLANTING SPECIFICATIONS**



**MEXICAN FAN PALM**



**TREE PLANTING**



**SHRUB PLANTING**



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PLANNING COMMISSION  
RESOLUTION NO. 2006-P62

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF OCEANSIDE, CALIFORNIA APPROVING A  
CONDITIONAL USE PERMIT ON CERTAIN REAL  
PROPERTY IN THE CITY OF OCEANSIDE

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APPLICATION NO: C-12-06

APPLICANT: Cricket Communications

LOCATION: 1680 Oceanside Boulevard, The Oceanside Inn

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THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES  
RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Conditional Use Permit under the provisions of Articles 11 and 41, and Section 3025 of the Zoning Ordinance of the City of Oceanside to permit the following:

a stand-alone communication facility consisting of three antennas within a faux Mexican Fan Palm tree (46 feet max.) and equipment stored within a Nortel CMO cabinet mounted on a steel platform and a PPC Rack mounted on a H-frame;  
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of October, 2006 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 19 from environmental review;

WHEREAS, there is hereby imposed on the subject development certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Non-residential is \$19,967 for a 2" meter.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$24,444 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$21,599 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

1 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be  
2 calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside  
3 City Code and the City expressly reserves the right to amend the fees and fee calculations  
4 consistent with applicable law;

5 WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee,  
6 dedication, reservation or other exaction to the extent permitted and as authorized by law;

7 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that  
8 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction  
9 described in this resolution begins on the effective date of this resolution and any such protest must  
10 be in a manner that complies with Section 66020;

11 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes  
12 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

13 WHEREAS, the documents or other material which constitute the record of  
14 proceedings upon which the decision is based will be maintained by the City of Oceanside  
15 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

16 WHEREAS, studies and investigations made by this Commission and in its behalf reveal  
17 the following facts:

18 FINDINGS:

- 19 1. The stand-alone communication facility has a maximum height of 46 feet. The three  
20 antennas and pole is screened by cladding that looks similar to a Mexican Fan Palm tree.  
21 The project site shall be consistent with the intent of applicable zoning regulations for  
22 screening of communication facilities and aesthetic compatibility with existing  
23 development.
- 24 2. The proposed location and operation of the stand-alone communication facility, as  
25 conditioned, is consistent with the applicable land use policies and shall not be  
26 detrimental to the public health or general welfare of persons residing or working in the  
27 area.
- 28 3. The approved project as conditioned, shall comply with specific requirements pertaining to  
29 its appearance and maintenance of its visual mitigation for sustained conformation with the  
surrounding landforms. The conditions of project approval include use of an effective

1 disguise for the antenna installation and landscaping of the property; repairing of existing  
2 irrigation and installation of new irrigation as deemed necessary; and planting additional  
3 inch trees.

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
5 approve Conditional Use Permit C-12-06 subject to the following conditions:

6 **Building:**

- 7 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
8 Building Division plan check. (Currently the 2001 California Code of Regulations)
- 9 2. The granting of approval under this action shall in no way relieve the applicant/project  
10 from compliance with all State and Local building codes.
- 11 3. The building plans for this project are required by State law to be prepared by a licensed  
12 architect or engineer and must be in compliance with this requirement prior to submittal for  
13 building plan review.
- 14 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the  
15 property shall be underground (City Code Sec. 6.30).
- 16 5. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution  
17 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or  
18 other such lights may be utilized and shall be shown on building and electrical plans.
- 19 6. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the  
20 plans.
- 21 7. The developer shall monitor, supervise and control all building construction and  
22 supporting activities so as to prevent these activities from causing a public nuisance,  
23 including, but not limited to, strict adherence to the following:
  - 24 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
25 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for  
26 work that is not inherently noise-producing. Examples of work not permitted on  
27 Saturday are concrete and grout pours, roof nailing and activities of similar noise-  
28 producing nature. No work shall be permitted on Sundays and Federal Holidays  
29 (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day,

1 Christmas Day) except as allowed for emergency work under the provisions of the  
2 Oceanside City Code Chapter 38 (Noise Ordinance).

3 b) The construction site shall be kept reasonably free of construction debris as  
4 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
5 approved solid waste containers shall be considered compliance with this  
6 requirement. Small amounts of construction debris may be stored on-site in a neat,  
7 safe manner for short periods of time pending disposal.

8 8. Separate/unique addresses will/may be required to facilitate utility releases. Verification  
9 that the addresses have been properly assigned by the City's Planning Division must  
10 accompany the Building Permit application.

11 9. A complete Soils Report, Structural Calculations, will be required at time of plan  
12 submittal to the Building Division for plan check.

13 **Engineering:**

14 10. The applicant shall provide off-street parking data per City of Oceanside Ordinance  
15 requirements demonstrating that with the reduction of one off-street parking space for  
16 the stand-alone communication facility the remaining off-street parking spaces shall  
17 adequately serve on-site land uses.

18 11. The communications pole/antenna shall be placed within a landscape planter area.

19 12. Canopy street trees (30-feet on-center) and ground cover shall be provided along the  
20 Vine Street frontage per City of Oceanside Memorandum April 28, 2004. An automatic  
21 irrigation system shall be provided for the right-of-way to meet the City of Oceanside  
22 requirements.

23 13. The automatic irrigation system for planters along Vine Street and adjacent to the  
24 sidewalk shall be repaired and/or replaced. Provide soil sample, augment and  
25 recondition soil for planters and the area adjacent to the tubular steel fence along Vine  
26 Street and the sidewalk.

27 14. Blighted planters shall be supplemented with shrubs and ground cover. Irrigation  
28 systems in planters and adjacent to the chain link fencing shall be repaired and/or  
29 replaced.

1 15. All existing trees and landscape shall be protected in-place. Supplement or replace trees  
2 and landscape as deemed necessary by the City Landscape Inspector during pre-  
3 construction meetings and subsequent site inspections.

4 16. All existing irrigation shall be protected and/or repaired or replaced as deemed necessary  
5 by the City Landscape Inspector during pre-construction meetings and subsequent site  
6 inspections.

7 17. The perimeter of the property along Oceanside Boulevard shall be supplemented with  
8 ground cover and low shrubs (*Pittosporum* Wheelers Dwarf). Color accent plants shall  
9 be added adjacent to points of egress on the property.

10 18. The east side of property shall be screened with *Photinia* shrubs (5 feet on-center), the  
11 soil shall be sampled and irrigation shall be added.

12 19. Two 45-foot tall *Washingtonia robustas* shall be provided adjacent to the stand-alone  
13 communication facility faux Mexican Fan Palm.

14 20. The equipment shelter area shall be screened with 15-gallon Photinias.

15 **Fire:**

16 21. A final Inspection of the Cell site shall be required by the Fire Department.

17 22. The plans shall indicate the following: a) the quantity of lead acid batteries proposed;  
18 and b) the electrolyte volume for the batteries.

19 23. A copy of as built plans shall be submitted on a CD for all projects on the job site before  
20 final occupancy.

21 **Planning:**

22 24. This Conditional Use Permit is granted for the following use only: a 46-foot stand-alone  
23 communication facility with three antennas, one Nortel CMO cabinet, and one PPC rack  
24 mounted on an H-frame. Any change in the use or expansion of the activities beyond  
25 that, which is approved by the Planning Commission, will require a revision to the  
26 Conditional Use Permit or a new Conditional Use Permit. The three antennas shall be  
27 mounted under the “skirt” of the faux thatch and shall be completely obscured from  
28 view.

29 25. The faux Mexican Fan Palm disguise shall have the following *Washingtonia robusta*  
characteristics: (1) the pole shall be slim, painted, and clad with material to sufficiently

1 reflect the intent of this disguise; (2) the top of the pole shall include a head of bright  
2 green faux foliage that is compact; (3) the faux leafstalks shall include a red streak on the  
3 underside; (4) the disguise shall include faux mature leaves that bend down to form a  
4 “skirt” of thatch; and (5) the faux palm fronds shall vary in size and shape and shall have  
5 details that sufficiently replicate the fronds of a Mexican Fan Palm found in Oceanside,  
6 California.

7 26. The facility shall be inspected and a letter of clearance shall be prepared by the City  
8 Planner prior to final inspection of the facility by the Building Division.

9 27. This Conditional Use Permit shall be called for review by the Planning Commission if  
10 complaints are filed and verified as valid by the City Planner or the Code Enforcement  
11 Officer concerning the violation of any of the approved conditions or the project  
12 assumptions demonstrated under the application approval.

13 28. This Conditional Use Permit shall expire on October 23, 2008 unless implemented as  
14 required by the Zoning Ordinance.

15 29. The Conditional Use Permit shall be limited to a term of five years. However, the  
16 Conditional Use Permit may be revised (changed) or renewed in accordance with the  
17 provisions of the Zoning Ordinance. The application for Conditional Use Permit  
18 revision shall also be evaluated against the existing land use policies and any site area  
19 and neighborhood changes.

20 30. Prior to the transfer of ownership and/or operation of the use, the owner shall provide a  
21 written copy of the application, staff report, and resolution for the project to the new  
22 owner and or operator. The notification requirement shall run with the life of the  
23 project.

24 31. Failure to meet any conditions of approval for this development shall constitute a  
25 violation of the Conditional Use Permit.

26 32. Unless expressly waived, all current zoning standards and City ordinances and policies  
27 in effect at the time building permits are issued are required to be met by this project.  
28 The approval of this project constitutes the applicant's agreement with all statements in  
29 the project Description and Justification and other materials and information submitted  
with this application, unless specifically waived by an adopted condition of approval.

- 1 33. A covenant or other recordable document approved by the City Attorney shall be  
2 prepared by the applicant and recorded prior to the issuance of building permits. The  
3 covenant shall provide that the property is subject to this resolution, and shall generally  
4 list the conditions of approval.
- 5 34. This project is subject to the provisions of Chapter 20 of the City Code (Section 20.25 et  
6 seq.) pertaining to obligations for the removal of graffiti at the approved facility.
- 7 35. Upon one year of facility operation, and upon any change-out of facility equipment, the  
8 permittee(s) shall provide to the City Planner a statement of radio-frequency radiation  
9 output and output compliance with the limitations of governing licensing authorities.
- 10 36. The permittee(s) shall exercise a good-faith effort to incorporate the best available  
11 equipment technology to effect a reduction in the visual presence of the approved  
12 antenna and facility equipment. The change-out and retrofit of equipment shall be  
13 conducted by the permittee(s) after such equipment becomes available and exhibits  
14 common use at similar facilities. Upon the City's request and discretion, the  
15 permittee(s) shall be required to provide an independently prepared technical analysis  
16 demonstrating compliance with this condition. The permittee(s) inability to demonstrate  
17 the use of current technologies may be grounds for the revocation of the Conditional Use  
18 Permit.
- 19 37. The permittee(s) shall exercise a good-faith effort to cooperate with other  
20 communication providers and services in the operation of a co-user facility, provided  
21 such shared usage does not impair the operation of the approved facility. Upon the  
22 City's request and discretion, the permittee(s) shall provide an independently prepared  
23 technical analysis to substantiate the existence of any practical technical prohibitions  
24 against the operation of a co-use facility. The permittee(s)' non-compliance with this  
25 requirement may be grounds for the revocation of the Conditional Use Permit.
- 26 38. The approved communication facility shall be subject to, and governed by, any and all  
27 licensing authority by any governmental agency having jurisdiction. The City's local  
28 approval of a communication facility shall not exempt the permittee(s) from any such  
29 pre-emptive regulations.

- 1 39. The final design, aesthetic devices, and construction of the facility shall be in accordance  
2 with the plans representing the approved project and the conditions of approval. In  
3 addition, the final construction plans shall demonstrate consistency with the plans and  
4 other exhibit materials approved by the Planning Commission. These requirements shall  
5 be shown and demonstrated on the plans submitted for building permits and shall be  
6 reviewed and approved by the City Planner prior to the issuance of building permits.
- 7 40. The entire outdoor facility shall be fenced with a six-foot high wrought-iron fence and  
8 gate.
- 9 41. Any apparent inconsistency resulting from the construction of the approved facility shall  
10 be a basis for a call for the review of the Conditional Use Permit.
- 11 42. Upon termination of the approved facility use, the permittee shall be responsible to  
12 remove the entire facility from the premises.
- 13 43. Prior to the issuance of building permits, compliance with the applicable provisions of  
14 the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be  
15 reviewed and approved by the Planning Division. These requirements, including the  
16 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be  
17 noted on the Landscape Plan and shall be recorded in the form of a covenant affecting  
18 the subject property.
- 19 44. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water  
20 Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall  
21 be reviewed and approved by the City Engineer and City Planner prior to the issuance of  
22 building permits. Landscaping shall not be installed until bonds have been posted, fees  
23 paid, and plans signed for final approval. The following special landscaping  
24 requirements shall be met:
- 25 a) The developer shall be responsible for irrigating and landscaping all existing and  
26 proposed landscaped areas associated with this property.
  - 27 b) Two 48-inch box trees or 18' BTH palms shall be planted in existing landscape  
28 areas. The location and species shall be approved by the Fire Marshall and City  
29 Inspector. Trees to be spot located with the City Landscape Inspector during pre-  
construction meeting(s).

- c) The existing landscape areas will be top dressed with mulch and bark.
- d) The existing boulders will be repositioned and one-third of their surface area buried, creating a naturalizing effect and providing larger growing areas for the existing shrubs.
- e) Landscape plans shall comply with Section 3019 of the City of Oceanside Zoning Ordinance and the City of Oceanside Guidelines and Specifications for Landscape Development.

45. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner. This condition shall be recorded with the covenant required by this resolution.

**Water Utilities:**

46. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

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1 47. The developer will be responsible for developing all water and sewer utilities necessary  
2 to develop the property. Any relocation of water and/or sewer utilities is the  
3 responsibility of the developer and shall be done by an approved licensed contractor at  
4 the developer's expense.

5 PASSED AND ADOPTED Resolution No. 2006-P62 on October 23, 2006 by the  
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11  
12  
13 \_\_\_\_\_  
14 Dennis Martinek, Chairman  
Oceanside Planning Commission

15 ATTEST:

16  
17 \_\_\_\_\_  
18 Jerry Hittleman, Secretary

19 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
20 this is a true and correct copy of Resolution No. 2006-P62.

21  
22 Dated: October 23, 2006  
23  
24  
25  
26  
27  
28  
29



# CITY OF OCEANSIDE

## PLANNING DEPARTMENT

### ADMINISTRATIVE CONDITIONAL USE PERMIT (ACUP-5-01) SPRINT PCS AT BEST WESTERN, 1680 OCEANSIDE BLVD.

January 28, 2002

In accordance with the provisions of the City of Oceanside, Zoning Ordinance, Section 4104(A), the City Planning Director has approved of an Administrative Conditional Use Permit (ACUP-5-01).

#### **APPLICANT:** Sprint PCS

**PROJECT DESCRIPTION AND LOCATION:** Operation of a telecommunication facility from an existing hotel building located at 1680 Oceanside Boulevard. The telecommunication facility consists of three (3) sectors of three (3) communication antennas mounted within a modified chimney feature and concealed from view with materials that match the building surfaces. The dimensions of the existing chimney are approximately 5-feet wide by 3-feet and 6-inches deep with an overall height of 19-feet and 7-inches above grade. The dimensions of the modified chimney are 6-feet deep by 6-feet wide with an overall height of 23-feet above grade. The top 2-feet and 2-inches of the modified chimney will be enhanced with a multi-planed decorative trim cap. A palm tree located in front of the chimney will be removed and relocated in a new location on site.

The project site is zoned CS-HO (Commercial Special – Highway Oriented). The neighboring land uses consist of commercial businesses and property to the west, Interstate 5 to the east, and residential to the north and south.

The following findings are made in support of this approval:

#### For Administrative Conditional Use Permit (ACUP-5-01):

1. That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.
  - The project facilities will be concealed within a faux chimney and would not create physical changes affecting the general appearance of the site and building. As such, the project is consistent with the purposes of the CS-HO zoning district.
2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan, will not be detrimental to the public health, safety, welfare of persons residing or working in or adjacent to the neighborhood of such use, and will not be detrimental to properties or improvements in the vicinity or to the

general welfare of the City.

- The location of the project and the conditions under which it operates is consistent with General Plan and minimizes visual impacts on the surrounding land uses.
3. That the proposed conditional use will comply with the provisions of the Zoning Ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.
- The project as conditioned complies with the provisions of the Zoning Ordinance.

**ENVIRONMENTAL DETERMINATION:** The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA). In accordance with the CEQA provisions, a Notice of Exemption has been prepared and filed to cover this determination.

The approved plans and related file materials supporting the approved plans represent this administrative approval. In addition, the approved project is subject to specific performance requirements and other conditions of approval as follows:

**CONDITIONS OF APPROVAL:**

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
3. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
4. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans. In addition, all lighting showcasing building architecture shall be shown on the above noted plans.

Planning:

5. This Administrative Conditional Use Permit shall expire on January 28, 2004 unless implemented as required by the Zoning Ordinance.

6. This Administrative Conditional Use Permit approves only the following: the operation of a telecommunication facility form an existing commercial building consisting of three (3) arrays of three (3) communication antennas mounted within a faux chimney feature and concealed from view with materials that match the building wall surfaces. Any substantial modification in the design or layout shall require a revision to the Administrative Conditional Use Permit or a new Administrative Conditional Use Permit.
7. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project.
8. Failure to meet any conditions of approval for this development shall constitute a violation of the Administrative Conditional Use Permit.
9. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.
10. The method of antenna concealment shall match the exterior appearance of the existing building chimney including color, exterior wall texture, enhanced trim cap and continuation of articulated planes.
11. The physical aspects of telecommunication facility, as pertains to location, size, height, and general appearance shall be substantially the same as those approved by the Planning Director and shall be represented on the plans submitted for building permits.
12. The palm tree called out on the site plan to be removed shall be relocated on site at a location determined by the property owner. The placement of the tree shall be shown of the building plans.
13. The Administrative Conditional Use Permit shall be limited to a term of 5 years. However, the ACUP may be renewed in accordance with the provisions of the Zoning Ordinance.
14. Upon one year of facility operation, and upon any change-out of facility equipment, the permittee shall provide to the Planning Director a statement of radio-frequency radiation output and output compliance with the limitations of governing licensing authorities.
15. The permittee shall exercise a good-faith effort to incorporate the best available

equipment technology to effect a reduction in the visual presence of the approved antenna and facility equipment. The change-out and retrofit of equipment shall be conducted by the permittee after such equipment becomes available and exhibits common use at similar facilities. Upon the City's request and discretion, the permittee shall be required to provide an independently prepared technical analysis demonstrating compliance with this condition. The permittee inability to demonstrate the use of current technologies may be grounds for the revocation of the ACUP.

16. The permittee shall exercise a good-faith effort to cooperate with other communication providers and services in the operation of a co-user facility, provided such shared usage does not impair the operation of the approved use. Upon the City's request and discretion, the permittee shall provide an independently prepared technical analysis to substantiate the existence of any practical technical prohibitions against the operation of a co-use facility. The permittee non-compliance with this requirement may be grounds for the revocation of the CUP.
17. The approved communication facility shall be subject to, and governed by, any and all licensing authority by any governmental agency having jurisdiction. The City's local approval of a communication facility shall not exempt the permittee from any such pre-emptive regulations. The approved facility shall address the appearance of the entire site and shall upgrade or repair physical features as a means of minimizing view impacts to the community. Such techniques shall include, but shall not be limited to, site landscaping, architectural treatments, painting, and other methods to minimize visual impacts to the public streetscape.
18. A covenant approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this approval and the conditions of approval.

REVIEWED BY:  
Rita Baker *RJB*  
Senior Planner

PREPARED BY:

*Iain Holt*  
\_\_\_\_\_  
Iain Holt  
Planner II

APPROVED BY:

*Gerald Gilbert*  
\_\_\_\_\_  
Gerald Gilbert  
Planning Director

GSG/IH/vnm

Attachment: Notice of Final Action

ACUP-5-01 Sprint PCS

Page 5

CC: Mark Berlin  
Gianni & Associates  
10180 Telesis Court, Ste. #165  
San Diego, CA 92121

Date: January 18, 2002

**NOTICE OF ADMINISTRATIVE ACTION**  
**ON AN ADMINISTRATIVE CONDITIONAL USE PERMIT**

This is a notice to you as an interested party that the City of Oceanside Planning Department has completed a review of an application for an Administrative Conditional Use Permit (ACUP-5-01) from:

Sprint PCS

The application is described as follows:

Operation of a telecommunication facility from an existing commercial-use building located at 1680 Oceanside Boulevard. The telecommunication facility consists of three (3) arrays of three (3) communication antennas mounted within a modified chimney feature and concealed from view with materials that match the building surfaces. The property is situated within the Townsite Neighborhood.

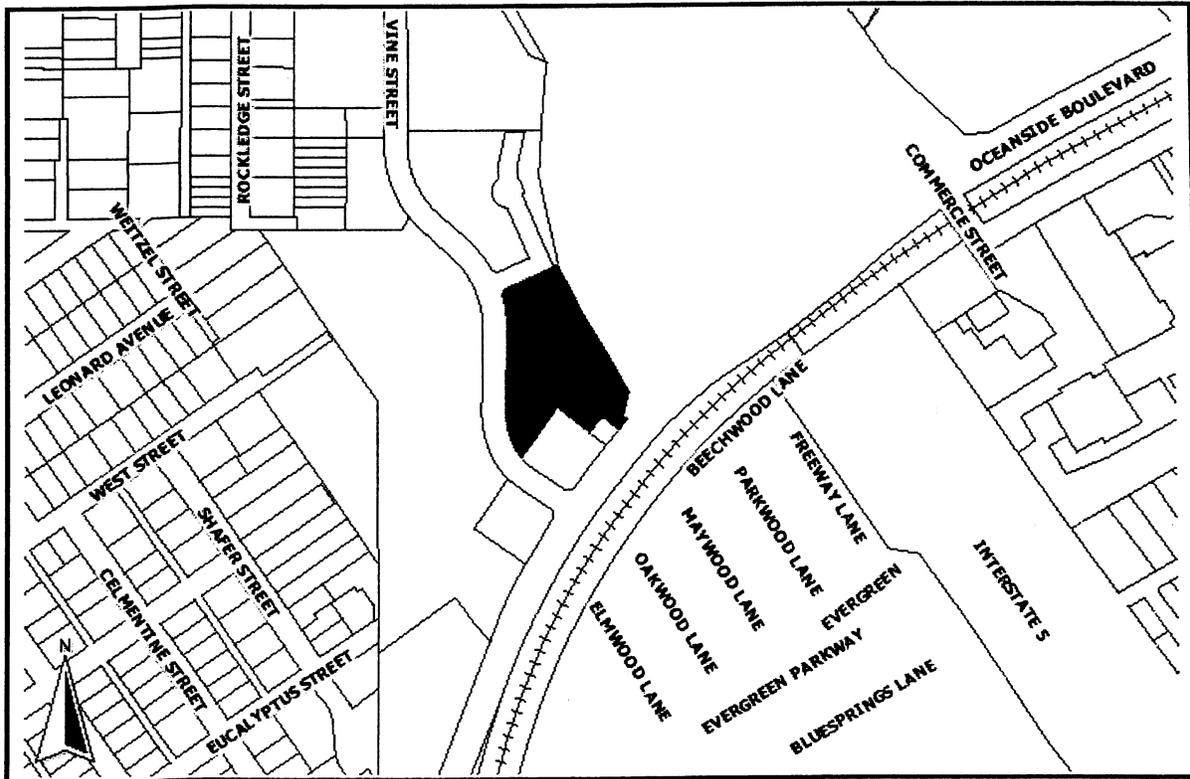
Pursuant to the provisions of the applicable zoning regulations, a public hearing is not required for permit action on this project. As such, the application has been reviewed and processed administratively by the Planning Director.

In accordance with the provisions of the California Environmental Quality Act (CEQA), the project is determined to be exempt from environmental review and a Notice of Exemption has been prepared to cover the environmental determination. The project plan material and the environmental documentation are available at the Planning Department, 300 North Coast Hwy, during regular business hours - 8:00 a.m. to 4:30 p.m., weekdays.

You are listed on the latest available County tax assessor's roll as the owner of property within 300 feet of the exterior boundary of the project site. You are being notified of this pending administrative action as required by local ordinance.

Based upon the project's conformance with the applicable zoning regulations and a determination of land use compatibility, the Planning Director has determined an APPROVAL for the Administrative Conditional Use Permit (ACUP-5-01). The project approval includes certain development requirements and use limitations pursuant to the City's applicable zoning regulations. The effective date of the Planning Director's administrative approval is January 28, 2002 (ten days from the date of this notice).

If you have any questions regarding this application or the administrative decision, please contact Iain Holt, Planner II, at (760) 435-3520. The Planning Director's administrative decision may be appealed to the City Planning Commission. A written appeal and filing fee must be filed with the Planning Department, 300 North Coast Hwy., Oceanside, CA 92054, no later than 4:30 p.m. on February 7, 2002 (10 days after date of decision). Please contact the Planning Department for further details on filing a formal appeal.



**File Number:** C-12-06

**Applicant:** Cricket Communications

**Description:**

CONDITIONAL USE PERMIT (C-12-06) for the construction and operation of a stand-alone communication facility adjacent to the Oceanside Inn located at 1680 Oceanside Boulevard. The project site is zoned CS-HO (Special Commercial - Highway Oriented) and is situated within the Townsite Neighborhood. **CRICKET**

**Environmental Determination:**

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Department  
300 N. Coast Highway  
Oceanside, CA 92054 (760) 435-3520

# Application For Planning Commission Hearing

Planning Department (760) 435-3520  
 Oceanside Civic Center  
 300 North Coast Highway  
 Oceanside, California 92054-2885

## STAFF USE ONLY

ACCEPTED BY  
 Department  
 4/17/06 S.S.

Please Print or Type All Information

HEARING

### PART I - APPLICANT INFORMATION

1. APPLICANT  
 Cricket Communications

2. STATUS

3. ADDRESS  
 6160 Cornerstone Ct Suite 150  
 San Diego, CA 92121

4. PHONE/FAX  
 858-882-9732

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)  
 Matthew Carroz - Powder River Development

6. ADDRESS  
 1623 Woodhill Dr  
 Rosville CA 95661

7. PHONE/FAX  
 916-412-9686

GPA  
 MASTER/SP.PLAN  
 ZONE CH.  
 TENT. MAP  
 PAR. MAP  
 DEV. PL.  
 C.U.P.  
 VARIANCE  
 COASTAL  
 O.H.P.A.C.

C-12-06

### PART II - PROPERTY DESCRIPTION

8. LOCATION  
 1680 Oceanside Blvd

9. SIZE  
 2.15 acres

10. GENERAL PLAN  
 SC

11. ZONING  
 CS-HO

12. LAND USE  
 Hotel

13. ASSESSOR'S PARCEL NUMBER  
 152-320-29-00

### PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION  
 Unmanned wireless communication facility with three antennas (3 sectors) mounted within monopalm and not visible. Equipment located ground level and screened from view. REV-7/25/06

15. PROPOSED GENERAL PLAN  
 N/A

16. PROPOSED ZONING  
 N/A

17. PROPOSED LAND USE  
 N/A

18. NO. UNITS  
 N/A

19. DENSITY  
 N/A

20. BUILDING SIZE

21. PARKING SPACES  
 N/A

22. % LANDSCAPE

23. % LOT COVERAGE

### PART IV - ATTACHMENTS

#### ALL APPLICATIONS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST	<input checked="" type="checkbox"/> 31. CONSTRUCTION SCHEDULE
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS	<input checked="" type="checkbox"/> 32. OTHER

#### DEV. PLANS, C.U.P.s & TENT. MAPS

### PART V - SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

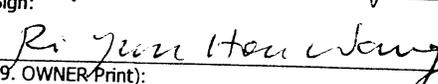
33. APPLICANT OR REPRESENTATIVE (Print):  
 Matthew Carroz

34. DATE  
 4-13-06

Sign:  


37. OWNER (Print)  
 Pi Yun Hou Wang

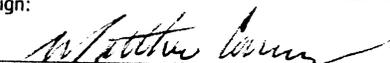
38. DATE  
 2-7-06

Sign:  


I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

35. APPLICANT (Print):  
 Matthew Carroz

36. DATE  
 4-13-06

Sign:  


39. OWNER (Print):  
 Pi Yun Hou Wang

40. DATE

Sign:

Juliana

**PROJECT DESCRIPTION**  
**For**  
**OCEANSIDE INN**  
**1680 OCEANSIDE BOULEVARD**

RECEIVED  
JUL 25 2006  
Planning Department

**SYSTEM DESCRIPTION and PROJECT JUSTIFICATION**

Cricket Communications is the operating subsidiary of Leap Wireless International (Headquartered in San Diego), Cricket is a simple and affordable mobile phone service offering customers and local businesses flat-rate, unlimited service over a high-quality, all-digital wireless network. Cricket offers customers access to a variety of the latest handsets and feature-rich mobile applications such as unlimited text messaging and picture messaging, popular games, ringtones and wallpapers, as well as international long distance and roaming. Currently Cricket is building its network for the greater San Diego area. This initial build requires the strategic location of wireless cell sites throughout the San Diego County area, including the central area of the City of Oceanside. Cricket's Radio Frequency (RF) Engineers and Real Estate Site Acquisition Specialists have identified sites that meet both the wireless network technical requirements and the business terms objectives, therefore, Cricket seeks to obtain planning and zoning approval for the above referenced site.

**SITE SELECTION**

Cricket Communications engineering, planning and site acquisition staffs have been working to create the new all digital network throughout the County of San Diego. The system employs a network of transmit/receive stations (cell sites) that carry and "hand off" signals as the user moves from one area to another. As the user moves from one cell site area to the next, signals to and from the first cell site fade while those to and from the next cell site strengthen. Sophisticated computer systems sense these signal variations and automatically hand the signal off to an available channel as the user moves between cell areas.

The network of cell sites throughout the region is "local dependant", meaning that there is a necessary and logical interrelationship between each cell site based on topography existing vegetation and traffic patterns. Eliminating or relocating a single cell site can lead to gaps in the system or areas where a continuous signal cannot be maintained, and may necessitate significant design changes or modifications to the network. In addition, each cell site can only handle a finite number of calls simultaneously. When a cell site becomes too "busy" the attempted calls are rejected due to "capacity", then an additional cell needs to be added to handle these additional calls.

## **PROPOSED DESIGN**

Cricket Communications, is proposing to construct, operate, and maintain a wireless digital facility for a proposed stealth (not visible) wireless telecom site consisting of a total of three (3) panel antennas with three sectors; each sector would have one (1) panel antenna. The three antennas will be completely hidden and not visible within the nut of a 55' mono-date-palm located on the east side of the property. The palm will also be engineered to support an additional future carrier. The proposed outdoor equipment will be located south of the monopalm, painted to blend into its environment, screened with shrubs and not visible to the public.

We believe that this design ties into the recreational theme for Oceanside as palm trees are synonymous with the beach and beach recreation which the City of Oceanside is known for throughout the state. This design provides an inconspicuous element that will rarely be noticed but at the same time enhance the overall property.

**Photo-simulations are attached.**

## **OPERATIONAL OVERVIEW**

The FCC has allocated a portion of the radio spectrum to Cricket Communications for the provision of Digital Wireless service. The Cricket installation is by design a low-power system. Depending upon characteristics of the site, the actual power requirements may be reduced.

Once constructed and operational, the unmanned communications facility will provide 24-hour service to its users seven (7) days a week. Apart from initial construction activity, the facility will be serviced by a Cricket Communication's service technician on an as-needed basis. Generally, this is likely to occur once per month during normal working hours, though much of the operational adjustments may be handled remotely by computer. Beyond this intermittent service, Cricket Communication's typically requires 24-hour access to the facility to ensure that technical support is immediately available if warranted.

**LEGAL DESCRIPTION OF SUBJECT PROPERTY  
ASSESSORS # 152-320-29-00**

ORDER NO.: 2228932-JC

**EXHIBIT "A"**

PARCEL 1:

THAT CERTAIN PARCEL OF LAND DELINEATED AND DESIGNATED AS "2.15 ACRES" ON RECORD OF SURVEY MAP NO. 6847, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1967, BEING A PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, AND OF TRACT 101 OF SOUTH OCEANSIDE, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1890, ALL BEING IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL 2:

THAT PORTION OF TRACT 101 SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1890, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF RECORD OF SURVEY 6847, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1967; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID SURVEY, SOUTH 13°53'13" WEST 64.34 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 53°26'54" EAST 14.14 FEET TO A POINT ON THE ARC OF A 2040.08 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF OCEANS BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING.; THENCE RETRACING NORTH 53°26'54" WEST 55.26 FEET; THENCE SOUTH 36°36'06" WEST 40.00 FEET; THENCE SOUTH 53°26'54" EAST 52.00 FEET, MORE OR LESS, TO A POINT ON THE ARC OF THE AFOREMENTIONED 2040.08 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY IN THE NORTHWESTERLY LINE OF SAID OCEAN BOULEVARD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF OCEAN BOULEVARD TO THE TRUE POINT OF BEGINNING.



CITY OF OCEANSIDE{PRIVATE }  
COMMUNITY DEVELOPMENT DEPARTMENT/PLANNING DIVISION

1

## NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK  
COUNTY OF SAN DIEGO  
P.O. BOX 1750  
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:  
Cricket 1680 Oceanside Blvd

PROJECT LOCATION - SPECIFIC:  
1680 Oceanside Blvd  
APN 152-320-29

PROJECT LOCATION - GENERAL:  
CITY OF OCEANSIDE

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:  
Construction, operation, and maintenance of a stand-alone communication facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT:  
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:  
Cricket Communications  
6160 Cornerstone Court #150  
San Diego, CA 92121  
(858) 882-9732

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)  
(Public Resources Code Section 21000 et. al.):

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15303

**REASONS WHY PROJECT IS EXEMPT:**

The stand-alone communications facility will be located within the existing parking lot of the Oceanside Inn. The antennas will be hidden from view and disguised as a Mexican Fan Palm.

Contact Person: Juliana von Hacht, Acting Associate Planner

SIGNATURE

October 23, 2006

DATE

For: Jerry Hittleman, Acting City Planner