



Design Review Subcommittee (DRSC)

Meeting Date: December 12, 2018

PLANNER: Katie Crockett, Associate Planner

SUBJECT: **Conditional Use Permits 18-529, -530, -531, -532, -533, -534, -535, -536, -537, -538, -540, -541, -543, AT&T Small Cells in Right-of-Way,** review of design alternatives for a request to construct 13 “small cells” on street lights and utility poles within the public right-of-way at 13 locations throughout the City, previously reviewed by the DRSC.

BACKGROUND:

On September 26, 2018, the Design Review Subcommittee (DRSC) reviewed these 13 applications for “small cell” wireless telecommunications facilities in the public right-of-way (ROW), in compliance with Zoning Ordinance Section 17.12.025, which requires DRSC review of any Conditional Use Permit application for new antenna projects. The minutes are included as Attachment 6 for reference. The map and list of proposed sites are included in Attachments 1 and 2. The DRSC reviewed two types of small cell installations: Type 1 sites, which are located on concrete streetlights; and Type 2, which are located on utility poles (either wood or steel).



Typical Type 1 Installation



Typical Type 2 Installation

During DRSC discussion, one DRSC member expressed a preference for a tapered pole design for Type 1 installations, as opposed to the design presented. The DRSC did not reach a consensus and expressed interest in reviewing a tapered design option before making a recommendation on the preferred Type 1 design. Additionally the DRSC expressed interest in seeing a Type 2 design with the antenna at the top of the pole and the associated equipment and radios mounted closer to the pole.

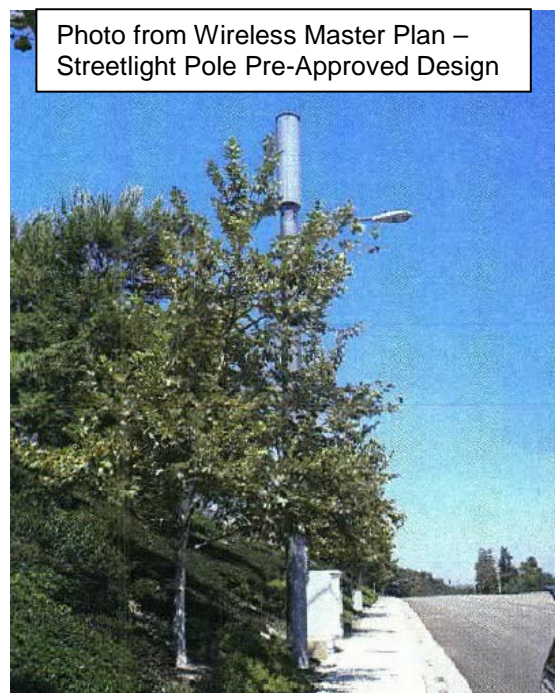
The purpose of this DRSC review is to review the alternatives to the original designs and provide the applicant feedback on which of the Type 1 and Type 2 design alternatives is preferred.

PROJECT DESCRIPTION

The applicant provided the requested alternative designs for the two types of installations for DRSC review. Type 1 and Type 2 alternatives are presented as Attachment 3 and 4, respectively. One of the proposed locations will require a slightly larger installation than previously reviewed by the DRSC. The applicant refers to the larger installation types as “MICRO” sites. The MICRO sites require more radios than the other small cells proposed in order to provide additional range. The radios are placed in a shroud at the bottom of the pole, which is approximately 7.5” wider than the original Type 1 design (which is 12” in diameter). If this MICRO design is chosen to be implemented, staff will review the location to ensure required clearances for sidewalks are maintained.

ANALYSIS:

As noted in the previous DRSC report, the City’s Wireless Master Plan, while not applicable to sites in the ROW, identifies light poles as a pre-approved design for City properties (see photo to the right). The Master Plan states light pole designs could be up to 40 feet high, with an 18” maximum antenna diameter, with cables concealed within the structure and antenna painted to match. All Type 1 alternatives meet these standards. The Master Plan does not contain a pre-approved design for utility poles similar to those used in the Type 2 installations. The new Type 2 options presented incorporate design features recommended from the previous DRSC, including an improved steel pole design and antenna placement at the top of the pole with the other equipment and radios closer to or within the pole.



RECOMMENDATIONS:

The applicant revised project plans to address design suggestions from the September 26, 2018 meeting and prepared design alternatives for Subcommittee consideration. Staff is seeking direction and feedback regarding the Type 1 and Type 2 site design options.

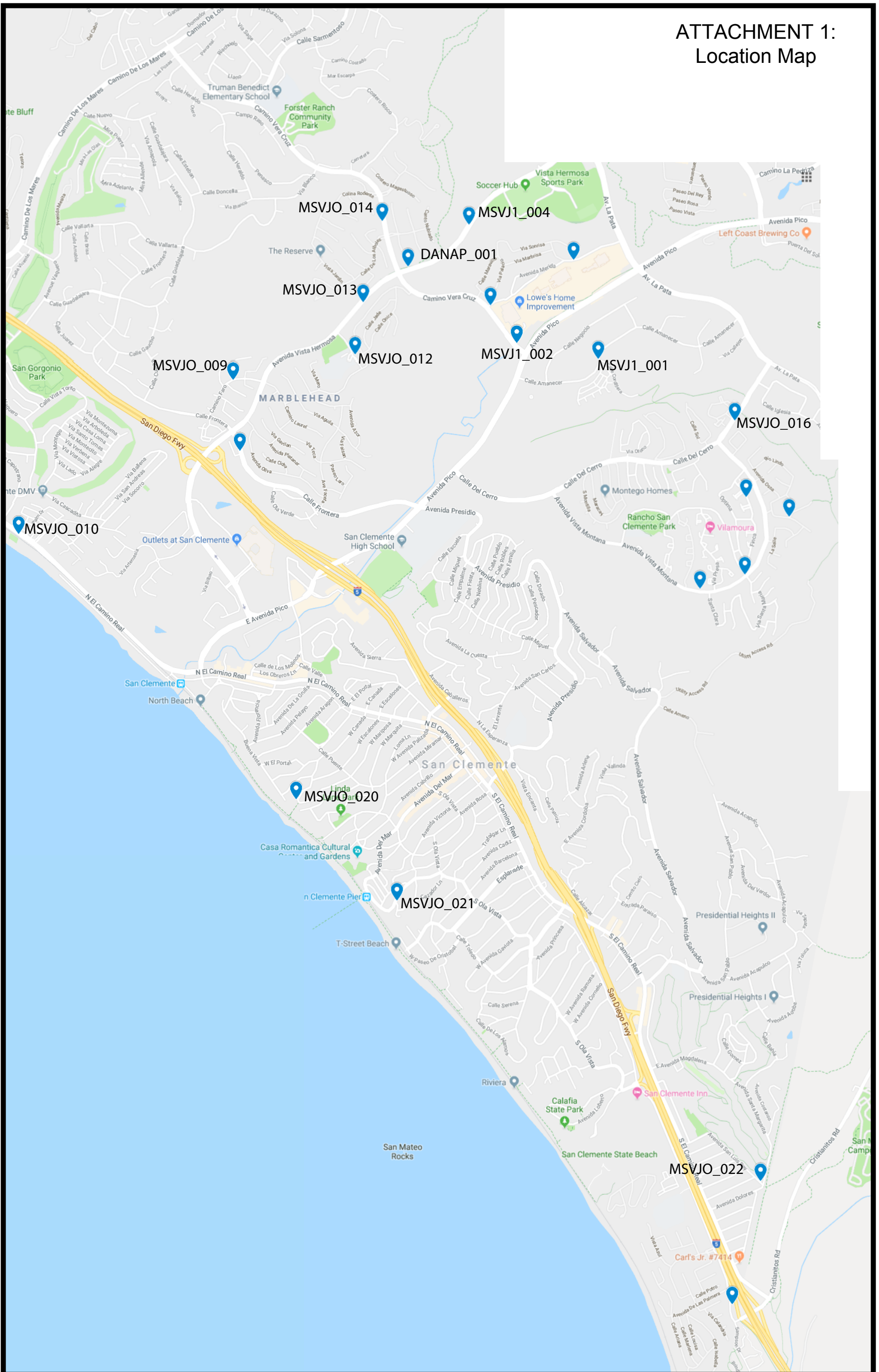
CONCLUSION

The purpose of this review is to consider alternatives to the original Type 1 and Type 2 “small cell” site designs. The applicant intends to incorporate DRSC’s feedback and resubmit plans for each site. Once the applications are deemed complete, the project will be scheduled for a public hearing before the Planning Commission.

Attachments:

1. Location Map
2. List of proposed sites
3. Type 1 Alternative Designs
4. Type 2 Alternative Design
5. Micro Site New Design
6. DRSC 9/26/18 Meeting Minutes (excerpt)

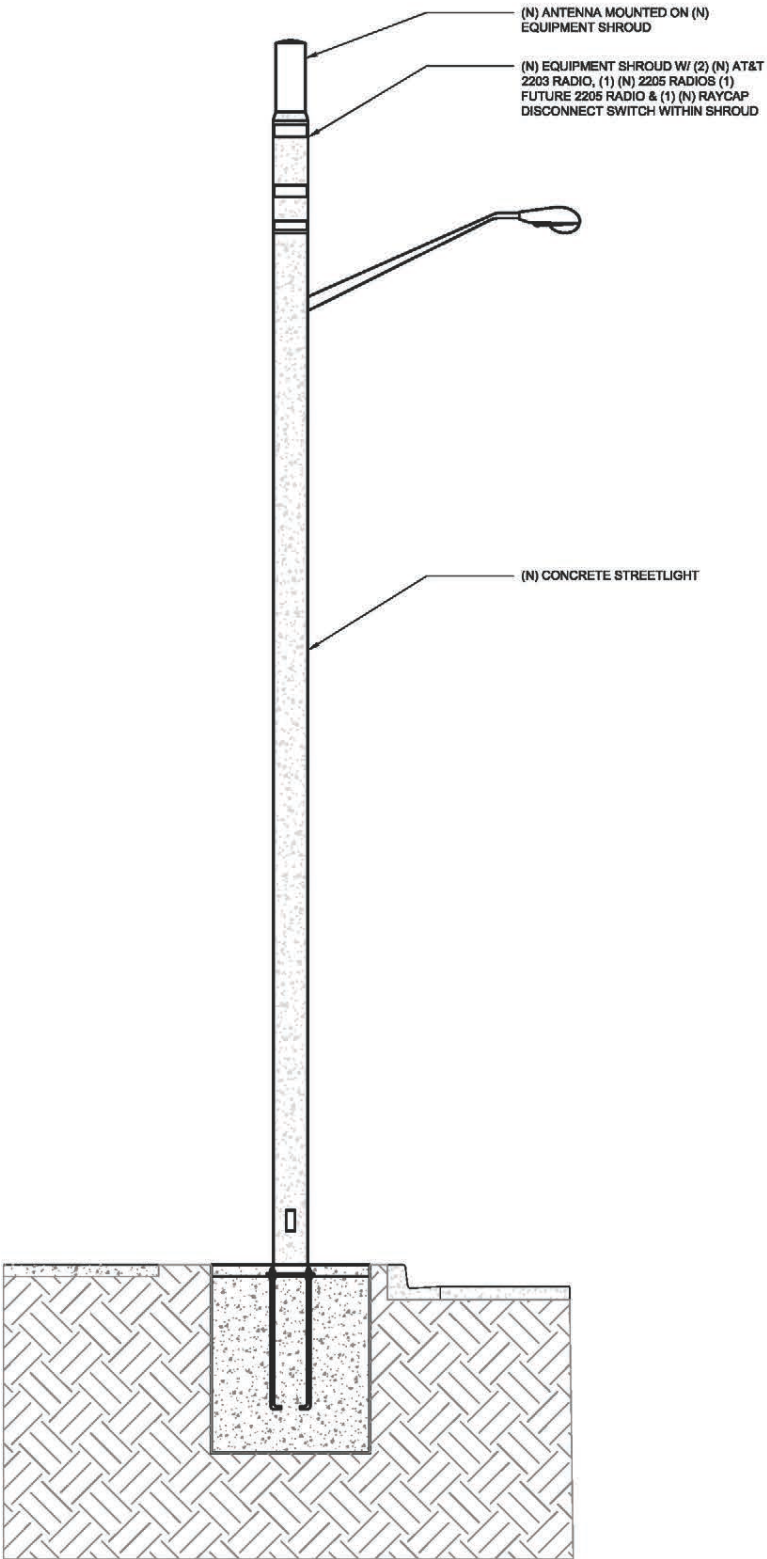
ATTACHMENT 1: Location Map



ATTACHMENT 2: Proposed Site List

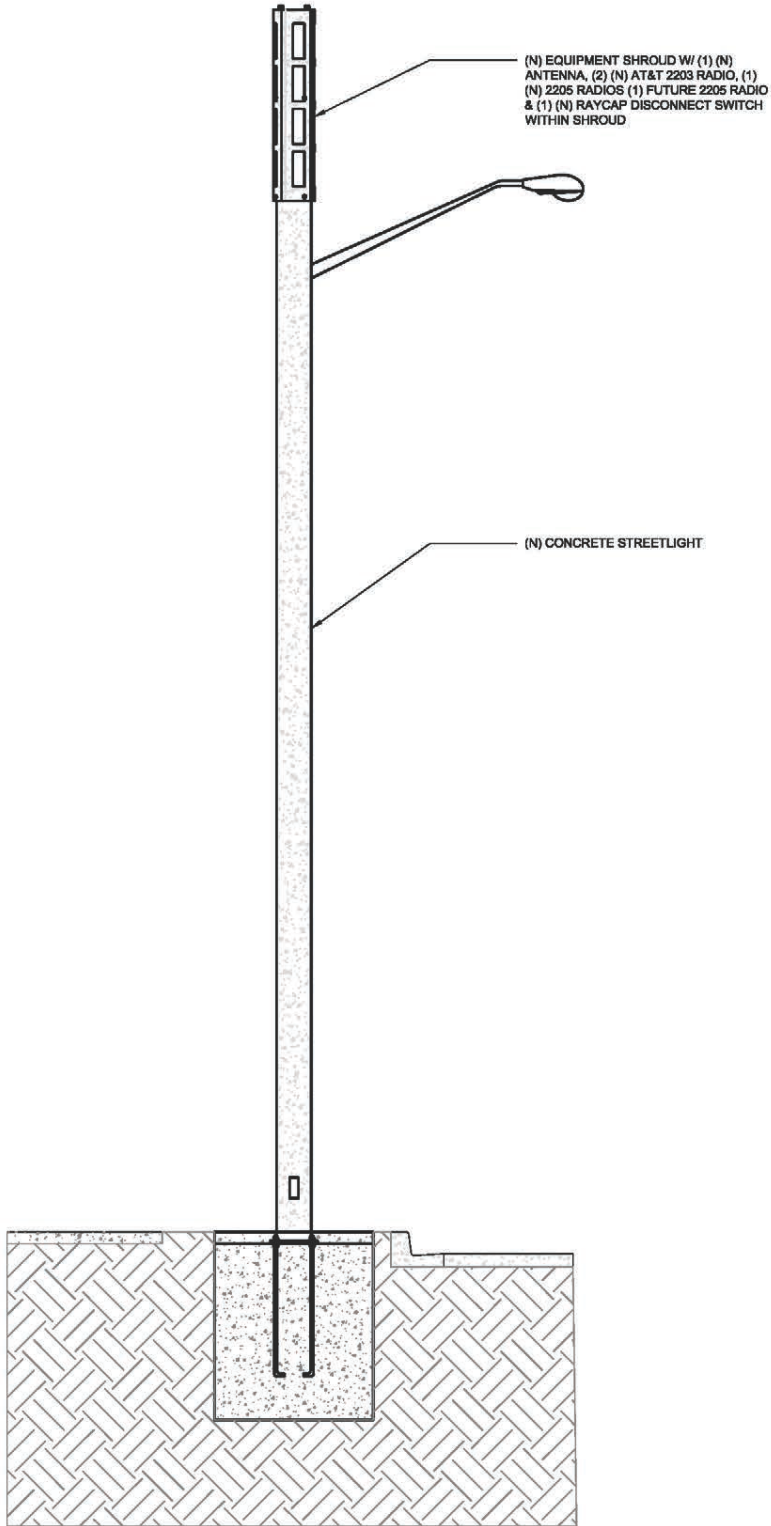
SITE_ID	APPLICATION NUMBER	TENTATIVE ADDRESS	NOTES
CRAN_RLOS_DANAP_001	CUP 18-529	802 Ave. Vista Hermosa CS	Type 1:Single-arm streetlight
CRAN_RLOS_MSVJO_009	CUP 18-530	2400 Camino Faro CS	Type 1: Single arm streetlight
CRAN_RLOS_MSVJO_010	CUP 18-531	2770 El Camino Real CS	Type 2: Wood utility pole (w/light)
CRAN_RLOS_MSVJO_012	CUP 18-532	2411 Via Turqueza CS	Type 1: Single-arm streetlight
CRAN_RLOS_MSVJO_013	CUP 18-533	791 Avenida Vista Hermosa CS	Type 1: Single-arm streetlight
CRAN_RLOS_MSVJO_014	CUP 18-534	3018 Camino Vera Cruz CS	Type 1: Single-arm streetlight
CRAN_RLOS_MSVJO_016	CUP 18-535	1101 Calle del Cerro CS	Type 1: Single-arm streetlight
CRAN_RLOS_MSVJO_020	CUP 18-536	260 W. Escalones CS	Type 2: Steel utility pole (w/light)
CRAN_RLOS_MSVJO_021	CUP 18-537	521 Avenida Victoria CS	Type 1: Single-arm streetlight
CRAN_RLOS_MSVJO_022	CUP 18-538	145 Avenida San Luis Rey CS	Type 2: Wood utility pole
CRAN_RLOS_MSVJ1_001	CUP 18-540	948 Calle Amanacer CS	Type 1: Single-arm streetlight
CRAN_RLOS_MSVJ1_002	CUP 18-541	2801 Camino Vera Cruz CS	Type 1: Single-arm streetlight
CRAN_RLOS_MSVJ1_004	CUP 18-543	901 Avenida Vista Hermosa CS	Type 1: Double-arm streetlight (median)

ATTACHMENT 3: Type 1



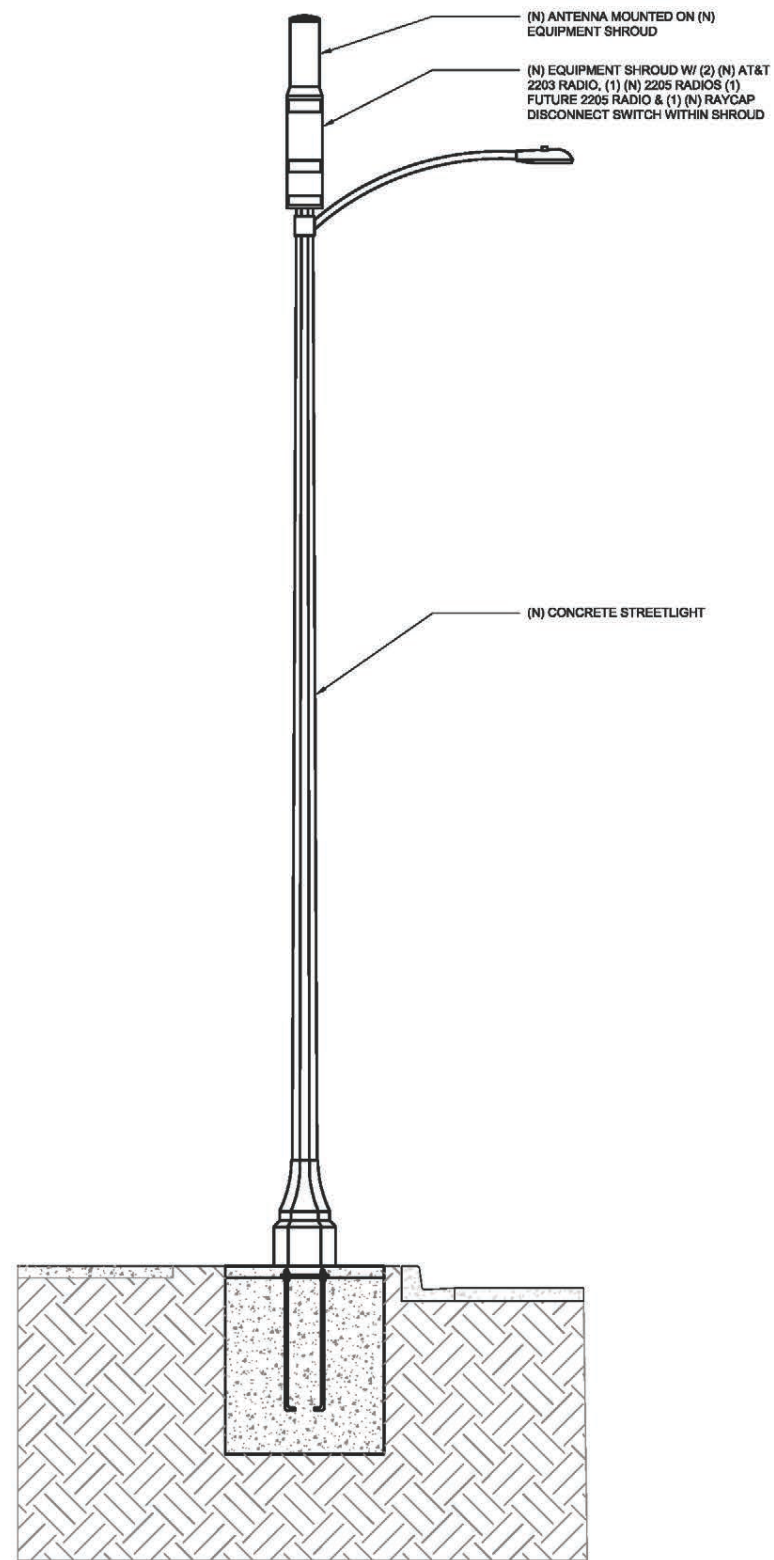
NON-TAPERED CONCRETE POLE W/ COMMSCOPE SHROUD

ATTACHMENT 3: Type 1



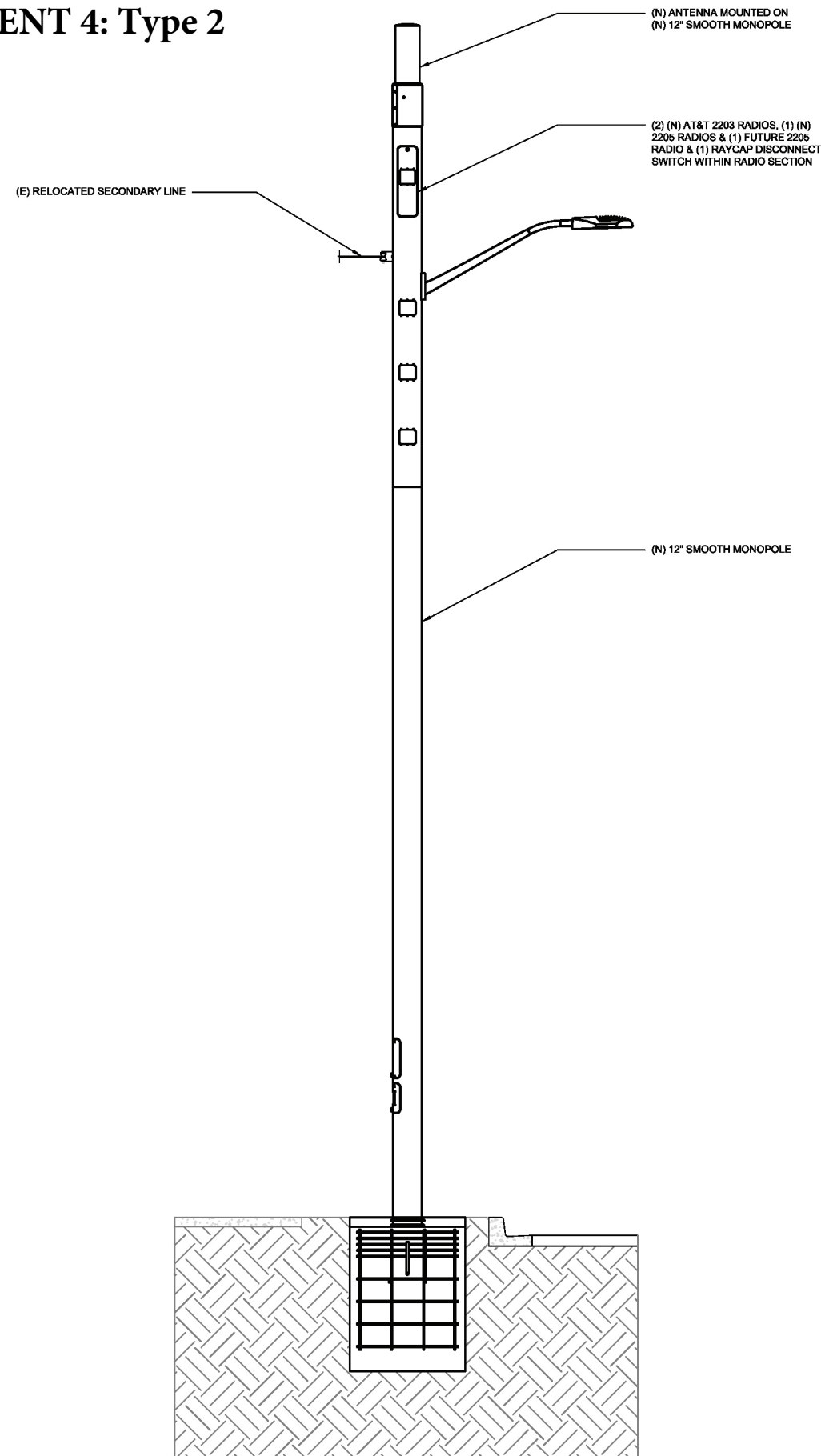
NON-TAPERED CONCRETE POLE W/ CONCEALFAB SHROUD

ATTACHMENT 3: Type 1



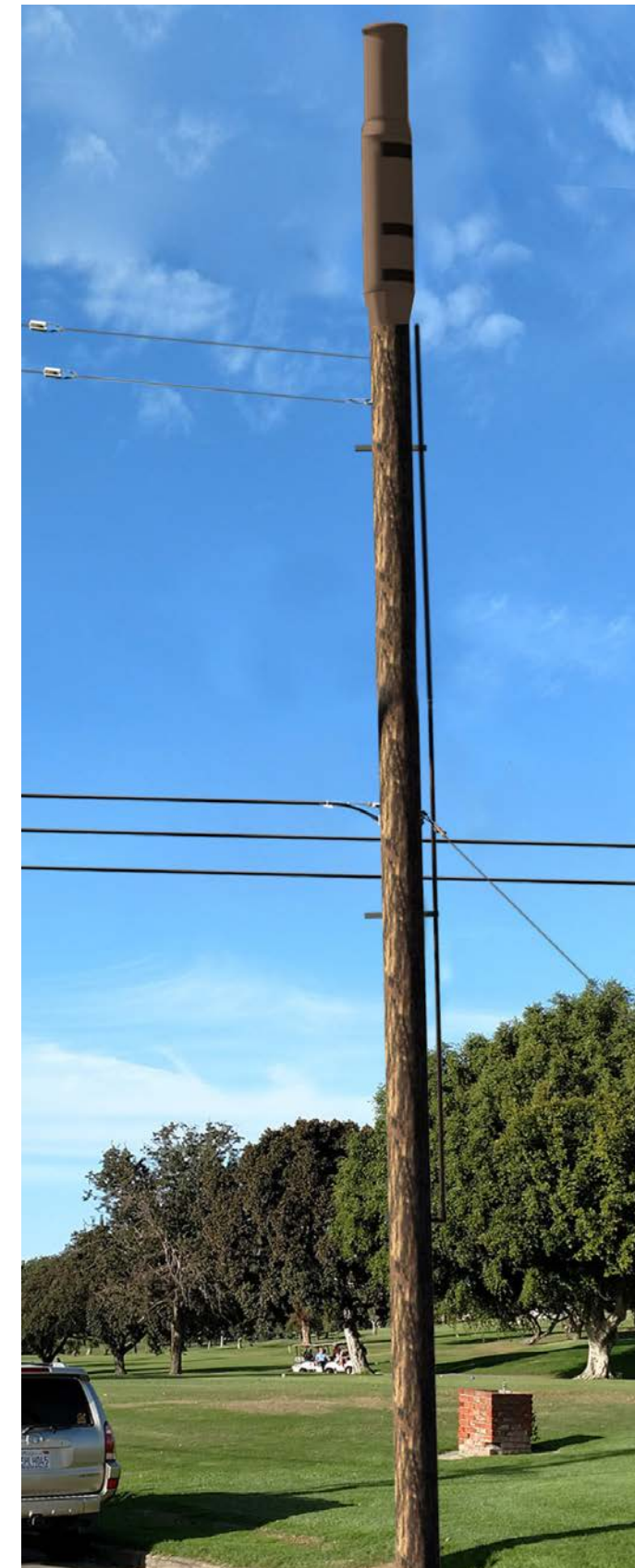
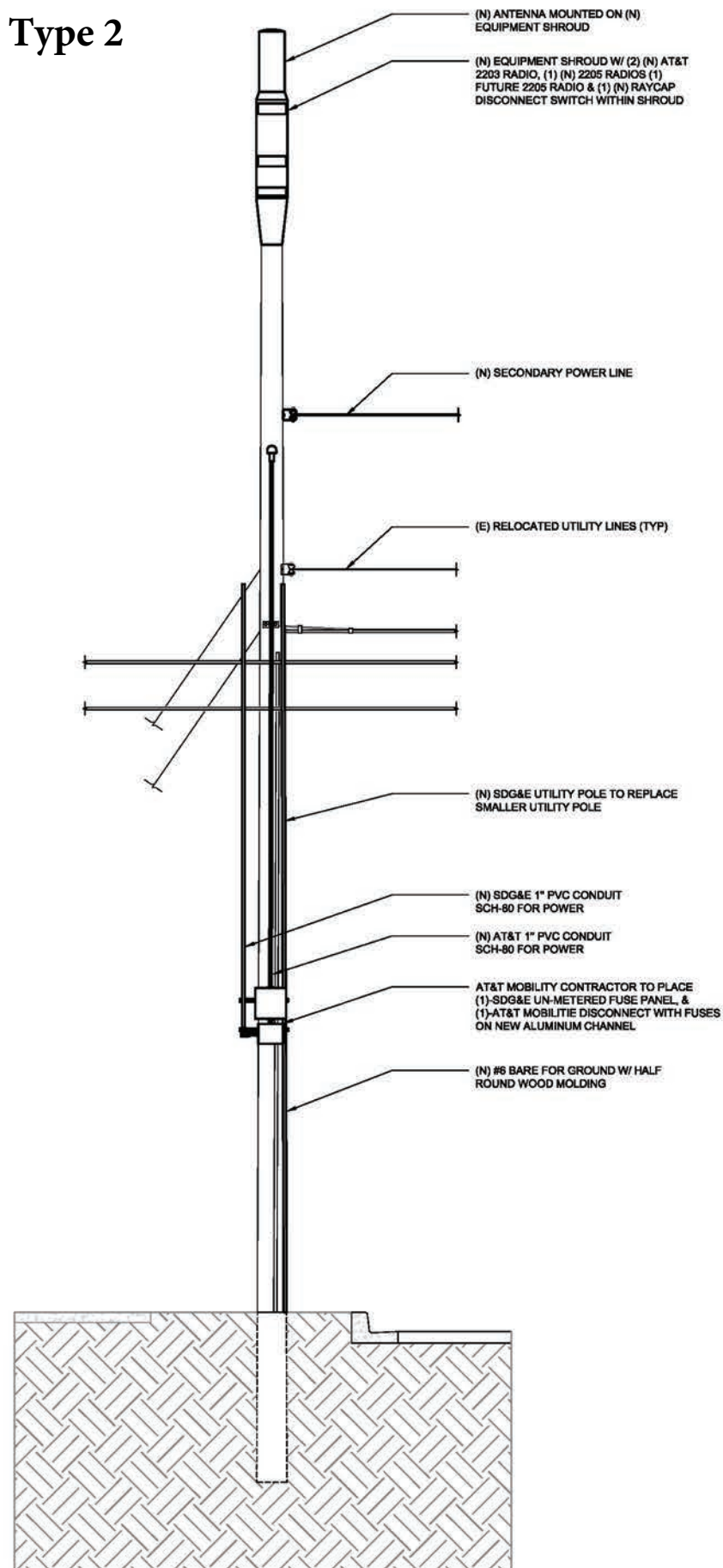
TAPERED OCTAGONAL CONCRETE POLE W/ COMMSCOPE SHROUD

ATTACHMENT 4: Type 2



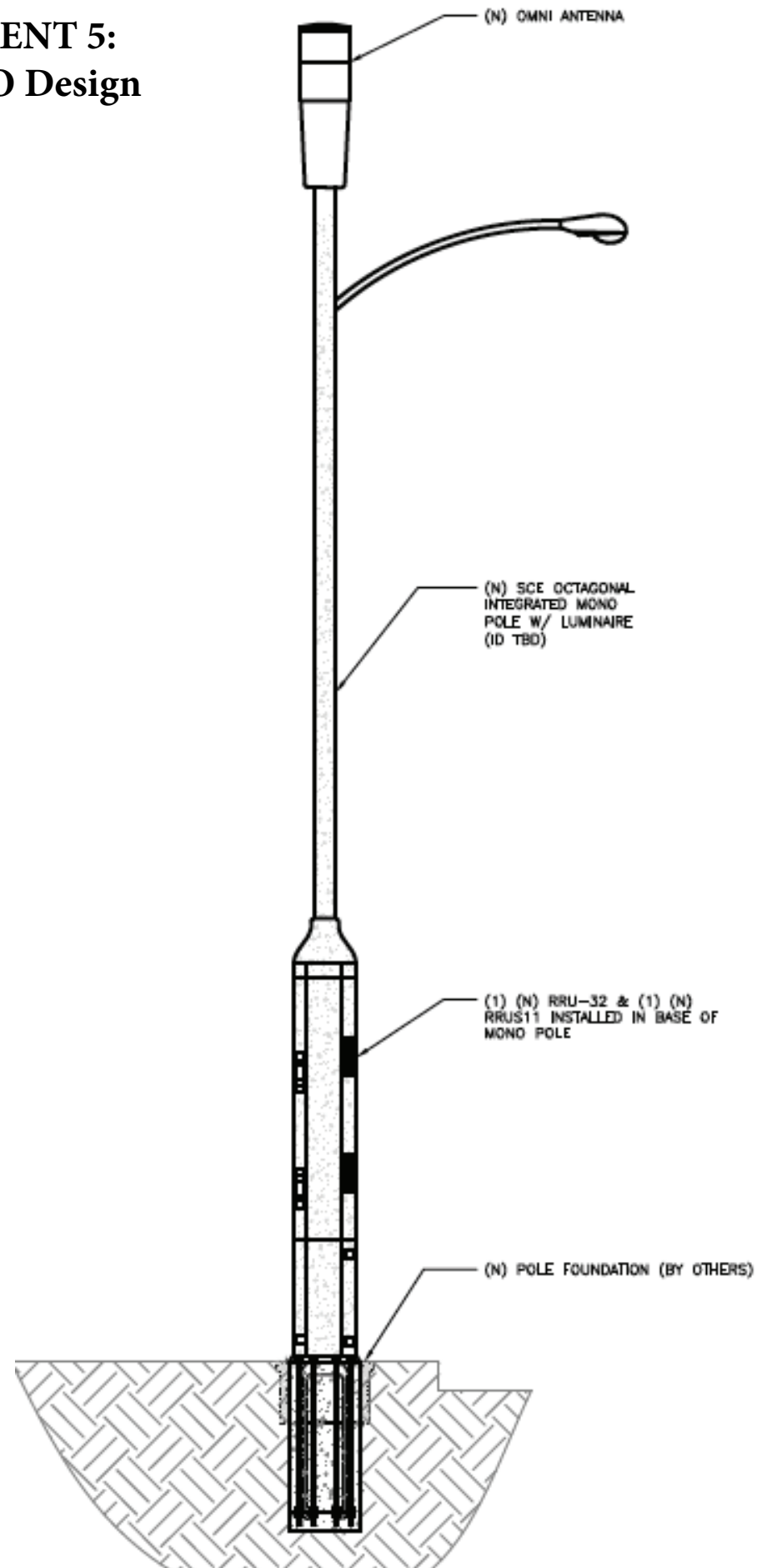
STEEL UTILITY POLE W/ ANTENNA TOP MOUNTED

ATTACHMENT 4: Type 2



WOOD UTILITY POLE W/ ANTENNA TOP MOUNTED

**ATTACHMENT 5:
New MICRO Design**



MICRO CELL - BASE RADIO PEDESTAL

- Asked for clarification regarding the white valence shown on the tower as seen on the simulation attachment.
- Directed staff to include development standards in the Zoning Administrator report from the following sections of policy documents:
 - Chapter 17.84 - Signs
 - Design Guidelines – Wall Sign standards
- Stated the proposed light complies with all standards referenced by the subcommittee.
- Stated in Gateway locations, pin-mounted signs are preferred.
- Stated the overhead light would bring out the oval shape of the recess element.
- Requested the applicant to revise the simulation to be consistent with the plan drawings.
- Stated the elimination of the LED strip from the tower is supported by the subcommittee.

The Subcommittee concurred with staff's recommendations, provided additional input to the applicant and staff, and recommended the item be forwarded to the Zoning Administrator for review.

Conditional Use Permit 18-529 / 18-530 / 18-531 / 18-532 / 18-533 / 18-534 / 18-535 / 18-536 / 18-537 / 18-538 / 18-540 / 18-541 / 18-543, AT&T Small Cells in Right-of-Way (Crockett)

A request to construct 13 "small cell" wireless telecommunications facilities on street lights and utility poles within the public right-of-way at 13 locations throughout the City

Associate Planner Katie Crockett summarized the staff report. The applicant, Franklin Orozco, and engineer, Calvin Gough, were present for questions.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Recommended that MSVJO_010 be relocated to a streetlight (Type 1 design), especially given that this is a Gateway location. The Applicant indicated there was an alternative streetlight location that would work for them.
- Recommended relocating MSVJO_020 and MSVJO_022 to streetlights (Type 1). The Applicant stated that they would look into this option but in at least one location, there may not be a suitable alternative streetlight location available.
- Recommended, at a minimum, for MSVJO_020 to keep the pole steel, as opposed to replacing with wood. Subcommittee members expressed concern over any degradation in aesthetics of this location due to the residential area.

- Noted inconsistencies between how Type 2 installations were shown on the plans and the photo simulations.
- Recommended for Type 2 installations that cannot be relocated to Type 1 installations moving the antenna to the top of the pole and mounting the radios and other equipment closer to the pole.
- Inquired about maintaining a tapered pole design, understanding that the antenna and equipment at the top would be wider than the top of the pole. The Subcommittee members did not come to a consensus regarding this option and expressed a desire to see this brought back as an option for further DRSC review.

The Subcommittee concurred with staff's recommendations, provided additional input and recommendations to the applicant and staff, and recommended that the applicant return to the DRSC with more information on the tapered pole design option prior to proceeding to Planning Commission for review.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT


Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, October 10, 2018 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,



Jim Ruehlh, Chair

Attest:



Stephanie Roxas, Senior Planner