



## Design Review Subcommittee (DRSC)

Meeting Date: April 12, 2023

**PLANNER:** John Ciampa, Contract Planner

**SUBJECT:** **City Antenna Permit (CAP) 23-103, Dish Wireless Telecommunications Facility,** a request to install antennas and equipment on an existing ball field light standard and equipment enclosure in the San Gorgonio City Park at 2916 Via Gorgonio.

### **BACKGROUND:**

The project proposes to install new antennas and equipment on an existing ball field light standard and new ground-mounted equipment within an existing enclosure at the San Gorgonio Park near the basketball courts. The light standard antennas and equipment enclosure were decommissioned over a year ago; therefore, a new City Antenna Permit (CAP) must be obtained for the proposed project (per Section 17.12.150 Expiration of Approvals). The improvements proposed for the wireless telecommunication facility include new equipment at the height of 59 feet nine inches (eight feet lower than the previous antennas) on the 79 feet five inches tall light standard. The equipment includes six-panel antennas, six pipe mounts, and 12 remote radio heads that would be painted to match the light standard. The ground-mounted equipment is proposed in the abandoned wireless equipment enclosure attached to a park restroom. The equipment proposed within the enclosure includes equipment cabinets, power conduit, conduit and fiber box, GPS unit, and meter socket (see Attachment 1).

The property is within the Open Space Public (OS1) zoning district. The proposed wireless telecommunication facility is subject to the standards identified in Section 17.16.130 of the San Clemente Municipal Code (SCMC), which requires wireless projects on City property to obtain a CAP "for new antennas on City property that are consistent with the City Wireless Master Plan." The Wireless Master Plan (WMP) identifies flush mounted antennas on ballpark light standards at San Gorgonio Park as a pre-approved design. The first submittal plans and photo simulations provided by the applicant (Attachments 1 & 2) proposed a halo design with a radius of approximately six feet. While the proposed design would result in a reduced radius compared to the previous carrier, the Wireless Master Plan (Attachment 5) calls for Ball Field Light Standards to have "Either flush-mounted antennas (using low-profile mounting brackets) or screened antennas may be considered." San Gorgonio Park has two other light standard wireless facilities (Attachment 4) that installed flush mounted antennas without the halo mounting system and are consistent with the design requirements identified in Appendix B of the Wireless Master Plan. Staff discussed the flush-mounted design with the applicant, and they are supportive of a revised design. The application has provided alternative photo simulations (Attachment 3) to illustrate the project's compliance with the Wireless Master Plan.

**REVIEWING AUTHORITY:**

Under SCMC 17.12.025, Design Review Subcommittee (DRSC) is required for new antenna projects on City property. Under SCMC 17.16.030, the Zoning Administrator is the review authority for a CAP for a new wireless telecommunication facility.

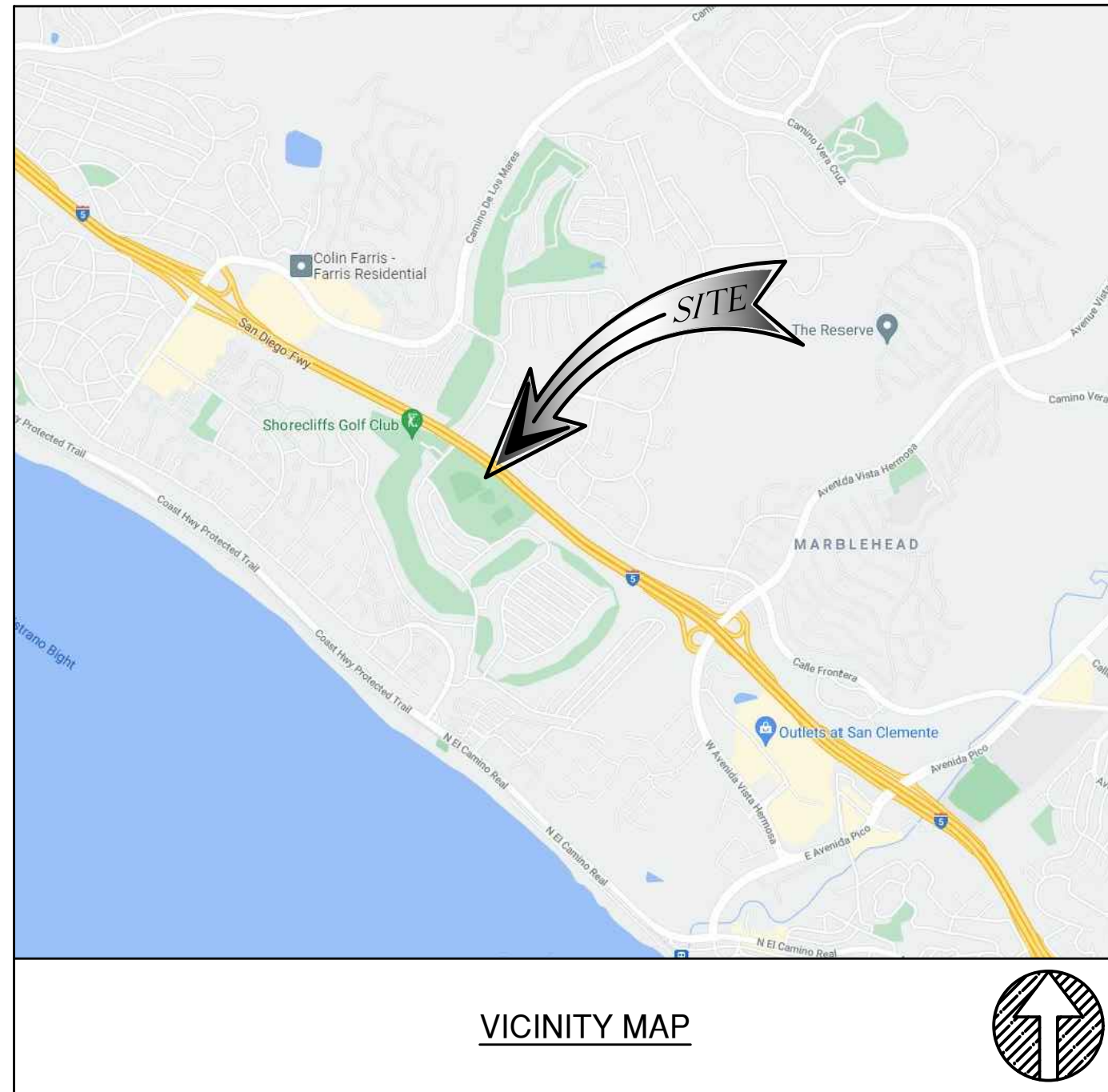
**RECOMMENDATION:**

Staff seeks a recommendation from the DRSC for the wireless facility's design to provide to the Zoning Administrator.

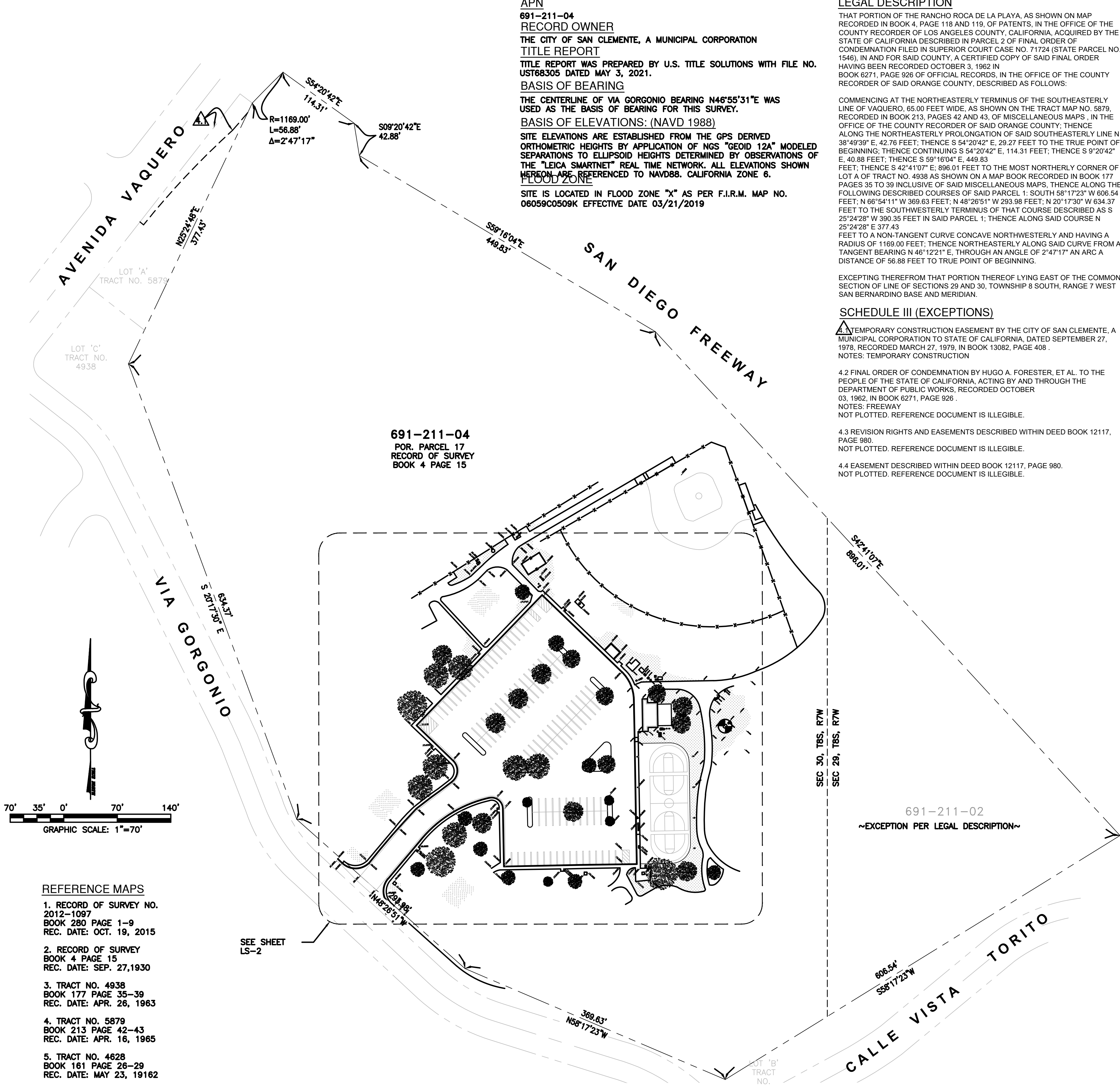
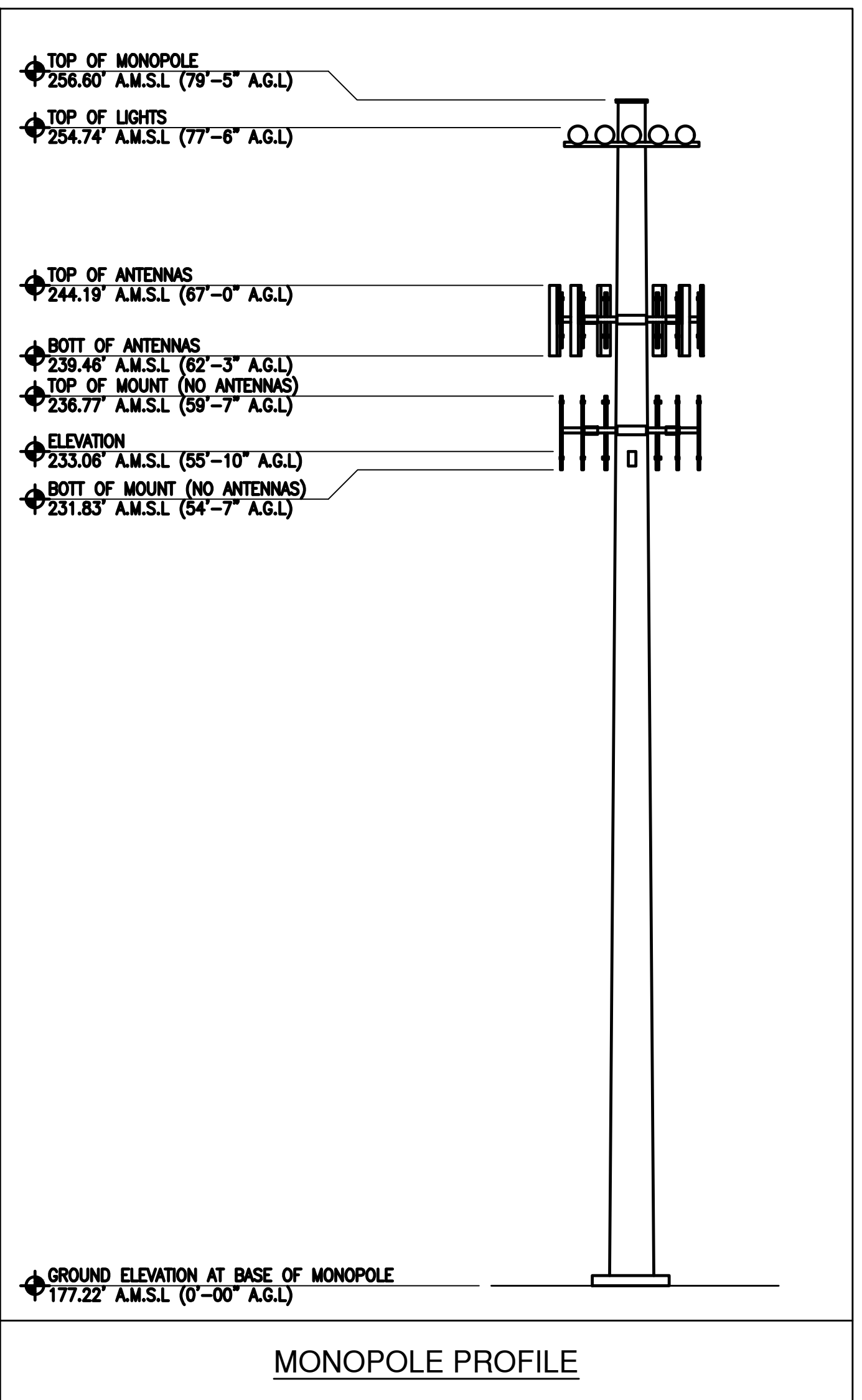
***Attachments:***

1. Conceptual Project Plans
2. Photo Simulations
3. Alternative Simulations
4. Light Standard Examples at San Gorgonio Park
5. Wireless Master Plan Excerpt





**COORDINATES**  
 LATITUDE: 33°26'59.65" N (33.449903°)  
 LONGITUDE: 117°38'31.44" W (-117.642067°)



- REFERENCE MAPS**
- RECORD OF SURVEY NO. 2012-1097  
 BOOK 280 PAGE 1-9  
 REC. DATE: OCT. 19, 2015
  - RECORD OF SURVEY BOOK 4 PAGE 15  
 REC. DATE: SEP. 27, 1930
  - TRACT NO. 4938  
 BOOK 177 PAGE 35-39  
 REC. DATE: APR. 26, 1963
  - TRACT NO. 5879  
 BOOK 213 PAGE 42-43  
 REC. DATE: APR. 16, 1965
  - TRACT NO. 4628  
 BOOK 161 PAGE 26-29  
 REC. DATE: MAY 23, 19162



5701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120



ENGINEERING  
 AND SURVEY

23072 LAKE CENTER DR., SUITE 211  
 LAKE FOREST, CA 92630  
 714.624.9027



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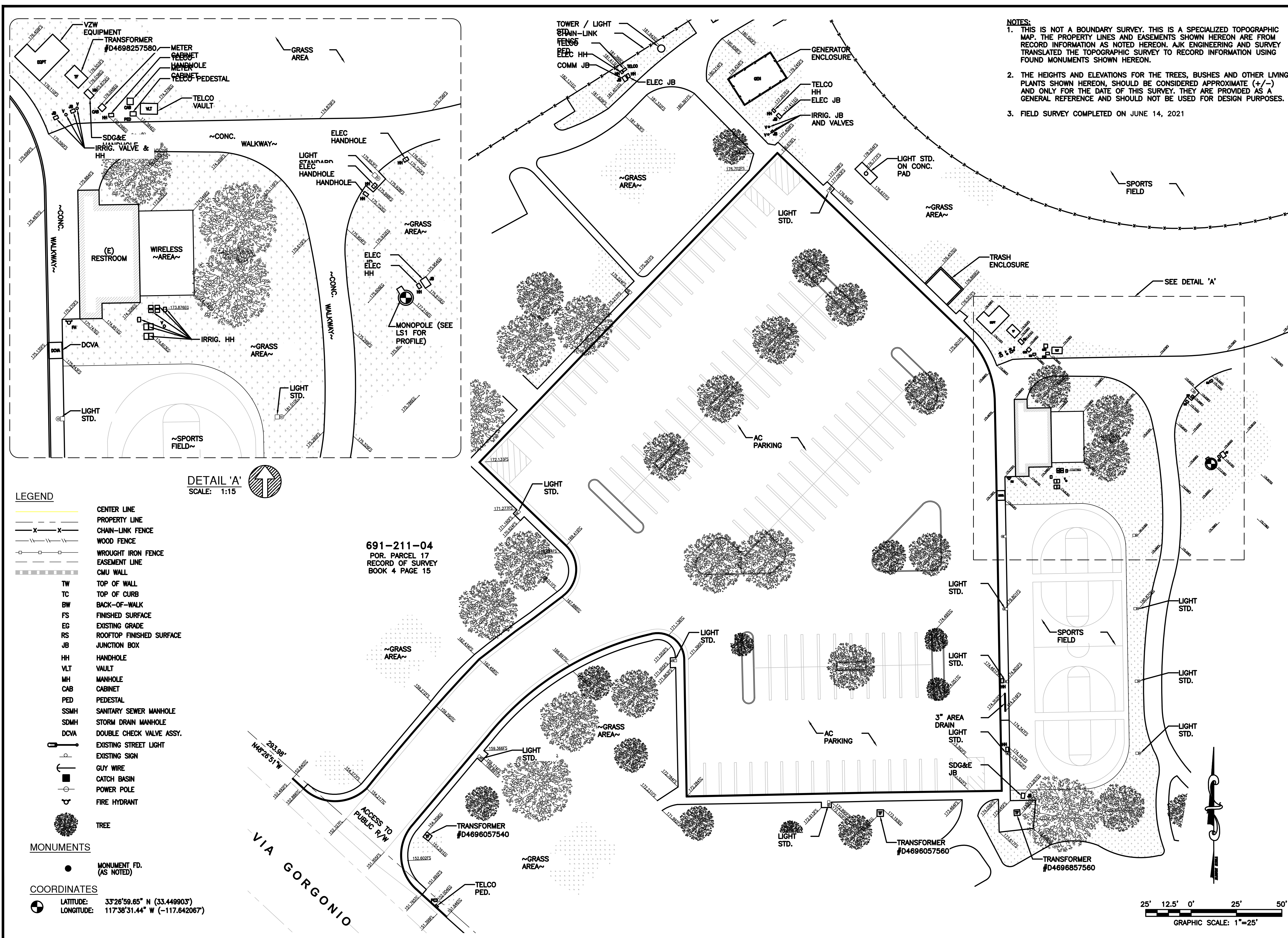
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JB	---	---
RFDS REV #:		1

**ZONING DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	07/01/2021	PRELIM ZD ISSUED FOR REVIEW
1	07/12/2021	FINAL ZD

A&E PROJECT NUMBER  
 LSSNA01191A  
 DISH Wireless L.L.C.  
 PROJECT INFORMATION  
 LSSNA01191A  
 2916 VIA GORGONIO  
 SAN CLEMENTE, CA 92624

SHEET TITLE  
 BOUNDARY  
 DETAILS  
 SHEET NUMBER  
**LS-1**



**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON JUNE 14, 2021

**DETAIL 'A'**  
SCALE: 1:15

- LEGEND**
- CENTER LINE
  - - - PROPERTY LINE
  - x-x- CHAIN-LINK FENCE
  - - - WOOD FENCE
  - o-o- WROUGHT IRON FENCE
  - - - EASEMENT LINE
  - - - CMU WALL
  - TW TOP OF WALL
  - TC TOP OF CURB
  - BW BACK-OF-WALK
  - FS FINISHED SURFACE
  - EG EXISTING GRADE
  - RS ROOFTOP FINISHED SURFACE
  - JB JUNCTION BOX
  - HH HANDHOLE
  - VLT VAULT
  - MH MANHOLE
  - CAB CABINET
  - PED PEDESTAL
  - SSMH SANITARY SEWER MANHOLE
  - SDMH STORM DRAIN MANHOLE
  - DCVA DOUBLE CHECK VALVE ASSY.
  - Existing Street Light
  - Existing Sign
  - GUY WIRE
  - CATCH BASIN
  - POWER POLE
  - FIRE HYDRANT
  - TREE
- MONUMENTS**
- MONUMENT FD. (AS NOTED)

691-211-04  
POR. PARCEL 17  
RECORD OF SURVEY  
BOOK 4 PAGE 15

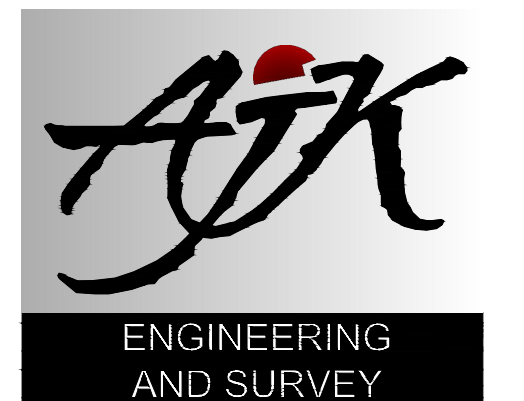
**COORDINATES**

LATITUDE: 33°26'59.65" N (33.448903)  
LONGITUDE: 117°38'31.44" W (-117.642067)

25' 12.5' 0' 25' 50'  
GRAPHIC SCALE: 1"=25'



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JB - - - - -  
RFDS REV #: 1

**ZONING DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	07/01/2021	PRELIM 2D ISSUED FOR REVIEW

A&E PROJECT NUMBER  
LSSNA01191A

DISH Wireless L.L.C.  
PROJECT INFORMATION  
LSSNA01191A  
2916 VIA GORGONIO  
SAN CLEMENTE, CA 92624

SHEET TITLE  
TOPOGRAPHIC SURVEY

SHEET NUMBER  
**LS-2**

**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



TELECOMMUNICATIONS PROJECT MANAGEMENT  
302 STATE PLACE,  
ESCONDIDO, CALIFORNIA 92029

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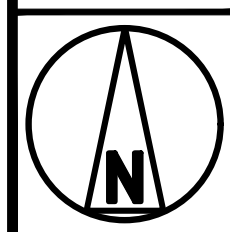
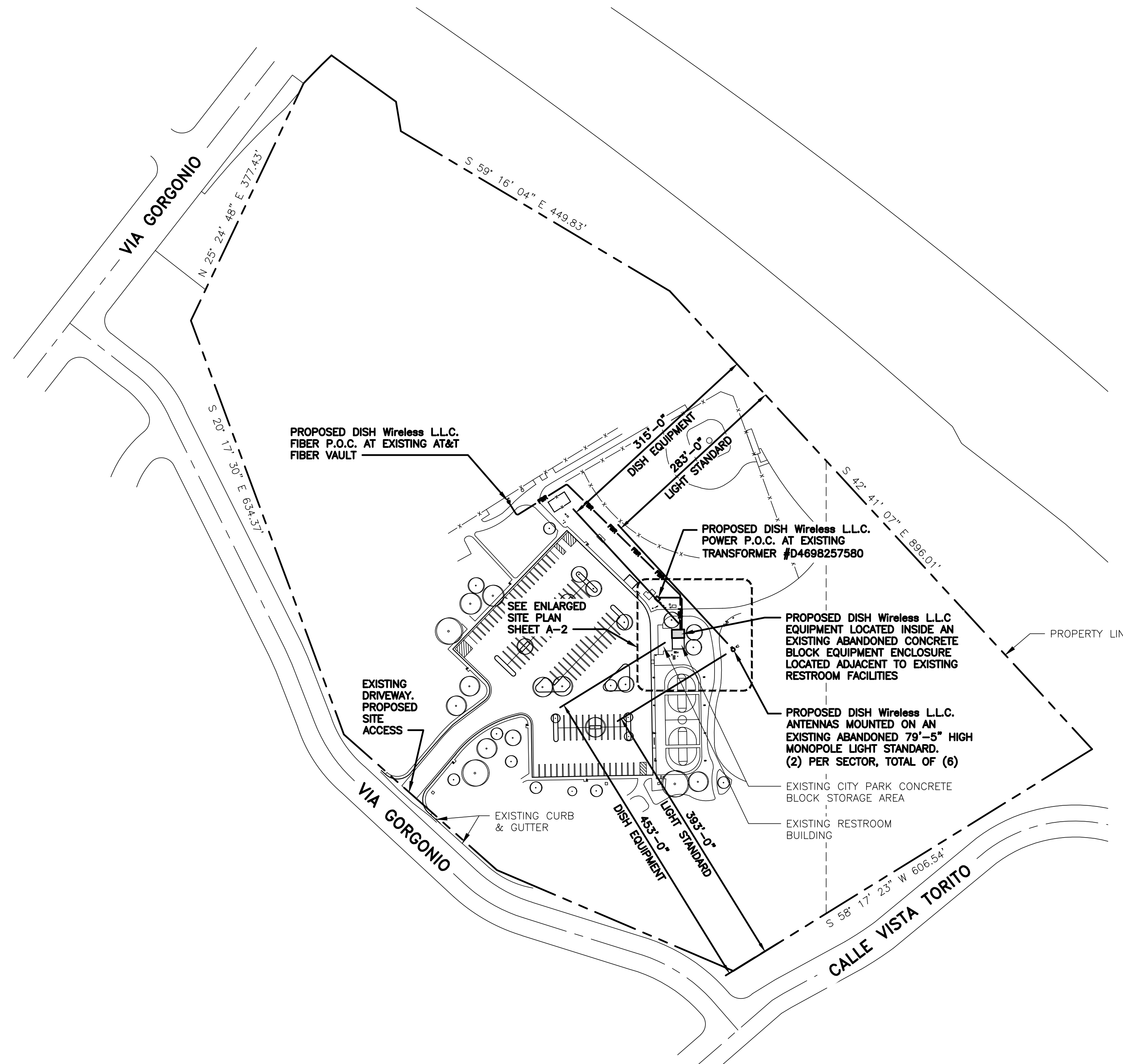
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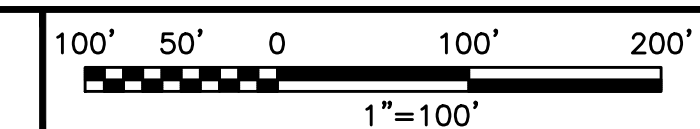
SHEET TITLE  
OVERALL  
SITE PLAN

SHEET NUMBER

**A-1**



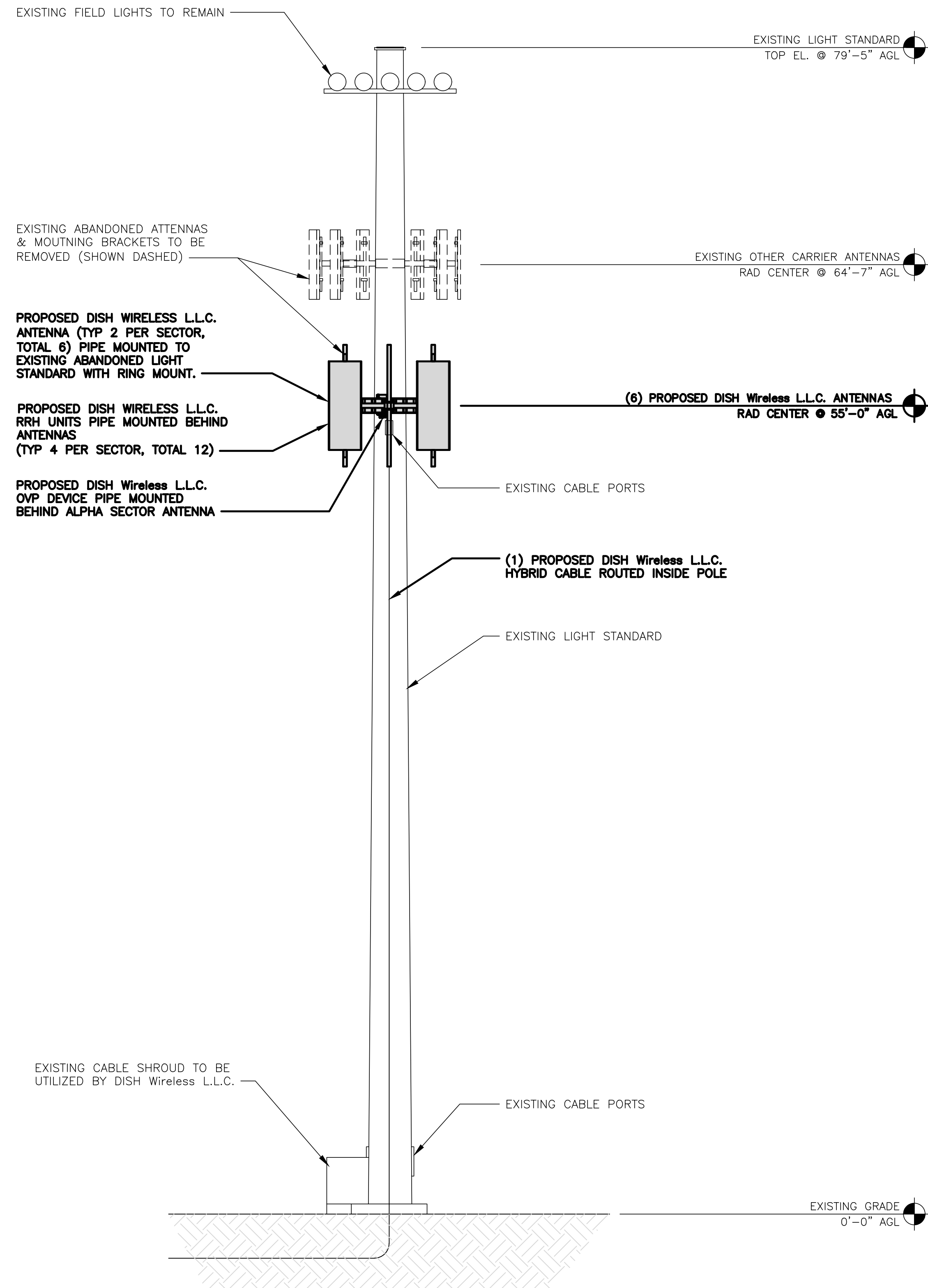
**OVERALL SITE PLAN**



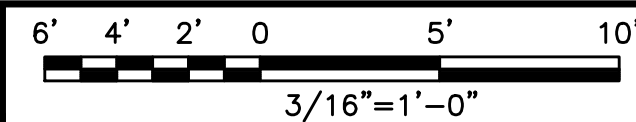


**NOTES**

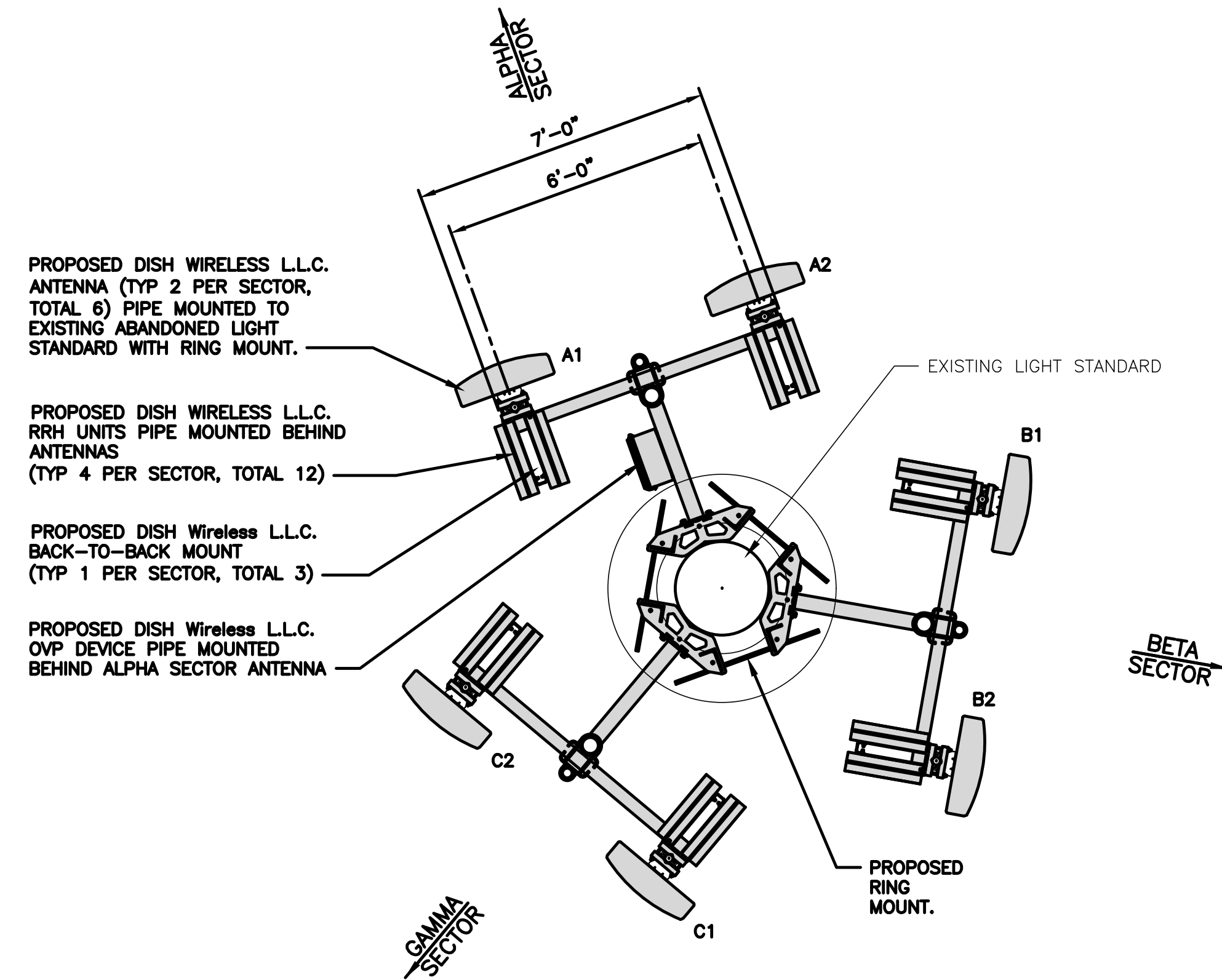
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.



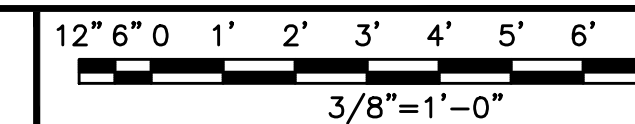
**PROPOSED SOUTHWEST ELEVATION**



1



**ANTENNA LAYOUT**



2

SECTOR	POSITION	ANTENNA					TRANSMISSION CABLE	
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	(1) 6' PANEL ANTENNA	T.B.D.	72.4" x 26.7"	340°	55'-0"	(1) HIGH-CAPACITY HYBRID CABLE (185' LONG)
	A2	PROPOSED	(1) 6' PANEL ANTENNA	T.B.D.	72.4" x 26.7"	340°	55'-0"	
BETA	B1	PROPOSED	(1) 6' PANEL ANTENNA	T.B.D.	72.4" x 26.7"	100°	55'-0"	
	B2	PROPOSED	(1) 6' PANEL ANTENNA	T.B.D.	72.4" x 26.7"	100°	55'-0"	
GAMMA	C1	PROPOSED	(1) 6' PANEL ANTENNA	T.B.D.	72.4" x 26.7"	220°	55'-0"	
	C2	PROPOSED	(1) 6' PANEL ANTENNA	T.B.D.	72.4" x 26.7"	220°	55'-0"	

SECTOR	POSITION	RRH		NOTES
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	
ALPHA	A1	(1) RRH RADIO UNIT	T.B.D.	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
	A1	(1) RRH RADIO UNIT	T.B.D.	
	A2	(1) RRH RADIO UNIT	T.B.D.	
	A2	(1) RRH RADIO UNIT	T.B.D.	
BETA	B1	(1) RRH RADIO UNIT	T.B.D.	
	B1	(1) RRH RADIO UNIT	T.B.D.	
	B2	(1) RRH RADIO UNIT	T.B.D.	
GAMMA	C1	(1) RRH RADIO UNIT	T.B.D.	
	C1	(1) RRH RADIO UNIT	T.B.D.	
	C2	(1) RRH RADIO UNIT	T.B.D.	

**ANTENNA SCHEDULE**

NO SCALE

3



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2916 VIA GORGONIO  
SAN CLEMENTE, CA 92624

SHEET TITLE  
ELEVATION, ANTENNA  
LAYOUT AND SCHEDULE

SHEET NUMBER  
**A-3**



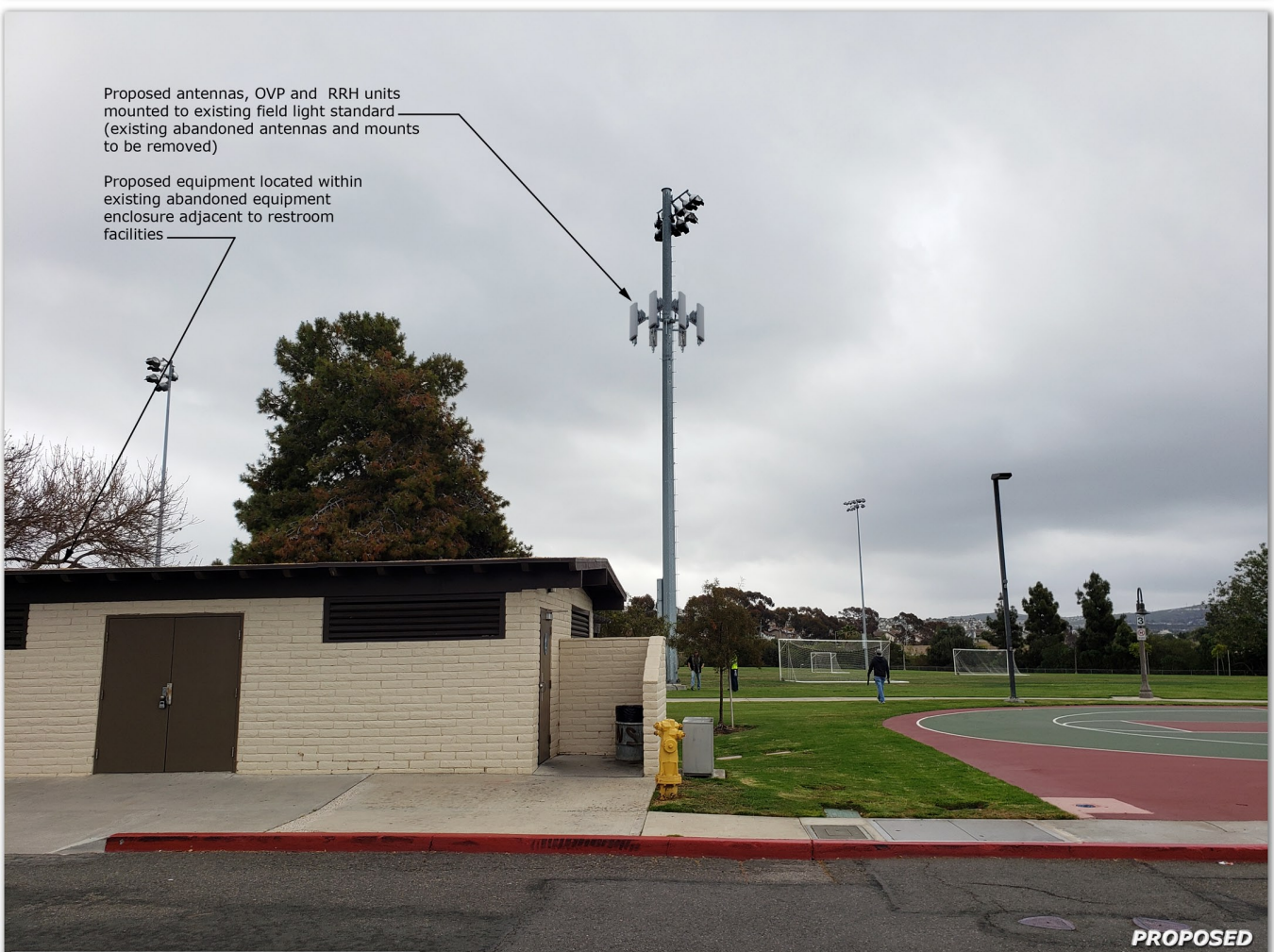
EXISTING

Gorgonio  
LSSNA01191A  
2916 Via Gorgonio  
San Clemente, CA 92624



Proposed antennas, OVP and RRH units mounted to existing field light standard (existing abandoned antennas and mounts to be removed)

Proposed equipment located within existing abandoned equipment enclosure adjacent to restroom facilities



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

3/7/2023

Photosimulation of proposed telecommunications site: Looking easterly

EXISTING

Gorgonio  
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Proposed antennas, OVP and RRH units mounted to existing field light standard (existing abandoned antennas and mounts to be removed)

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3/7/2023

Photosimulation of proposed telecommunications site: Looking westerly

EXISTING

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Proposed antennas, OVP and RRH units  
mounted to existing field light standard  
(existing abandoned antennas and mounts  
to be removed)

Proposed equipment located within  
existing abandoned equipment  
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PROPOSED

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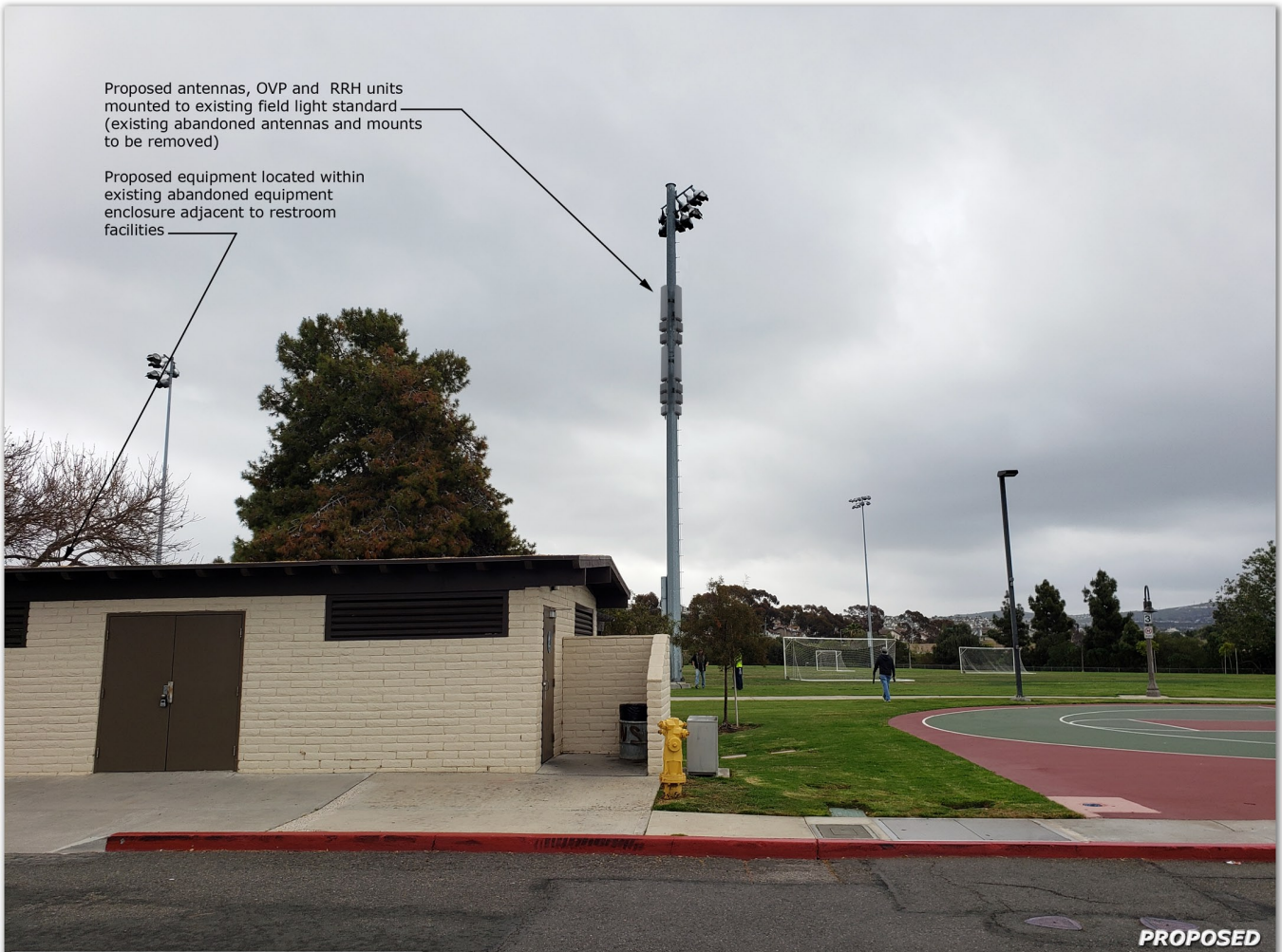
3/7/2023

Photosimulation of proposed telecommunications site: Looking northerly



Proposed antennas, OVP and RRH units  
mounted to existing field light standard  
(existing abandoned antennas and mounts  
to be removed)

Proposed equipment located within  
existing abandoned equipment  
enclosure adjacent to restroom  
facilities



EXISTING

Gorgonio  
LSSNA01191A  
2916 Via Gorgonio  
San Clemente, CA 92624



Proposed antennas, OVP and RRH units  
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PROPOSED

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4/3/2023

Photosimulation of proposed telecommunications site: Looking northerly

EXISTING

Gorgonio  
LSSNA01191A  
2916 Via Gorgonio  
San Clemente, CA 92624



Proposed antennas, OVP and RRH units mounted to existing field light standard (existing abandoned antennas and mounts to be removed)

Proposed equipment located within existing abandoned equipment enclosure adjacent to restroom facilities

PROPOSED

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4/3/2023

Photosimulation of proposed telecommunications site: Looking westerly

**SAN GORGONIO BALL FIELD LIGHT STANDARD EXAMPLES  
(VISIBLE FROM THE NORTH CORNER OF THE PARKING LOT)**



**Site 3. San Gorgonio Park**

Light Standard Design



Existing Verizon and T-Mobile locations - utilizing ball field light standards.

The accompanying base station equipment can be located in an enclosure (12'Wx18'Lx9'H) adjacent to the park's restroom / storage building and designed to match the color and texture of the existing building's façade. Equipment enclosure or building should be built at a size that would accommodate a multiple number of carriers.

San Gorgonio Park has multiple ball field light poles that can be replaced as a single carrier per pole. The design should minimize the appearance of the antennas to the best possible extent.



In the case of San Gorgonio Park, a stealth mono-tree may draw more attention to itself than flush-mounting antennas on one of the park's 18 ball field light standard.



**Antenna Mounting Systems:**

**Parking Lot Light & Street Lights**

Light Standards up to 40 feet in height with low profile/flush-mounted antennas, or antennas incorporated into a ray dome with a maximum diameter of 18" may be considered. Antennas should be painted to match the color of the structure. All cables should be concealed within the structure.

**Ball Field Light Standards**

Ball Field Type Light Standards up to 75 feet in height with either flush-mounted antennas (using low-profile mounting brackets) or screened antennas may be considered. Antennas should be painted to match the Light Standard and cables should be concealed inside the structure.

**Flag Poles**

Flag Pole(s) with antennas and cables may be mounted inside the structure and the ray-dome does (antenna covering) not exceed 18 inches in diameter may be considered. Pole must be able to fly a flag. A grouping of up to three Flag Poles may be allowed. Flag poles should not exceed the maximum height limit of the zone.

**Monopoles**

Monopoles – shall not be allowed. Co-location on existing monopoles should require that the monopole be replaced with a monotree type structure – subject to SB1627.

**Lattice Towers**

Lattice Towers – No new lattice tower type structures should be allowed. Co-location on an existing lattice type tower may be allowed providing the antennas are painted to match the structure and coaxial cables are run on the inside legs of the structure.

**Power Line Towers**

Power Line Towers – collocation on existing power line towers may be allowed, providing the antennas are mounted to the vertical structure when possible, using low-profile mounting brackets and coaxial cables are run inside the structure if possible, and the tower does not need to be altered in any other way structurally. If the tower structure cannot accommodate interior cables then the cables should be painted to match the color of the tower structure.

**Water Tanks**

Antennas mounted on existing water tanks that are flush-mounted with low-profile mounting brackets may be allowed. Antennas should be painted to match the color of the tank structure and mounting brackets should not be visible. Coaxial cables should be painted to match the color of the structure.