REPORT - PLANNING COMMISSION MEETING
January 23, 2003
February 27, 2003
March 13, 2003

Project Name and Number: **SPRINT MISSION BLVD. (PLN2002-00334)**

Applicant: Dennis Martin, Sausedo Company (for Sprint PCS)

Proposal: To consider Planning Commission recommendation to the City Council for a Finding (required by the Hill Area Initiative of 2002) and a Conditional Use Permit to allow the installation of ground-mounted antennas and associated equipment cabinets located on the hill face in the Niles Planning Area.

Recommended Action: Either Deny the Project, or Recommend the City Council Approve the Project

Location: 37296 Mission Boulevard; Niles Planning Area

Assessor Parcel Number(s): 507-0085-022-00

Area: Site area approximately 1.2 acres

Owner: Thomas Foreman

Agent of Applicant: N/A

Consultant(s): N/A

Environmental Review: This project is categorically exempt from CEQA review per Section 15303; New Construction or Conversion of Small Structures.

Existing General Plan: Equipment Pad: Thoroughfare Commercial
Antenna Location: Hill Face Open Space

Existing Zoning: Equipment Pad: C-T(H)(H-I)(R) – Thoroughfare Commercial (Historical Overlay) (Hillside Combining) (Development Reserve Overlay)
Antenna Location: O-S(H)(R) – Hill Face Open Space (Historical Overlay) (Hillside Combining) (Development Reserve Overlay)

Existing Land Use: Existing restaurant with parking lot

Public Hearing Notice: Public hearing notification is applicable. A total of 212 notices were mailed to owners and occupants of property within 1,000 feet of the site. The notices to owners and occupants were mailed on January 13, 2003. A Public Hearing Notice was delivered to The Argus on February 26, 2003, to be published by March 3, 2003.

Executive Summary: This proposal for a ground mounted wireless facility on the Niles hill face requires a Conditional Use Permit (CUP) per Standard B-1 of the Wireless Ordinance. Due to the recently approved Hillside Initiative of 2002 (Measure T), the City Council must also first make findings regarding conformity of the proposal to the relevant provisions of the Initiative, as discussed later within this report. The Historical Architectural Review Board (HARB) recommended that the CUP be approved on October 3, 2002. Staff is requesting that the Planning Commission either deny the project, or recommend that the City Council find the project is consistent with the Hillside Initiative and approve the Conditional Use Permit.

Note: For the Planning Commission's and the public's information, and as required by Standard G-9 of the Wireless Ordinance, the applicant has installed a full scale mock up of the proposed antenna structures at the project location. This mock up shall not be removed until ten days after the required City Council hearing. The mock up consists of story poles with antenna-sized panels installed at the proposed location, and will approximate the visual impact of the proposed installation. Due to the cost and difficulty to construct, the applicant has not installed fiberglass trees at this time, but will as part of any project approval.

Background and Previous Actions: the Historical Architectural Review Board (HARB) initially heard this project on October 3, 2002, and unanimously recommended approval of the project subject to HARB direction, discussed in greater detail below.

The project was originally scheduled and noticed to be heard at the January 23, 2003 Planning Commission meeting, however was continued to January 27, 2003 at the applicant's request to allow additional time to install the required mock up facility on site. The project was also continued from the January 27, 2003 Planning Commission hearing due to a publication error by the Argus.

Project Description: The proposed project consists of the installation of ground mounted antennas and associated equipment cabinets at an existing commercial site (Papillon Restaurant) on Mission Boulevard in the Niles Planning Area. The antenna site is located on constrained lands (with slopes greater than 30%, as defined by the Development Policy for Hill Area, Council Resolution No. 7831) above both the Toe of the Hill (TOH) and the Development Reserve Overlay (DRO). The site and proposed project are directly visible from Mission Boulevard, a major arterial roadway and State Highway.

The project involves the installation of three antennas on two support structures. The support structures would be 10 feet tall and 6 feet tall, with one and two antennas mounted to them, respectively. Each antenna would be approximately 54-inches tall by 8-inches wide by 3-inches deep, and would be mounted so as to not increase the overall height of the support structures. The applicant is proposing fiberglass artificial trees/shrubs to also be mounted on the antenna structures as a stealth technique for screening of the antennas from Mission Boulevard. The artificial plants are chosen because they are transparent to cellular signals, whereas a normal tree or bush would block coverage. The antenna site is approximately 50 vertical feet above the parking lot, based on the provided survey. Utility lines would be trenched and buried on the hill face from the antenna installation to the equipment cabinets.

The equipment cabinets for the antennas are proposed to be located behind the existing restaurant use, where it will not be visible from Mission Boulevard. The cabinet area is to be screened with a new 6-foot wood fence and access gate surrounding an 11-foot by 24-foot (264 square foot) lease area.

HARB Action: This project was presented to the Historical Architectural Review Board (HARB) for review on October 3, 2002. The project was similar to that being presented to the Planning Commission, with the following changes:

1. The equipment cabinets were originally located above the parking lot in line with the proposed antennas, where it was directly visible from Mission Boulevard; and

2. The antennas were originally mounted on separate poles, with the proposed fiberglass artificial tree/shrub screening located directly in front, and with natural shrubs planted in front of the fiberglass units and natural, evergreen conifer-type trees planted behind.

HARB reviewed the project based solely on the requirements of the General Plan, Fremont Municipal Code (FMC), and Niles Concept Plan as they related to historical setting and character of the Niles Historical Overlay District. In other words, HARB's purview for the project prevented it from review of the project for conformance with any standard or requirement not based on the historical setting and character of the Niles Historical Overlay District*.

*Note: At the time of project consideration by HARB, the Hillside Initiative of 2002 had not been passed. Thus, no analysis was undertaken by HARB or staff with respect to conformance or nonconformance of the project with respect to the Initiative at the October 3, 2002 HARB hearing, which would not have been within HARB's purview regardless. .

At the HARB meeting, the applicant proposed that the equipment cabinets be relocated to the rear of the restaurant structure, where they would not be visible from the public. Staff and HARB believed that this was a positive change for the project. HARB further believed that the installation of the proposed antennas would not detract from the historical setting or character of the area if designed correctly, and recommended that the project be approved on a 4-0 vote (with one member absent), subject to the following three changes:

1. Cabinets shall be relocated behind the building;

2. The artificial trees/shrubs and the natural plantings shall be of a non-contrasting color, not much taller than the proposed antenna poles, and more compatible with the existing vegetation; and

3. Staff shall have final review and approval authority of the number and type of artificial trees/shrubs or similar screening material.

These changes have been made on the recently submitted plans, with the exception of number 3, which has been included as a condition of approval (condition 7).

Project Analysis:

- **General Plan Conformance:** The Fremont Hill Face, as defined by the General Plan and encompassing this part of the Niles Planning Area, has historically been an area of low grasses, scattered coastal oaks, and scrub brush. The General Plan identifies this historical setting as important to Fremont by stating "Development in this area would have a significant impact on the City" (Land Use Element, page 3-21) "…significantly affect[ing] Fremont's character" (page 3-22). The General Plan identifies the "preservation of the visible Hill Face and Ridgeline from development" (page 3-25) as a key element of the Land Use Plan. If the Planning Commission wishes to recommend approval of this project, it must recommend that the City Council find that the proposal for, and specific design of, the antennas and fiberglass trees is consistent with the historical setting of the Hill Face because of the type, style, and suitability of the proposed screening, and the location and treatment of the antennas and structures.

- **The Hill Area Initiative of 2002 (Measure T):** The "Hill Initiative" was passed by the voters of Fremont in November 2002, and is in effect as a component of the City of Fremont's General Plan. This Initiative contains three specific provisions that affect this project:

  7(g) Uses

  [Permitted uses include] City and other governmental facilities and infrastructure, and public utility facilities, that are limited to meeting the needs created by uses permitted in the Hill Area <u>unless the City Council reasonably finds more extensive public need, that cannot practicably be met outside the Hill Area</u>. However, this exception for more extensive public need shall not apply to waste treatment and disposal or commercial electrical generating facilities. Publicly provided outdoor recreation and nature observation and enjoyment and ancillary accommodations are permitted whenever like commercial uses would be allowed. [Emphasis added]

  This wireless facility does not solely meet "the needs created by uses permitted in the Hill Area", and thus evidence must be shown that there is a "more extensive public need, that cannot practicably be met outside the Hill Area". The applicant has stated that "this wireless facility meets both the needs created by uses permitted in the Hill Area, and more extensive public need for wireless telecommunications service" (Project Description, Site Analysis, and Justification, enclosed), demonstrated by coverage maps provided by the applicant and available within the Planning file. The applicant further states that the site selection process, detailed in the referenced statement, shows that no other available site can practicably meet the needs for the wireless coverage. If the Planning Commission wishes to recommend that the City Council approve the project, it must also recommend that the City Council find that the project is consistent with this portion of the Initiative/General Plan (i.e. that no other available site outside the hill area could meet the needs for wireless coverage).

  12(b) Visual Safeguards

To the extent practicable, structures shall be located, including setbacks from parcel boundaries, on that part of a parcel or on contiguous parcels in common ownership that minimizes visibility from public places, except agricultural structures necessary for agricultural uses may be located in more visible areas.

Although the proposed antennas are located on the Hill Face, directly visible from Mission Boulevard, the applicant has taken measures to attempt to ensure minimal visual impacts. These measures include locating the equipment cabinets behind the building and using artificial trees/shrubs to attempt to screen the antennas. In order to recommend approval of the project, the Planning Commission must determine that the proposed portions of the parcel and/or that suitable screening and stealth techniques have been utilized to ensure that the project will have "minim[um] visibility from public places", such as Mission Boulevard.

12(c) Visual Safeguards

In all cases, appropriate landscaping, preservation of vegetation, screening, and building materials shall be required by the City to minimize the visual impact of development. Consistent with that end, alteration of topography by grading, excavating, filling or other development activity shall be minimized. Development shall be subordinate to and blend with the natural and open space qualities of the area where located, so as to be unobtrusive as possible, and not to impair those qualities. To the maximum extent practicable, lighting must be located, designed and shielded so as to confine direct rays to the parcel where the lighting is located.

As discussed previously, the applicant has proposed locating the equipment cabinets behind the existing building and fencing where they will not be visible, and the applicant has proposed artificial trees/shrubs for screening of the antennas. No grading or access roads are proposed (condition 8). In order to recommend approval of the project, the Planning Commission must determine that these measures qualify as "appropriate landscaping, preservation of vegetation, screening, and building materials, and that the "development [would be] subordinate to and blend with the natural and open space qualities of the area where located, so as to be unobtrusive as possible, and not to impair those qualities".

- **Niles Concept Plan:** The project site is located on Mission Boulevard between the Sullivan Underpass and Niles Boulevard. While it does fall within the Niles Concept Plan area, the Plan does not directly address this type of development. The general concept of allowing wireless carrier to locate facilities within the Niles area is appropriate, if the proposals meet the intent of the Wireless Ordinance and relevant provisions of the FMC.

  Provisions within the Niles Concept Plan do emphasis the importance of the hillside. Niles' proximity to open space amenities, and specifically the "open space resources of the Fremont Hills" (page 23), is listed under Assets and Opportunities for the area. The Niles Concept Plan goes on to recommend the "Preservation of historic Niles…including views from Niles to the hills" (page 25).

  If the Planning Commission wishes to recommend approval of the project, it must find that the project complies with the above provisions of the Niles Concept Plan; due to the appropriate type of screening proposed, due to the location of the equipment cabinets behind the existing building, and/or due to the proposal (and requirement) not to do any grading or access roads on the Hill Face. Staff would propose minor changes to the proposed design, such as utilizing a more appropriate artificial screening tree type in keeping with the historic setting of the Niles Hill Face (e.g. scrub oak and brush) (condition 7), should the Planning Commission wish to recommend approval of the project.

- **Zoning Regulations:** The City of Fremont "Wireless Ordinance" (Ordinance No. 2213) states that ground mounted wireless facilities shall be allowed in all areas below the Ridgeline, and be subject to a Conditional Use Permit (CUP) and the conditions included in the Ordinance. In order to recommend approval of the project, the Planning Commission must find that the project is in conformance with all applicable standards of the Wireless Ordinance, including the following:

  Standard C-1 All proposed telecommunications facilities shall be located so as to minimize their visibility.

The proposed antennas are located approximately 50-feet above the Papillon parking lot on the hill face, and will be directly visible from Mission Boulevard, a heavily traveled arterial roadway and State Highway. The Planning Commission must find that the intent of this Standard has been met due to the screening types and techniques proposed for the project, such that the fundamental visual impact of a ground mounted facility on the hill face visible from Mission Boulevard can be adequately mitigated.

Standard C-2 *The order of preference for telecommunications facility mountings, based on their potential adverse impacts, is façade mounts, roof mounts, ground mounts and freestanding monopoles. In order to use any mounting, the applicant will be required to specify why mounting types with a lesser adverse visual impact cannot be used.*

Staff initially asked the applicant to research other potential mountings and locations for the proposed antennas, including on existing utility poles, on existing fence posts, etc. The applicant has stated that these other mounting types and/or locations cannot be used because of leasing issues or because of cellular coverage issues. The applicant provided coverage maps showing potential alternate sites, and how each would be deficient. The Planning Commission must find this to be the case prior to any recommendation for project approval.

Standard G-3 *Wherever applicable, ground mounted telecommunications facilities shall comply with Hill Area Development Policy and Hill Area Development Standards (Section 8-21822.1).*

The Development Policy for the Hill Area (Council Resolution No. 7831) states "Lands having slopes in excess of 30 percent shall be considered constrained. Minor encroachments of the streets, driveways and buildings onto slopes in excess of 30 percent may be permitted where the approval agency finds that the proposed encroachment will not conflict with the purposes and intent of this article". Based on the provided drawings, the proposed location of the antennas appears to be located on or beyond slopes of 2:1 (50%).

In order to make a recommendation for approval of the project, the Planning Commission must find that this is a "minor encroachment" and meets the intent of the Development Policy for the Hill Area because only the antenna structures are located on lands of greater than 30 percent slope (as high as 50 percent, based on provided plans) while the equipment cabinets have been located on flatter land directly behind the existing structure.

Standard G-17 *All associated equipment cabinets for ground mounted facilities shall be limited to a maximum height of three feet above grade, unless other techniques are adopted to ensure minimal visual impact. Equipment cabinets that are taller may be partially buried, or use existing contours and level differences to maintain the 3-foot height limit.*

The proposed cabinets are higher than three feet above grade, however are located behind the restaurant structure and screened by a wood fence. Staff believes that the intent of this condition has been met.

This project is subject to a CUP as required by Standard B-1 of the Wireless Ordinance. Per Section 8-22509 of the Fremont Municipal Code (FMC), the Planning Commission must make the following findings in addition to the project meeting all other Standards of the Wireless Ordinance and General Plan:

(a) The proposed use is consistent with the General Plan.

The Planning Commission must make the findings outlined previously in this report relevant to the General Plan and Hillside Initiative in order to recommend approval of this project.

(b) The site is suitable and adequate for the proposed use.

This finding should only be made if the relevant Standards of the Wireless Ordinance can be met, as outlined previously.

(c) The proposed use and design would not have a substantial adverse effect on vehicular (including bicycle) or pedestrian circulation or safety, on transit accessibility, on the planned level of service of the street system or on other public facilities or services.

This finding can be made, as the project is not related to, nor will have any impact on, any of the above facilities or services.

(d) The proposed use would not have a substantial adverse effect on nearby uses.

The only potential negative effect of this project is visual. This finding can be made only if the Planning Commission finds that the potential visual impacts have been adequately addressed.

(e) The proposed use would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood or the community at large.

This finding can be made.

(f) The design of the project is compatible with existing and proposed development in the district and its surroundings.

The Planning Commission must find that the project would meet all relevant standards of the Wireless Ordinance, General Plan (and Hillside Initiative), Niles Concept Plan, and FMC as outlined above, prior to making this finding.

Design Analysis:

- **Landscaping:** The currently proposed artificial tree and shrub material appears to be of a generic pine style, which staff does not believe is appropriate for the historic setting of the Niles Hill Face. At the HARB hearing for the project, HARB requested and the applicant agreed to modify the style to something more appropriate, i.e. a broadleaved style tree or shrub with a slightly browner coloration to better match the hillside color throughout the year. Conditions of approval to this effect (condition 7) have been included should the project be recommended for approval.

  As previously mentioned, the applicant had originally proposed natural plants and trees in front of and behind the proposed antennas. HARB recommended that any trees or plants not immediately required be eliminated, to minimize the potential visual impacts of what might otherwise have been a stand of pine trees on a hillside historically containing coastal oaks and low scrub brush. The applicant's current proposal is a redesign based on this direction from HARB.

- **View Impacts:** The installation of these antennas does have the potential to generate view impacts because it will be directly visible from Mission Boulevard, a major City thoroughfare and State Highway. The applicant has proposed screening and stealth techniques to attempt to minimize any potential negative visual impacts as discussed above, and in order to recommend approval of this project the Planning Commission must find that the design and techniques incorporated are sufficient to meet all standards of the General Plan (including the recently adopted Hillside Initiative), Niles Concept Plan, FMC, the Wireless Ordinance, and the Development Policy for the Hill Area, as discussed previously in this report.

  <u>Note: For the Planning Commission's and the public's information, and as required by Standard G-9 of the Wireless Ordinance, the applicant has installed a full scale mock up of the proposed antenna structures at the project location. This mock up shall not be removed until ten days after the required City Council hearing. The mock up consists of story poles with antenna-sized panels installed at the proposed location, and will approximate the visual impact of the proposed installation. Due to the cost and difficulty to construct, the applicant has not installed fiberglass trees at this time, but will as part of any project approval.</u>

Grading & Drainage: The applicant has proposed no access road or grading on the hill face for the antenna installation or maintenance. Should the Planning Commission wish to recommend approval of the project, strict conditions of approval have been included to this effect (condition 8). It should further be noted that the Wireless Ordinance also mandates that "no new roads shall be allowed for the placement of telecommunications facilities" (Standard B-6), so even if one was required for the project, it could not be approved.

Environmental Analysis: This project is categorically exempt from CEQA review per Section 15303; New Construction or Conversion of Small Structures.

Response from Agencies and Organizations: At the time of publication of this report, staff had received one email and three letters concerning the project, and the application of the recently approved Hill Initiative of 2002. The communications are enclosed with this report for the Planning Commission's consideration.

Enclosures:
- Exhibit "A" Site plan, elevations, details
- Exhibit "B" Conditions of approval
- Exhibit "C" Photosimulations
- Applicant's "Project Description, Site Analysis, and Justification" (Informational)
- Draft October 3, 2002 HARB minutes (Informational) (Final HARB minutes were not available at the time of this report)
- Public Comment Letters (Informational)
- City of Fremont "Wireless Ordinance" (Ordinance No. 2213)

Exhibits:
- Exhibit "A" Site plan, elevations, details
- Exhibit "B" Conditions of approval
- Exhibit "C" Photosimulations
- Exhibit "D" Color and material board

Informational Exhibit: A full-scale mock up antenna installation has been installed at the project site, and shall not be removed until 10 days after the required City Council hearing.

Recommended Actions:

1. Hold public hearing.

2. Deny the project.

<OR>

1. Hold public hearing.

2. Recommend the City Council find that the project is exempt from CEQA review per Section 15303; New Construction or Conversion of Small Structures.

3. Find PLN2002-00334 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Land Use Chapter as enumerated within the staff report. Find PLN2002-00334 complies with the provisions of the Hillside Initiative of 2002 and with the Niles Concept Plan.

4. Find PLN2002-00334, as per Exhibit "A" (site plan, elevations, details), Exhibit "B" (conditions of approval), Exhibit "C" (photosimulations), and Exhibit "D" (Color and material board) fulfills the applicable requirements set forth in the Fremont Municipal Code and the Wireless Ordinance (#2213).

5. Recommend the City Council approve PLN2002-00334, as shown on Exhibit "A", Exhibit "C", and Exhibit "D", subject to the findings and conditions on Exhibit "B".

Exhibit "B"
Findings and Conditions of Approval for PLN2002-00334
Sprint Mission Boulevard – Conditional Use Permit
37296 Mission Boulevard

FINDINGS:

The findings below are made on the basis of information contained in the staff report and information from the public hearing to the Historical Architectural Review Board dated October 3, 2002, and the Planning Commission dated March 13, 2003, incorporated herein:

(a) The proposed use is consistent with the General Plan of the City of Fremont and the Niles Concept Plan, because the design and treatment of the antennas and fiberglass trees is consistent with the historical setting of the Hill Face due to the type, style, and suitability of the proposed screening, and the location and treatment of the antennas and structures.

   i. The proposed use is consistent with the Hillside Initiative because the use and design is appropriate for the area, because the project would serve a need that cannot be met by locating the facility outside of the hill area, and because the specific design responds to the natural environment and minimizes potential visual impact.

(b) The site is suitable and adequate for the proposed use because it is zoned for such a use and is large enough to accommodate the proposed use. The project will comply with all provisions of the Fremont Municipal Code and the Wireless Ordinance.

(c) The proposed use and design would not have a substantial adverse effect on vehicular (including bicycle) or pedestrian circulation or safety, on transit accessibility, on the planned level of service of the street system or on other public facilities or services as the project is not related to, nor will have any impact on, any of the above facilities or services.

(d) The proposed use would not have a substantial adverse economic effect on nearby uses because the project and use would not directly compete with any existing or proposed commercial or other uses, nor will it prevent any such uses from locating in this area.

(e) The proposed use would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood or the community at large because the project is designed in a manner to be compatible with the surrounding uses and environment, and would not create nuisances or degrade the environment.

(f) The design of the project is compatible with existing and proposed development in the district and its surroundings because the proposed location is an existing improved site, and the antenna design and improvements will be compatible with the existing development as well as with the surrounding environment.

CONDITIONS OF APPROVAL:

1. The project shall conform to Exhibit "A" (Site plan, elevations, details), Exhibit "C" (Photosimulations), and Exhibit "D" (Color and material board), except as modified herein.

2. Plans shall be submitted to the Development Organization for review to ensure conformance with relevant codes, policies, and other requirements of the Fremont Municipal Code.

3. If the Assistant City Manager finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Assistant City Manager may refer the use permit to the Planning Commission for review. If, upon such

review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.

4. The telecommunication carrier shall adopt graffiti and vandalism abatement measures in order to preserve the long-term aesthetics of the facility. Graffiti resistant materials and/or paint shall be employed in the construction of the facility. The carrier shall be responsible for the expeditious removal of graffiti and repair of vandalism on all areas of the equipment, antennas, accessory structures, and screening.

5. The applicant will use only one utility trench wherever feasible.

6. The project shall conform to all requirements of the City of Fremont's Wireless Telecommunications Ordinance (#2213).

7. Staff shall have final review and approval authority of the number and type of artificial trees/shrubs or similar screening material. The proposed, pine-style artificial tree shown in Exhibit "D" shall be changed to a broadleaved style tree, with more brown coloration to better match the existing and historic hillside setting. The applicant shall submit a revised material and color sample for the proposed screening, which shall be subject to staff review and approval during the DO process.

8. No access road or grading on the hill face shall be allowed for the antenna installation or future maintenance, and the applicant shall comply with Standard B-6 of the Wireless Ordinance.

9. In accordance with Standard J-4 of the Wireless Ordinance the applicant shall provide a letter at DO review stating a willingness to allow other wireless carriers to co-locate additional antennas if the co-location proposal is technologically feasible and meets City standards.

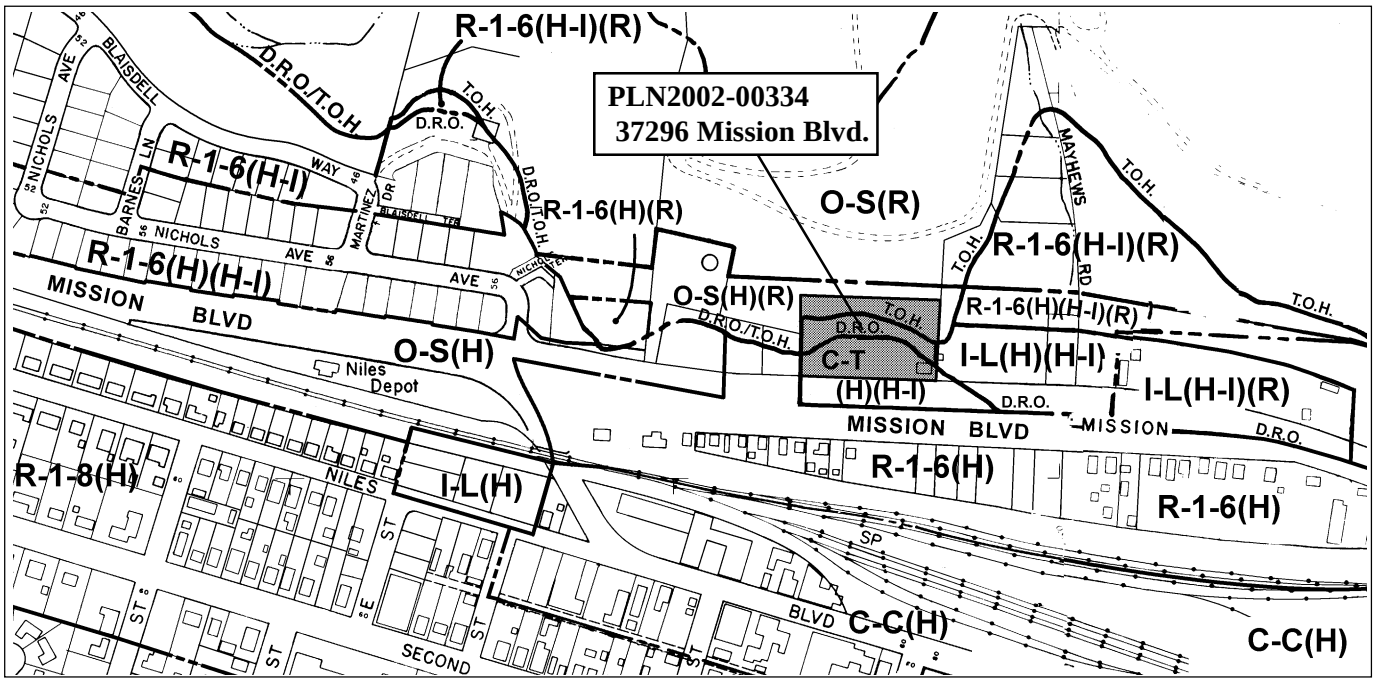
10. The applicant shall submit a data sheet for battery capacity to the City's Development Organization Fire Division. The data shall show the amount of liquid in each battery and the total amount on the project/site, including the total battery liquid for all existing storage batteries. If the capacity of a single battery exceeds 20 gallons or if the total on the project/site exceeds 100 gallons, then the applicant shall provide mitigation as required by California Fire Code Articles 64 and 80.

11. Exterior construction activities shall be limited to the following hours of operation:

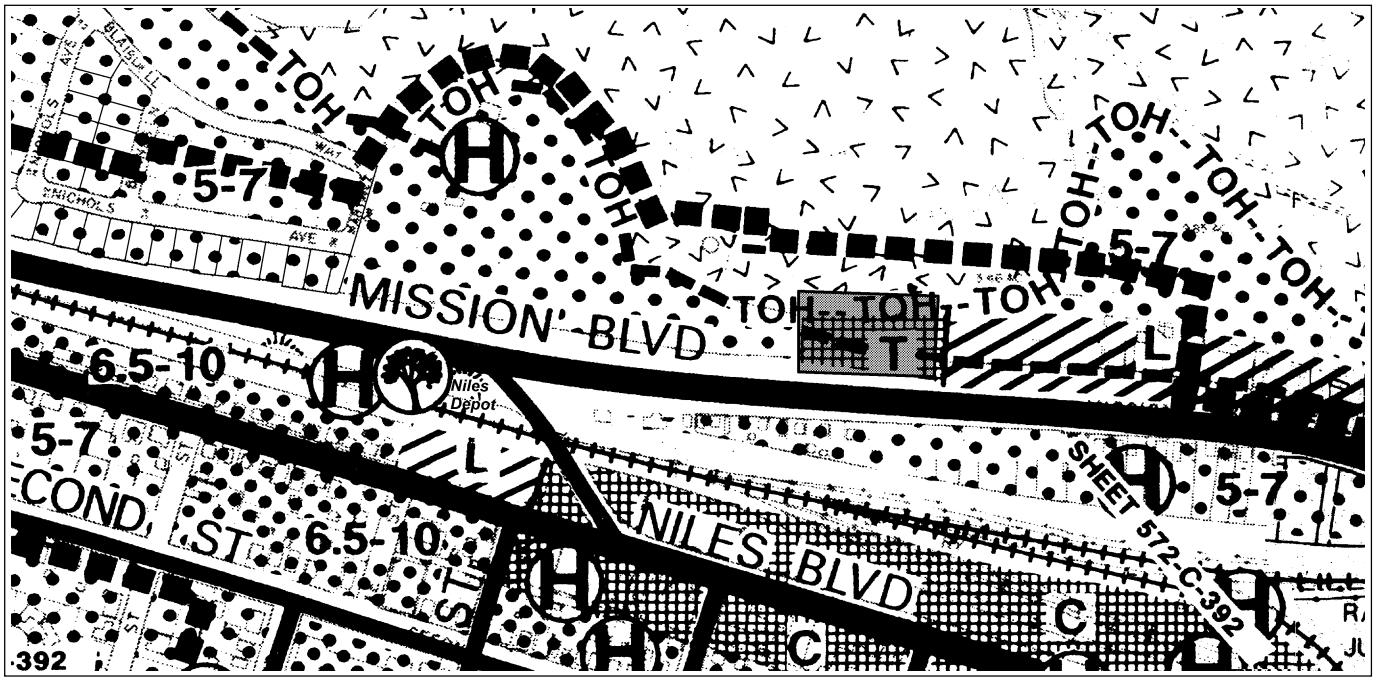
    7 a.m. to 7 p.m. Monday through Friday
    9 a.m. to 6 p.m. Saturday
    9 a.m. to 6 p.m. Sunday

    Failure to comply with the above construction hours may lead to the withholding of inspections.

INFORMATIONAL



Existing Zoning



Existing General Plan

Project Number: PLN2002-00334 (F, CUP)

Project Name: Sprint Mission Blvd.

Project Description: To consider a Planning Commission recommendation to the City Council for a Finding (required by the Hill Area Initiative of 2002) and a Conditional Use Permit to allow the installation of ground-mounted antennas and associated equipment cabinets located on the hill face in the Niles Planning Area.

Note: Prior arrangements for access are not required for this site.

N

1" = 500'

0' 500'

66-396 [pc on 03-13-03] [pc on 02-27-03]