



Placentia Planning Commission Agenda

Regular Meeting
December 13, 2011
6:30 p.m.

Michael Ebenhoch
Chairman

Vic Tomazic
Vice Chairman

Frank Perez
Commissioner

Floyd Farano
Commissioner

Christine Schaefer
Commissioner

John Scull
Commissioner

Thomas Solomonson
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

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Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

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In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

**City of Placentia
City Council Chambers
401 E Chapman Avenue
December 13, 2011**

REGULAR MEETING
6:30 p.m. – City Council Chambers

MEETING CALLED TO ORDER

ROLL CALL: Chairman Ebenhoch
Vice Chairman Tomazic
Commissioner Farano
Commissioner Schaefer
Commissioner Scull
Commissioner Perez
Commissioner Solomonson

PLEDGE OF ALLEGIANCE

MINUTES

Regular Meeting: November 8, 2011
Recommended Action: Approve

ORAL COMMUNICATIONS

At this time, the public is invited to address the Planning Commission concerning any items on the agenda, which are not public hearings, or other items under the jurisdiction of the Placentia Planning Commission

PUBLIC HEARINGS

1. Applicant: Coastal Business Group, Inc: Terri Grisenti
Location: 102 S. Bradford Avenue

Use Permit (UP) 2011-11:

To permit the construction of a new AT&T wireless communication facility at the Orange Central Korean Church, located at 102 S. Bradford Avenue in the Neighborhood Commercial (C-1) District. The proposed facility will be comprised of twelve (12) panel antennas, one (1) parabolic antenna and additional engineering related equipment, mounted completely inside of the Church's existing bell tower. The related equipment cabinets will be installed within a new in ground vault that will be located within a landscaped area on the north side of the church, facing Chapman Avenue.

Recommended Actions:

Adopt Resolution No. PC-2011-25 approving Use Permit (UP) 2011-11, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

NEW BUSINESS

2. **Applicant:** David Pollitt
Location: 780 S. Van Buren Street, Unit C

Use Conformity Determination (UCD) 2011-04:

To determine if a group fitness training facility that specializes in strength and cardiovascular training, flexibility and athletic training in a +/- 1,400 square foot industrial suite is a use permitted by right or with a Use Permit, located at 780 S. Van Buren Street, Unit C within the Manufacturing (M) District.

Recommended Action:

Adopt Resolution No. PC-2011-26, confirming Use Conformity Determination (UCD) 2011-04 for Chalk Fitness, located at 780 S. Van Buren Street, Unit C.

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS

Commission members may make requests or ask questions of staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, January 10, 2012 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the December 13, 2011 Regular meeting of the Planning Commission of the City of Placentia was posted on December 8, 2011.


Kenneth A. Domer

**PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING**

November 8, 2011

The regular meeting of the Placentia Planning Commission of November 8, 2011 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Ebenhoch.

ROLL CALL: Present: Micheal Ebenhoch, Chairman
Vic Tomazic, Vice Chairman
Christine Schaefer, Commissioner
John Scull, Commissioner
Tom Solomonson, Commissioner

Absent: Floyd Farano, Commissioner
Frank Perez, Commissioner

PLEDGE OF ALLEGIANCE: Led by Commissioner Solomonson

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Monique Schwartz, Associate Planner
Sara Salazar, Administrative Assistant

Motion by Commissioner Scull, seconded by Vice Chairman Tomazic to APPROVE THE MINUTES of October 11, 2011. Passed by a 4-0-1 vote (Ebenhoch Abstain).

ORAL COMMUNICATIONS: The Chair invited the public to make oral comments on matters not on the agenda and none were offered.

Public Hearings:

1. **Applicant: Youngman Cho**
Location: 1073 E. Imperial Highway

Use Permit (UP) 2011-16:

To permit the operation of a learning studio that specializes in reading programs that help students improve their proficiency in reading, comprehension, fluency, accuracy and expression with a +/- 1,733 square foot commercial/retail suite, located at 1073 E. Imperial Highway in the Community Commercial (C-2) District.

Ms. Schwartz presented the staff report.

Commissioner Schaefer commented on Special Condition #20, expressing gratitude that parents will be required to park and walk their children safely in.

Chairman Ebenhoch opened the Public Hearing and invited the applicant to address the Commission. The applicant had no comments.
Chairman Ebenhoch closed the Public Hearing.

Motion by Vice Chairman Tomazic, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2011-22 APPROVING OF USE PERMIT (UP) 2011-16, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 5-0 vote.

Chairman Ebenhoch proposed presenting Agenda item #2 last, and to present item #3 next. Passed by a 5-0 vote.

3. **Applicant: Ronnie Cochran**
Location: 208 Orangethorpe Avenue

Use Permit (UP) 2011-15:

To permit the operation of construction equipment sales and rental facility to be located at 208 E. Orangethorpe Avenue, on a 19,866 square foot property. Uses proposed subject to a use permit include equipment rental, outside storage and utilization of Commercial-Manufacturing property within one hundred (100) feet of residentially zoned property.

Mr. Domer presented the staff report.

Chairman Ebenhoch opened the Public Hearing and invited the applicant to address the Commission. The applicant had no comments.

Chairman Ebenhoch closed the Public Hearing.

Motion by Commissioner Scull, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2011-24 APPROVING OF USE PERMIT (UP) 2011-15, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 4-0-1 vote (Solomonson recused due to business property proximity).

2. **Applicant: T Mobile West Corporation: Linda Paul**
Location: 600 Loyola Drive (Richard Samp Park)

Use Permit (UP) 2011-14:

To permit the construction of a +/- 60 foot high freestanding T Mobile wireless communication facility designed as a "Mono eucalyptus", consisting of nine (9) panel antennas, one (1) microwave dish and associated communications equipment and equipment cabinets within an adjacent equipment enclosure, located at 600 Loyola Drive in the Planned Unit Development (PUD-1) District.

Ms. Schwartz announced the elimination of Special Condition #39, as it no longer applies to the project and then presented the staff report.

Commissioner Schaefer asked if the City has any existing "Mono eucalyptus" in the City. Ms. Schwartz responded that there are none.

Mr. Domer advised Chairman Ebenhoch that the three (3) opposition letters received from residents are included in the public hearing.

Chairman Ebenhoch opened the Public Hearing and invited the applicant to address the Commission.

Linda Paul of T Mobile at 3257 W. Guasti Road, Ontario and Alexander Lew of Core Development Services at 2903 Saturn Street Suite H, Brea addressed the Commission. Ms. Paul stated the purpose of the site is to provide reliable, sustainable service to nearby voice and data customers. She added that data usage has increased 400% in the last year.

Commissioner Schaefer asked Ms. Paul and Mr. Lew about health issues the cell tower may present. Ms. Paul responded that health concerns are a common misconception. The towers emit low frequency radio waves which are far below FCC standards.

Chairman Ebenhoch asked for information regarding usage by seniors citizens as well as T Mobiles position on emergency services. Ms. Paul responded that the FCC requires T Mobile to have 'E911' services which enables police to locate a caller using triangulation of nearby cell sites. She added that seniors who have phones, usually have them for safety.

Vice Chairman Tomazic asked about data usage versus voice usage. Ms. Paul responded that it is approximately 70% data and 30% voice usage.

Commissioner Solomonson asked how the emissions from overhead electrical power lines compare to cell towers. Ms. Paul responded that the emissions are completely different. Power lines are categorized as Extremely Low Frequency and can travel for miles. Cell towers are considered by the FCC as a non contributor to the electromagnetic environment.

Chairman Ebenhoch invited the public to address the Commission.

Ms. Linda Petzelt at 554 Fordham Drive stated the tower will not benefit her family as it is not their carrier. She stated that they already have to view the Disaster Recovery Trailer in the school parking lot and expressed the cell tower would add to blight. She asked if the City receives a revenue from the cell site.

Ms. Linda Jordan, 625 Lyons Way stated her home is directly across from Samp Park. She expressed concerns about long term health effects on the children at the school. She also stated there is an existing problem with graffiti and vandalism and the shelter could make things worse. She asked why no other trees have been planted in the park but six (6) have been removed.

Mr. Dale Ishikawa, 542 Vanderbilt asked if the applicant could draw the placement of the tower structure on a map for him. He expressed concern that the placement is unusual as there are not enough trees around to shield the view. He also was concerned about another carrier coming in to place a second tower in the park since T Mobile is the sole carrier on this tower.

Vice Chairman Tomazic asked Ms. Paul if it is common practice for towers to be shared by more than one (1) carrier. Ms. Paul responded that it happens on occasion, when it can be accommodated. Mr. Lew added that this particular facility was designed to be co-locatable with one (1) more carrier.

Mr. Domer commented that Placentia is primarily a residential community and there is an

increasing need for these towers. Most of the industrial area is in the southern portion of the City and therefore cell companies have to look elsewhere in the City in order to provide coverage. Carriers are being encouraged to design co-locatable towers.

Ms. Paul explained the design of their network is similar to that of a sprinkler system with overlapping coverage.

Commissioner Solomonson asked if the energy consumption is lower with the smaller sites. Ms. Paul responded that yes, it is.

Commissioner Schaefer asked if alternate site locations were explored. Mr. Lew responded that the Alta Vista Country Club was the first choice, however they declined.

Chairman Ebenhoch asked for details on the security of the structure and equipment cabinet. Mr. Lew stated that the base of the tree is too large for anyone to climb up. Branches start at approximately 15 feet high. The equipment enclosure includes four (4) security lights and anti graffiti coating could be added.

Commissioner Schaefer asked who is responsible for the maintenance of the structure and what is the expected response time. Mr. Lew responded that T Mobile is responsible and the response time is usually within 24 hours of the call being received.

Chairman Ebenhoch asked staff to address the addition of trees to the park and revenue to the City from the cell site. Mr. Domer responded that the City is currently reviewing its master plan of trees which includes park trees. The revenue the City will receive will be decided on by City Council through a lease agreement with T Mobile.

Commissioner Scull asked about the Special Condition referring to graffiti removal. Ms. Schwartz responded that it is not included in the standard conditions but can be added.

Commissioner Schaefer asked if the condition can require graffiti removal within 24 hours. Ms. Schwartz responded that the standard condition is to allow 48 hours for repairs and graffiti removal can be added.

Mr. Edward Sherlock, 524 Langer Drive asked if the cell tower behind Ralphs on Rose Drive is an option.

Mr. Domer stated the City is going to be speaking with the HOA about the future use of the empty lot in between the park and the neighborhood. The City would like to work with them to develop the property into something aesthetically pleasing. Ms. Schwartz added that the six (6) foot chain link fence separating the properties will not have privacy slats for security reasons.

Mr. Domer stated that the City has been in contact with the cell carrier about upgrading the existing 'Mono Palm' behind Ralphs.

Mr. Allan Bryan, 525 Lyons Way stated currently the HOA landscaper dumps green waste into the area between the park and the homes. He would like to see something more visually appealing.

Mr. Domer stated that a Special Condition should be added to address the aesthetics of the

area.

Mr. Robert Holmes, 530 Loyola Drive asked if there will be a cooling system and if it will take up any space. He also pointed out a correction to Special Condition # 20, line # 10 that it reads pine, when it should read eucalyptus. Ms. Schwartz noted the correction. He asked for clarification on Special Condition # 58, lighting standards.

Mr. Lew addressed Mr. Holmes questions. He stated that there will be no air conditioning unit at this equipment cabinet, it will use natural ventilation. There will not be any associated noise, as it only uses a fan, like those found in a computer or refrigerator.

Mr. Domer spoke as to the lighting standards and that the new area of the park will be sufficiently lit and secure.

Mr. Domer added verbiage to Special Condition #60 to read "New 6'-0" high, black chain link fence 'with privacy slats as approved by the Development Services Department' shall be installed...".

Mr. Allan Bryan, 525 Lyons Way asked about the possible merger between T Mobile and AT&T. Ms. Paul responded that until the time the acquisition is final, T Mobile is operating independently and as a competitor to AT&T. She added there is currently no AT&T facility in the area.

Ms. Constance Alonghi of 549 Loyola Drive is right next door to the park. She expressed that the park is not a good place for the facility and that it could affect her husband's pacemaker and the health of the children who play in the park. She asked the Commission if they would like to have a tower right here at City Hall. Chairman Ebenhoch responded that there is a "Mono Palm" on the grounds of the Civic Center. She asked why other neighbors did not receive notice of the meeting. Ms. Schwartz explained that only residents and business owners within a 300' radius receive the notice.

Mr. Dale Ishikawa of 542 Vanderbilt asked why the radius of notification is only 300'. Ms. Schwartz responded that is what is required by the Brown Act for a public hearing. Mr. Ishikawa asked what happens when technology is outdated or the tree needs updating.

Mr. Domer stated that the Placentia Zoning Ordinance reads that a 300' radius is required to be Noticed for a public hearing. This is not based on a line of sight.

Ms. Schwartz noted that Special Condition #4 reads that upon expiration or termination of the lease agreement, the facility shall be removed within 60 days.

Chairman Ebenhoch closed the Public Hearing.

Commissioner Schaefer commented that she has a cell tower near her home at Tuffree Park. She stated that it is a nice addition to the park and blends well with its surroundings. She addressed residents and stated that these concerns have been presented to the Commission on numerous occasions and the Commission has been provided with adequate literature addressing radiation and electrical emissions. She asked how many towers are in the City. Mr. Domer stated there are close to 50. Commissioner Schaefer asked Mr. Arczynski to comment on the federal regulations regarding cell towers.

Mr. Arczynski stated that the FCC has determined that cell towers are the preferred mode of communication and that Cities must cooperate with the cell companies to control where antennas are placed. The FCC has determined that cell carriers need to be allowed to provide adequate coverage to their customers as long as emissions meet the FCC requirements.

Chairman Ebenhoch added that these structures are important to our community for safety and communication as technology advances.

Commissioner Scull asked for an anti graffiti coating to be added as a Special Condition as well as 24 hour removal of reported graffiti.

Motion by Chairman Ebenhoch, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2011-23 APPROVING USE PERMIT (UP) 2011-14, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS INCLUDING THE FOLLOWING CHANGES TO SPECIAL CONDITIONS: REMOVAL OF ITEM #39; ITEM #60- ADD VERBIAGE "FENCE...'WITH PRIVACY SLATS AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT' SHALL BE INSTALLED..."; ITEM #20, LINE #10, CHANGE 'PINE' TO 'EUCALYPTUS'; ADD CONDITION FOR ANTI GRAFFITI COATING ON EXTERIOR OF EQUIPMENT ENCLOSURE; ADD CONDITION FOR "GRAFFITI REMOVAL WITHIN 24 HOURS UPON NOTIFICATION BY THE CITY TO THE APPROPRIATE T MOBILE AUTHORITIES" SET FORTH THEREIN. Passed by a 5-0 vote.

DEVELOPMENT REPORT

Mr. Domer provided an update of the gas station on Bradford Ave and Yorba Linda Blvd. which will go to City Council on November 15.

Mr. Domer reminded the Commission to please complete the required FPPC training. Chairman Ebenhoch commented that a definitive completion date was not given. Mr. Arczynski added that the requirement is to complete the training within one (1) year of appointment and thereafter every two (2) years.

Commissioner Solomonson asked if the gas station on Rose Drive and Yorba Linda is still on target to be completed by December 18. Mr. Domer responded that it is not likely.

PLANNING COMMISSION REQUESTS:

Chairman Ebenhoch adjourned the Planning Commission meeting at 8:20 p.m. to the next regularly scheduled meeting on December 13, 2011 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Ken Domer
Assistant City Administrator



Placentia Planning Commission

Agenda Staff Report

AGENDA ITEM NO.: 1	DATE: December 13, 2011	PUBLIC HEARING: Yes
APPLICATION: Use Permit (UP) 2011-11		
DESCRIPTION: To permit the construction of a new AT&T wireless communication facility at the Orange Central Korean Church, located at 102 S. Bradford Avenue in the Neighborhood Commercial (C-1) District. The proposed facility will be comprised of twelve (12) panel antennas, one (1) parabolic antenna and additional engineering related equipment, mounted completely inside of the Church's existing bell tower. The related equipment cabinets will be installed within a new in-ground vault that will be located within a landscaped area on the north side of the church, facing Chapman Avenue.		
RELATED APPLICATIONS: None		
APPLICANT: Coastal Business Group, Inc.: Terri Grisenti		
PROPERTY OWNER: Southern CA Conference of SE Orange Central Korean Church		
LOCATION: 102 S. Bradford Avenue		
CEQA DETERMINATION: Categorically Exempt: Class 3, Section 15303		
ZONING: Neighborhood Commercial (C-1)		APN(S): 339-052-21
GENERAL PLAN: Commercial		CITY COUNCIL ACTION REQUIRED: No
PREPARED BY: Monique B. Schwartz, Associate Planner		
REVIEWED BY: Kenneth A. Domer, Assistant City Administrator		

REQUEST:

To permit the construction of a new AT&T wireless communication facility at the Orange Central Korean Church, located at 102 S. Bradford Avenue in the Neighborhood Commercial (C-1) District. The proposed facility will be comprised of twelve (12) panel antennas, one (1) parabolic antenna and additional engineering related equipment, mounted completely inside of the Church's existing bell tower. The related equipment cabinets will be installed within a new in-ground vault that will be located within a landscaped area on the north side of the church, facing Chapman Avenue.

INTRODUCTION:

Pursuant to § 23.82.070 of the Placentia Municipal Code, all major wireless communication facilities established in the City are required to obtain Planning Commission approval of a use permit application. The proposed building mounted wireless communication facility is considered a "major wireless communication facility" because it is "building or roof-mounted and/or exceeds ten feet in height".

Section 23.82.050 (a) (4) of the Placentia Municipal Code also indicates that a major wireless communication facility is not permitted on any property that is designated as "Historic" by the City Council. According to the available Placentia Historical Resources

Register Buildings List, dated September 30, 2005, 102 S. Bradford Avenue (formerly known as Calvary Church) is not a property that is currently listed; however, the building was determined to be historically significant because it was constructed in the mid 1920's, is an example of Spanish Colonial/Gothic architecture with its stucco clad finish, red tiled roof, stained glass windows and arched porticos and is well known in Placentia history because of its original founder, evangelist Charles Fuller.

Because the existing church building has elements of historical significance, the Planning Division recommended that the proposed project be presented to the Placentia Historical Committee. The applicant, Terri Grisenti presented the project on June 16, 2011. After a discussion about historical considerations and the necessity for improved cell phone reception in the general vicinity of the church, the committee was generally in favor of the project proposal, subject to the following recommendations:

- Maintain the exterior aesthetics of the tower as much as possible, including its shape and stucco construction (or a good replica of such)
- Do the installation of equipment in such a way as to show little or no signs that the tower had been so adapted
- Reconstruct the tower in a way that would ensure the durability of this appearance
- The City keep the Historical Committee informed of the progress of this proposal.

The above mentioned recommendations by the Placentia Historical Committee have been included as Special Conditions of Approval for Use Permit proposal.

RECOMMENDATION:

The City Planning Division is recommending approval of Use Permit (UP) 2011-11, subject to the attached Special Conditions of Approval and Standard Development Requirements.

DISCUSSION:

The new wireless communication facility will be constructed completely within the existing church bell tower and new underground vault, located at 102 S. Bradford Avenue, at the northeast corner of Bradford Avenue and Chapman Avenue. This facility will provide enhanced wireless communications coverage as well as emergency 911 services to residents, businesses and visitors along Chapman Avenue between the 57 Freeway and All American Way, on Melrose Street south to Orangethorpe Avenue and along Bradford Avenue between Chapman Avenue and Madison Avenue.

Subject Site and Surrounding Land Uses:

	Existing Land Use	Zoning Map Designation	Land Use Element General Plan Designation
Present	Church	Neighborhood Commercial (C-1)	Commercial

Proposed	Church with new AT &T Major Wireless Communication Facility located within existing bell tower	Neighborhood Commercial (C-1)	Commercial
North	Commercial/Retail and Residential	Neighborhood Commercial (C-1) / Low Density Residential (R-1)	Commercial/Low Density Residential
South	Fire Station, Commercial/Retail and Residential	Neighborhood Commercial (C-1) / Low-Medium Density Residential (R-2)	Commercial/Medium Density Residential
East	Residential	High Density Residential (R-3)	High Density Residential
West	Bradford Avenue/Commercial-Retail	Santa Fe Commercial (SF-C)	Santa Fe Commercial

SCOPE OF PROJECT:

The installation of the new AT&T wireless communication facility will take place totally within the existing bell tower of the church and proposed new underground equipment vault. The existing bell tower is approximately 16 feet wide, 16 feet deep and is 48 feet high, as measured from finished grade to the top of the roof pitch. The antennas will be mounted within the existing bell tower, approximately 37'-6" above the finished grade as measured to the center of the antennas. A total of twelve (12), 6 foot high panel antennas will be divided equally on three sectors within the tower. There will also be a total of 12 Remote Radio Units (4 per sector), and 12 TMA (Tower Mounted Amplifier) Units (4 per sector) and 2 tower mounted surge suppressors installed within the tower. Two (2) GPS antennas will be installed on the exterior of the bell tower and painted to match the color of the exterior of the building. The proposed related equipment cabinets for this installation will be placed within +/- 300 square foot underground, controlled environment vault that will be installed within a landscape area approximately 16 feet below the finished grade, on the Chapman Avenue (north) elevation side of the building. The vault access hatch will protrude approximately 3 feet above grade and will be screened from public view with newly installed plants and shrubs. There is a Special Condition of Approval included that requires all cable and utility runs to be placed underground.

According to the submittal site plan, the new wireless communication facility within the bell tower has a horizontal distance of more than 100 feet from any residential structure; which is in compliance with Section 23.82.050 of the Placentia Municipal Code. The nearest residential structure to the southwest is 165 LF, to the southeast is 179 LF, to the northeast is 246 LF and the west is 244 LF.

Operational Characteristics:

The proposed unmanned wireless communication facility will provide twenty-four (24) hour service to AT&T customers, seven (7) days a week. An AT&T Mobile technician will service this facility on a periodic basis; with routine maintenance/inspections of the

facility occurring once a month, during normal working hours. AT&T requires twenty-four (24) hour access to the facility to ensure that technical support is immediately available if warranted. They will have keys to access the site as well as the related equipment cabinets.

Height:

Pursuant to § 23.33.050 of the Placentia Municipal Code, the maximum height permitted within the Neighborhood Commercial (C-1) District is thirty-five (35) feet. According to the submittal elevations, the top of the existing bell tower measures approximately 48 above finished grade. Design is also regulated by Placentia Municipal Code § 23.81.090 (Height limits-Generally), which states that "chimneys, silos, cupolas, flag poles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits, provided a use permit is first obtained in each case."

Aesthetics:

The City's wireless communication facility ordinance specifically requires operators to consider visual impacts when locating and constructing a major wireless communication facility. Section 23.82.040 (b) (2) of the Placentia Municipal Code requires that wireless communication facilities be located in areas that will minimize their aesthetic visual impact on the surrounding community. With building mounted facilities, all screening must be compatible with the existing architecture in color, texture and type of material of the building. All proposed antennas and related electrical equipment will be mounted completely inside of the Church's existing bell tower. Portions of the existing bell tower will be replaced with antenna friendly materials so that the antennas will be able to function and still be completely screened from view. The new transparent composite material will be textured to match the existing stucco finish of the tower and church exterior. The related equipment cabinets will be installed within a new in-ground vault that will be located within a landscaped area on the north side of the church, facing Chapman Avenue. The access hatch of the underground vault will protrude approximately 3 feet above the finished grade. Plants and shrubs will be planted by the applicant in order to screen the access hatch from public view. A Special Condition of Approval has been added specifying that all cable/utility runs be placed underground. This proposed installation will not create any negative aesthetic effects on the existing church building or property.

Parking/Circulation:

Due to the nature of this building mounted installation and underground vault, the existing parking and circulation at the project site will not be effected by this project.

Safety:

Wireless communication facilities are regulated by the Federal Communications Commission (FCC) and must receive a federal license before transmission can begin. Providers must comply with the American National Standards Institute (ANSI) and Institute of Electrical and Electronic Engineers (IEEE) standards for safe human exposure to radio electromagnetic fields. ANSI and IEEE standards are considered the most appropriate health and safety guidelines for this type of industry. If a wireless communications facility does not maintain ANSI/IEEE mandated standards, their FCC license will be revoked and any authorized use permit would be declared null and void.

FCC rules require transmitting facilities (including wireless) to comply with Radio Frequency (RF) exposure guidelines. The rules have been clarified in several FCC rulemakings but are most conveniently grouped and discussed in the FCC's Office of Engineering and Technology Bulletin 65, titled, "*Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields.*" The limits established in the guidelines are designed to protect the public health with a very large margin of safety. The limits set forth by the FCC have been endorsed by the Environmental Protection Agency and the Food and Drug Administration. As stated below, the proposed facility, like most facilities, create maximum exposures that are only a small fraction of the limits set by the FCC. Moreover, the limits themselves are many times below levels that are generally accepted as having the potential to cause adverse health effects. Nonetheless, it is recognized that any instance of noncompliance with the guidelines is potentially very serious, and the FCC has therefore implemented procedures to enforce compliance with its rules.

Section 332(c)(7) of the Communications Act (which is identical to § 704(a) of the Telecommunications Act of 1996) does not limit local government authority over siting wireless facilities, but it does set forth specific limitations to local governments. Specifically, 47 U.S.C. § 332(c)(7) (B) (iv) states: "No State or local government or instrumentality thereof may regulate the placement, construction, or modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." [emphasis added]

Therefore, the authority of the Planning Commission with regard to RF emissions is limited to reviewing the proposed project for planned compliance with the FCC RF emissions safety rules, and to ensure that any special conditions of approval approved with the Use Permit maintain that compliance.

Based on material submitted by AT&T, to include the Letter of Compliance and Site Analysis of Radio Frequency Electromagnetic Fields, the proposed wireless telecommunication facility will operate at the lowest possible power levels and is below the established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and

Electronics Engineers (IEEE). The attached Special Conditions of Approval (Attachment B) address continued compliance with ground level RF emissions as set forth in Bulletin 65.

Finally, the applicant indicates that the equipment operates quietly or almost noise free. The equipment does not emit fumes, smoke or objectionable odors.

CEQA:

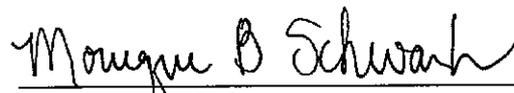
The proposed use is not expected to create a negative impact on the physical environment. It is City Staff's opinion that the use is categorically exempt pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, the Guidelines promulgated thereunder (§ 15303) and City Environmental Guidelines.

Exemptions for small new construction projects which do not result in any changes in land use or density per § 15303. The proposed project involves a minor alteration to an existing site involving a negligible expansion of use beyond that presently existing, and will not result in an increase of more than 50 percent of the floor area, nor more than 2,500 square feet. As a result, City Staff recommends that the Planning Commission find that the use is categorically exempt pursuant to CEQA.

ACTION:

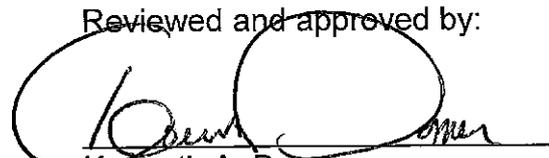
Adopt Resolution No. PC-2011-25 approving Use Permit (UP) 2011-11, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted by:



Monique B. Schwartz
Associate Planner

Reviewed and approved by:



Kenneth A. Domer
Assistant City Administrator,
Development Services

Attachments:

Attachment A: Resolution No. PC-2011-25
Attachment B: Special Conditions of Approval and Standard Development Requirements of Use Permit (UP) 2011-11
Attachment C: Placentia Police Department Standard Development Requirements
Attachment D: Orange County Fire Authority Special Conditions of Approval

Exhibits:

Exhibit 1: Vicinity Map
Exhibit 2: Site Plan
Exhibit 3: Elevations
Exhibit 4: Underground Vault
Exhibit 5: Conceptual Landscape Plan
Exhibit 6: Statement of Use
Exhibit 7: Letter of Compliance
Exhibit 8: Letter from Placentia Historical Committee

ATTACHMENT A

RESOLUTION NO. PC-2011-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2011-11 PERTAINING TO PROPERTY LOCATED AT 102 S. BRADFORD AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i). Ms. Terri Grisenti of Coastal Business Group, Inc. for AT&T and Southern CA Conference of SE Orange Central Korean Church, owner of the property (collectively the "Applicant" hereinafter), located at 102 S. Bradford Avenue filed an application for approval of Use Permit No. 2011-11, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii). On December 13, 2011, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii). All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A., of this Resolution are true and correct.

2. Based upon substantial evidence presented during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, the Planning Commission hereby specifically finds as follows:

a. The proposed use will not be: (A) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the city, or (B) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the

attached Special Conditions of Approval and Standard Development Requirements (Attachments "B, C and D"), this use complies with all applicable code requirements and development standards of the "C-1" Neighborhood Commercial District and Wireless Communication Facilities.

According to the submittal Letter of Compliance and Site Analysis of Radio Frequency Electromagnetic Fields, the proposed AT&T building installation is regulated by the Federal Communications Commission (FCC) and will operate in the frequencies established for Specialized Mobile Radio operators. The AT&T wireless telecommunication facility will operate at the lowest possible power levels that are below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

The proposed equipment associated with the telecommunication facility installation will be located within a +/- 300 square foot underground controlled environment vault installed in a landscaped area along the north side of the church along Chapman Avenue. The vault access hatch will be completely screened from public view with the installation of new plants and shrubs. The applicant has indicated that the equipment operates quietly or almost noise free. The equipment does not emit fumes, smoke or objectionable odors.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial", and the proposed use does not involve any change in the land use of the subject site. Wireless communications facilities are permitted in the "C-1" Neighborhood Commercial District, subject to Use Permit approval.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachments "B, C and D"), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a conditionally permitted use in the "C-1" Neighborhood Commercial District in the City of Placentia. Approval of the Use Permit for the wireless communication facility would be consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been conditionally permitted within the "C-1" Neighborhood Commercial District.

d. The wireless communication facility will not have a visual or aesthetic impact on the property or in the immediate vicinity. All new antennas and related electrical equipment will be installed completely within the existing bell tower of the church. The upper portion of the existing tower will be replaced with antenna friendly materials that will not block RF transmission. The upper section will be painted and textured to match the existing stucco finish and design of the tower and to match the applicant's submittal color and materials board. The related equipment cabinets will be installed within a new in-ground vault that will be located within a landscaped area on the north side of the church, facing Chapman Avenue. The access hatch of the underground vault will protrude approximately 3 feet above the finished grade. Plants and shrubs will be planted by the applicant in order to screen the access hatch from public view. A Special Condition of Approval has been included to require that all cable/utility runs are to be placed underground.

e. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachments "B, C and D" contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2011-11 to ensure compliance with the Placentia Municipal Code.

3. The Planning Commission specifically finds that the Application is Categorically Exempt under the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2011-11, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2011-11 as modified herein, and specifically subject to the conditions set forth in Attachments "B, C and D" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 13th day of December, 2011.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 13th day of December, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 13th day of December, 2011, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Attachment "B"
**Special Conditions of Approval and Standard Development Requirements for
Use Permit (UP) 2011-11**

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE USE PERMIT TO CONTINUE IN GOOD STANDING.

1. Use Permit (UP) 2011-11 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
4. Prior to any modifications to the site plan that would affect the location or visibility of the wireless communication facility and/or the ground installation; the applicant shall obtain prior written approval from the Development Services Department.
5. No expansion or modification of the wireless communications facility shall occur at any time without first obtaining approval from the Development Services Department. The Director, or designee, may require that an expansion or future modification of the use permit requires Planning Commission discretionary review.

6. Applicant shall obtain approval of a Building and Zoning Compliance Application and shall obtain a valid Business License prior to the issuance of any building permits.
7. Applicant shall provide to the Development Services Department a preliminary report and field report, both prepared by a licensed engineer, indicating that the operation of the facility is in full conformance with the standards established by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to electromagnetic fields (EMF) and radio frequency radiation (RFR). These reports are due within ninety (90) days after the start of operations.
8. If applicable, applicant shall place and maintain proper "RF Notice" or "RF Warning" signs as referenced in the FCC's Office of Engineering and Technology Bulletin 65 (*Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*).
9. At no time shall applicant operate the facility in a manner which exceeds the Bulletin 65 General Population/Uncontrolled emissions safety limit at ground level.
10. Applicant shall receive and maintain a license by the Federal Communications Commission (FCC) to operate a wireless communication facility in this location. A copy of this FCC license shall be submitted to the Development Services Department prior to the issuance of any building permits.
11. The major wireless communications facility shall be approved for a period not to exceed the term of the lease. A copy of the lease shall be submitted to the Development Services Department prior to the issuance of a building permit for the new wireless communication facility.
12. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Development Services Department.
13. Upon expiration or termination of the lease, the use permit for the wireless communication facility shall become null and void and the wireless communication facility shall be removed within sixty (60) calendar days. Removal of the antennas and related equipment cabinets shall be at the expense of the leaseholder.
12. Use Permit (UP) 2011-11 shall be reviewed by the Development Services Department five (5) years (December 13, 2016) from the date of approval to insure compliance with all Special Conditions of Approval and Standard Development Requirements.
13. Applicant shall place all cable/utility runs underground.
14. The applicant's exposed ground mounted vault hatch shall be maintained in good visual condition at all times. The applicant shall install plants and shrubs to completely screen the exposed hatch from public view.

15. Wireless communication facilities shall not bear any signs or advertising devices other than certification, warnings or other required seals or signage at any time.
16. The applicant shall maintain the wireless telecommunication facility ("bell tower structure" and associated equipment) in good condition and shall make repairs and replacements of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. The applicant shall be responsible for maintaining the leased property, including any applicable landscaped areas, walkways and all paved surfaces, free from graffiti, debris and litter at all times.
17. Applicant/property owner shall remove graffiti from bell tower, church building or church property within 24 hours of notification by the City.
18. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
19. The overall design of the new top portion of the bell tower shall match the existing architecture of the building structure in design, color and materials. All antennas shall be located within the bell tower structure, completely screened from public view.
20. Applicant shall submit material and color samples for the bell tower structure, if different than color and materials board provided. Final materials and colors shall be approved by the Development Services Department.
21. Applicant shall maintain the exterior aesthetics of the bell tower as much as possible, including its shape and stucco finish construction (or accurate replica of such) as well as durability.
22. Installation of equipment shall show little or no signs that the tower had been adapted to accommodate a new wireless communication facility.

CITY BUILDING DIVISION:

23. Building plans shall be prepared by a California licensed structural/civil engineer, with structural details and calculations regarding wind and seismic loads. Each page of plans shall be wet-signed.
24. Structural plans shall provide details for new antenna connections to the existing bell tower (inside and outside) in addition to roof framing details, if existing bell tower roof will be altered during construction.
25. Provide detail structural information including a site plan prepared by a licensed California Civil Engineer for new vault construction.

26. Final site plan shall show drainage details relating to the construction of the underground vault. The final site plan shall be approved by the Engineering Division prior to building permit issuance.
27. All contractors and sub-contractors shall obtain a city business license. Applicant and/or contractor shall request a standard sub-contractor form from the City Building Division prior to issuance of a building permit. This standard form shall be completed and submitted to the City Business License Division prior to the issuance of any building permits.

CITY POLICE DEPARTMENT:

26. Compliance with Placentia Police Department Standard Development Requirements for security. (See Attachment C)

ORANGE COUNTY FIRE AUTHORITY:

27. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA). (See Attachment D)

Attachment "C"
Placentia Police Department Standard Development Requirements

PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2011-11 102 S. Bradford Avenue

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

*The following standards shall be **required** for all commercial/industrial developments when applicable. No modifications shall be made without the approval of the Chief of Police.*

EXTERIOR DOORS

Sliding Doors:

Sliding glass doors shall be of tempered glass with locking bolt that grips door and frame together and prevents the door from being pried in an upward direction. The strike area shall be reinforced to prevent prying and disengagement of the locking bolt. Anti-lift out device(s) shall be installed in the upper channel above the moving panel to prevent raising and removal from the tract while in the closed position.

Other Doors:

Wood doors and aluminum stile doors shall be used only as front entry doors. *ALL OTHER DOORS SHALL BE METAL.*

Wood doors shall be of solid core construction with the minimum thickness of one and three-fourths (1 $\frac{3}{4}$) inches. Wood panel doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch centers.

Metal doors shall be of a minimum sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed. Such reinforcement shall restrict collapsing of the door around any locking device. Metal jambs shall be used.

Doors with glass panels and/or glass within thirty-six (36) inches of locking mechanism shall be fully tempered glass or rated burglary resistant material.

Door stops on wooden jambs for in-swinging door shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

All swinging exterior wood and steel doors shall be equipped as follows:

Single doors: equipped with "single unit" containing door knob and single cylinder deadbolt. (Single turn of the knob also retracts the locked deadbolt.) Deadbolt must have one (1) inch throw and exterior case hardened, rotating steel cylinder guard.

Or:

Equipped with single or double cylinder deadbolt in which no other device is located in the area where door hardware is usually installed.

If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

(Exterior Doors, Continued...)

In either case, a sign must also be displayed above the front door indicating that the front door is to remain "unlocked" during business hours. Letter size to be minimum one (1) inch in size on contrasting background.

Aluminum stile, single door: equipped with a double cylinder, minimum one and one-half (1½) inch upswing or one (1) inch slide deadbolt and exterior case hardened, rotating steel cylinder guard and minimum of five (5) pin tumblers. The inside key-operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "open." A sign must also be displayed above the door indicating that the door is to remain "unlocked" during business hours. Letter size to be minimum of one (1) inch in height on contrasting background.

The inactive leaf of all double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Strike area for metal or aluminum framed doors must be constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to prevent removal of the door from the exterior by removing the hinge pins.

Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or

- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.
- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

Deadbolt locks shall not be used on doors that are required to have panic hardware.

Overhead or sliding doors shall be secured on the inside by minimum one-half (1/2) inch slide bolt(s) protruding at least one (1) inch into the door frame at floor; or secured on outside by a case hardened or minimum ten (10) gauge steel construction slide bolt using a padlock having a hardened steel shackle locking both at heel and toe with a minimum five (5) pin tumbler operation. Locking bar or bolt to extend through the receiving guide minimum of one (1) inch.

Doors exceeding ten (10) feet in width shall have two locking points on opposite sides.

WINDOWS

No louvered windows shall be used.

Windows and/or transoms having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected in the following manner:

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x 1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

The protective bars or grills shall be able to be opened if such windows are required to be opened by the Uniform Building Code.

ROOF OPENINGS

Skylights shall be fully tempered glass or rated burglary resistant material*; or

- (1) Protected by iron bars at least one-half (1/2) inch round material spaced not more than five (5) inches apart; or

- (2) Steel grill at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted under the skylight.

Ventilator skylights with side openings exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected as in (1) or (2) above.

Air ducts or vents exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches on roof or exterior walls shall be covered by iron or steel bars of at least one-half (1/2) inch material spaced not more than five (5) inches apart; or steel grills of at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted.

HATCHWAYS

Hatchways on the roof, if not of metal construction, shall be covered on the inside with sixteen (16) gauge sheet metal, or its equivalent, and secured from the inside with a slide bar or slide bolt. Outside hinges shall be equipped with non-removable hinge pins.

LADDERS

Ladders leading to the roof shall do so from the interior of the building.

BURGLARY RESISTANT MATERIAL

- (1) Products intended for use shall be permanently labeled as such.
- (2) Materials used shall meet UL 972 Standards for Safety Burglary Resistant Glazing Materials.
- (3) Only materials approved by ICBO shall be used.

ADDRESS

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building.

Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches. The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street address.

EXTERIOR LIGHTING

Exterior lighting of an intensity of at least twenty-five hundredths (.25) foot-candles shall be provided adjacent to doors and windows. Exterior bulbs shall be protected by polycarbonate or other weather and vandal resistant globe or cover. Light(s) shall be

operated during hours of darkness through either photovoltaic sensors or appropriate timers.

Parking lots for use by the general public and/or employees shall be provided with exterior lighting of an intensity of at least one (1) foot-candle of light on the parking surface and operated from dusk until at least one-half (1/2) hour after the termination of business.

Attachment "D"
Orange County Fire Authority (OCFA) Special Conditions of Approval



ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services • www.ocfa.org • (714) 573-6100 / Fax (714) 368-8843

Date: October 26, 2011

To: City of Placentia Planning Division
Attention: Monique Schwartz

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156179, City Reference #Use Permit 2011-11
AT & T Wireless- 102 S. Bradford Avenue, Placentia
Service Code: PR105 Site Development Review/CUP**

The OCFA has reviewed the proposed project and there do not appear to be any significant issues associated with this proposal that would prevent further submittals to the OCFA should the city approve the CUP. Please provide the conditions listed below on the resolution issued to the applicant.

CONDITIONS OF APPROVAL

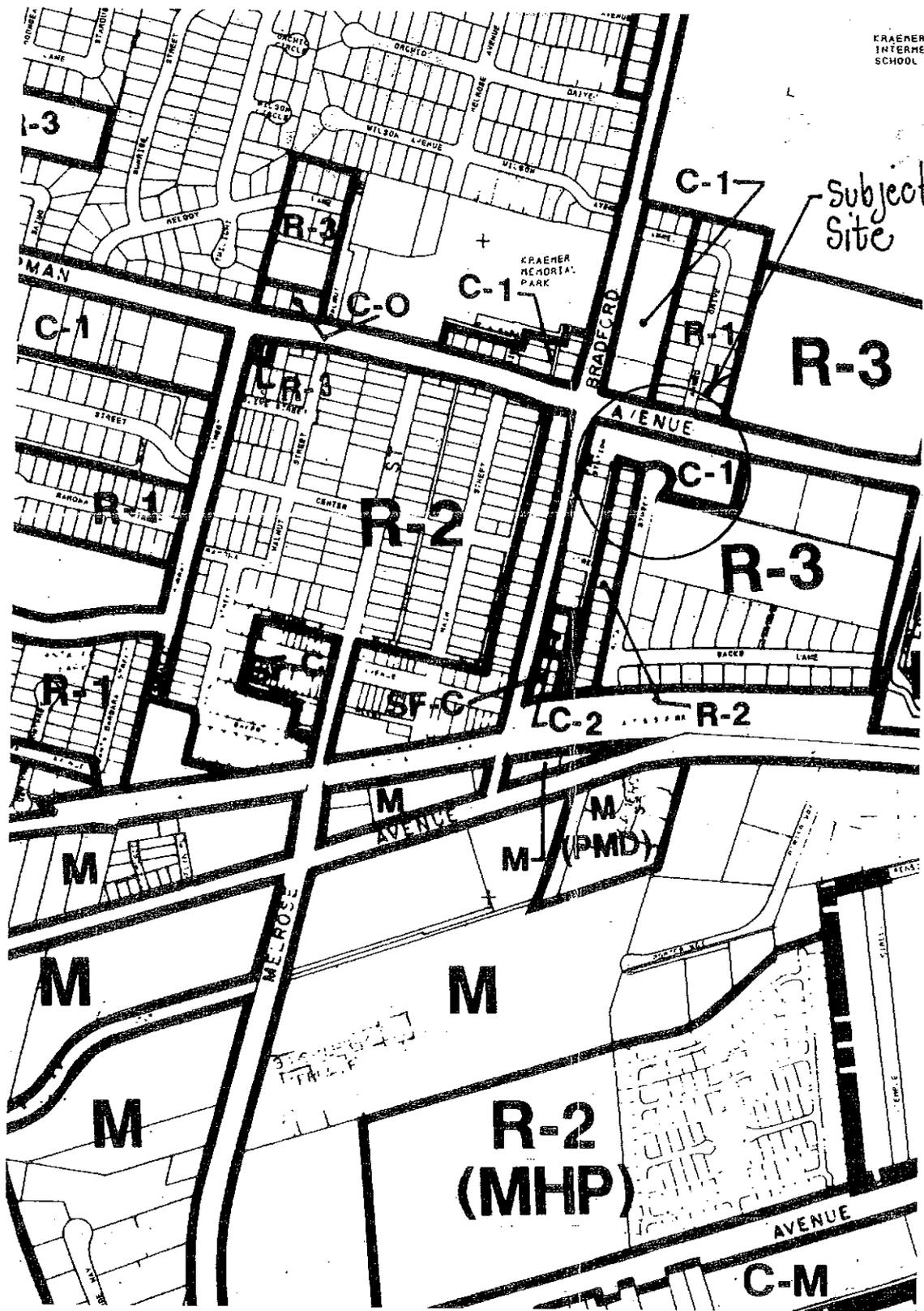
Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to issuance of a building permit:

- Battery (service codes PR370-PR375), for any system containing an aggregate quantity of electrolyte with hazard classification(s) in excess of the permit issuance threshold amount listed in CFC Appendix Chapter 1, Section 105

Specific submittal requirements may vary from those listed above depending on actual project conditions identified or present during design development, review, construction, inspection, or occupancy. Standard notes, guidelines, submittal instructions, and other information related to plans reviewed by the OCFA may be found by visiting www.ocfa.org and clicking on "Fire Prevention" and then "Planning & Development Services."

If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.



KRAEMER
INTERME
SCHOOL

Subject
Site

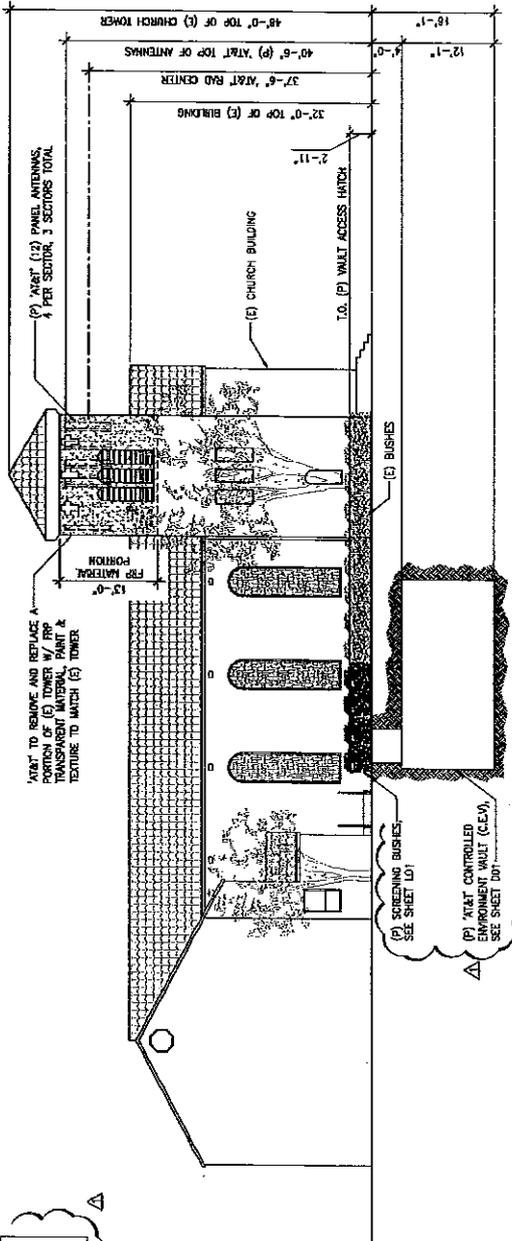
VICINITY MAP

NTS



PLANNING DIVISION REPORT
UP 2011-11
Exhibit 1

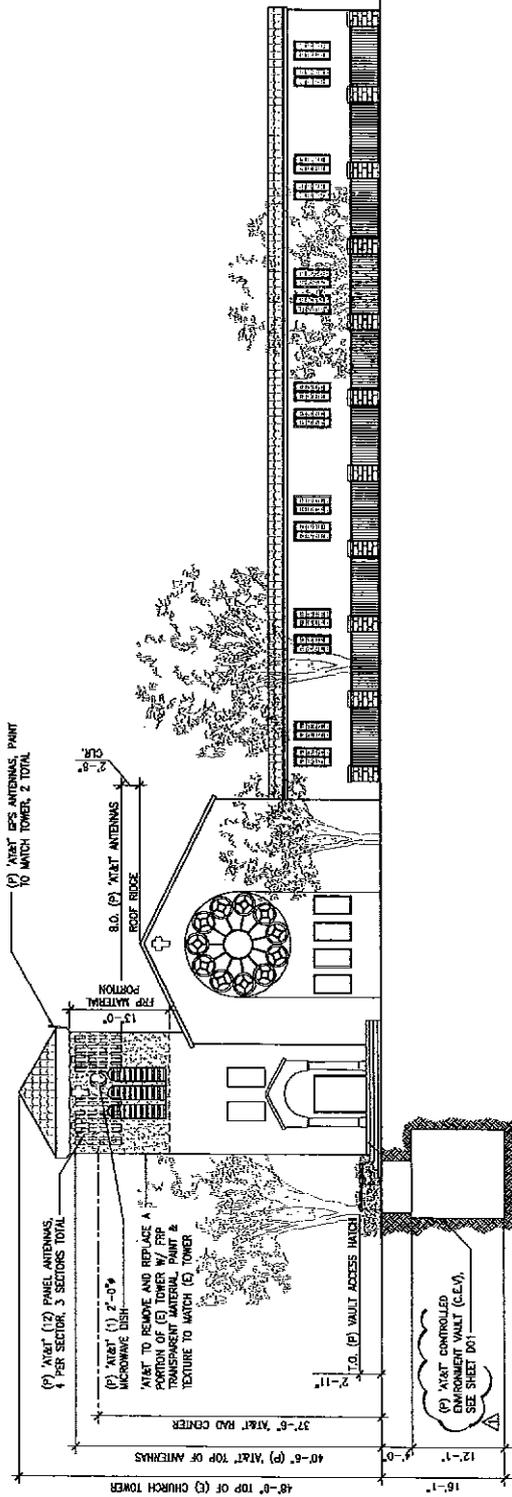
NOTE:
 1. NO CHANGE ON ARCHITECTURAL FEATURE OF SELL TOWER.
 2. PROPOSED AT&T EQUIPMENT CABINETS WILL BE INSTALLED INSIDE THE CONTROLLED ENVIRONMENT VAULT. NO EQUIPMENT SHALL BE EXPOSED ABOVE GRADE.



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1



WEST ELEVATION

SCALE: 1/8" = 1'-0"

2

PLANNING DIVISION REPORT

APPLICATION: UP 2011-11

EXHIBIT: 3

PAGE 1 OF 2

DATE: 12-13-11

AT&T MOBILITY
 CERRITOS, CA
 ELEVATIONS

DATE: 2/24/11
 DRAWING NUMBER: A-000316A-203

NO.	DATE	BY	CHKD	DESCRIPTION
1	02/25/11	DL	DL	ISSUED FOR PERMITS
2	02/25/11	DL	DL	ISSUED FOR 2D TOWER AND DOMEST
3	02/25/11	DL	DL	ISSUED FOR 2D TOWER AND DOMEST
4	02/25/11	DL	DL	ISSUED FOR 2D TOWER AND DOMEST

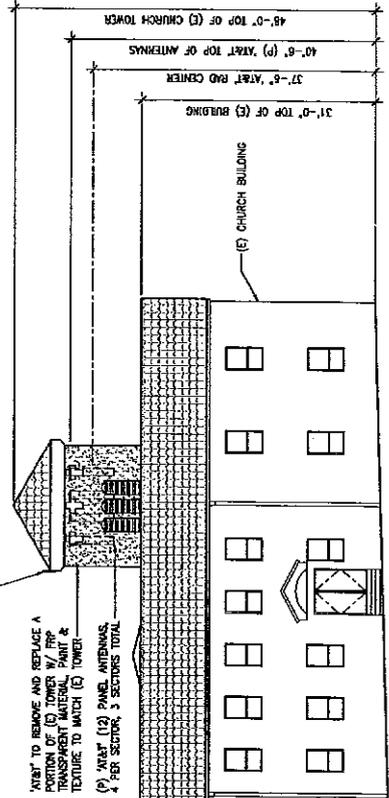
at&t
 1000 AVENUE PLAZA DRIVE
 PLACENTIA, CA 92870
 TEL: (949) 452-1000 FAX: (949) 452-1001

ORANGE CENTRAL KOREAN CHURCH
 OCC0316A
 102 S. BRADFORD AVENUE
 PLACENTIA, CA 92870

OPIC PACIFIC
 ARCHITECTURE-ENGINEERING-CONSULTING
 2500 AVENUE PLAZA DRIVE
 PLACENTIA, CA 92870
 PHONE: (949) 452-1000 FAX: (949) 452-1001

NOTE:
 1. NO CHANGE ON ARCHITECTURAL FEATURE OF BELL TOWER.
 2. PROPOSED 'AT&T' EQUIPMENT CABINETS WILL BE INSTALLED INSIDE THE CONTROLLED ENVIRONMENT VAULT. NO EQUIPMENT SHALL BE EXPOSED ABOVE GROUND.

(P) 'AT&T' GPS ANTENNAS, PAINT TO MATCH TOWER, 2 TOTAL
 'AT&T' TO REMOVE AND REPLACE A PORTION OF (E) TOWER W/ FRP TRANSPARENT MATERIAL, PAINT & TEXTURE TO MATCH (E) TOWER
 (P) 'AT&T' (12) PANEL ANTENNAS, 4 PER SECTION, 3 SECTIONS TOTAL



EAST ELEVATION

SCALE: 1/8" = 1'-0"

PLANNING DIVISION REPORT
 APPLICATION: UP 2011-11
 EXHIBIT: 3
 PAGE 2 OF 2
 DATE: 12-13-11

THIS DOCUMENT WAS CREATED

001 PACIFIC
 ARCHITECTURE, ENGINEERING, CONSULTING
 20 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
 PHONE: (949) 475-1000 FAX: (949) 475-1001

ORANGE CENTRAL KOREAN CHURCH
 OC0316A
 102 S. BRADFORD AVENUE
 PLACENTIA, CA 92870

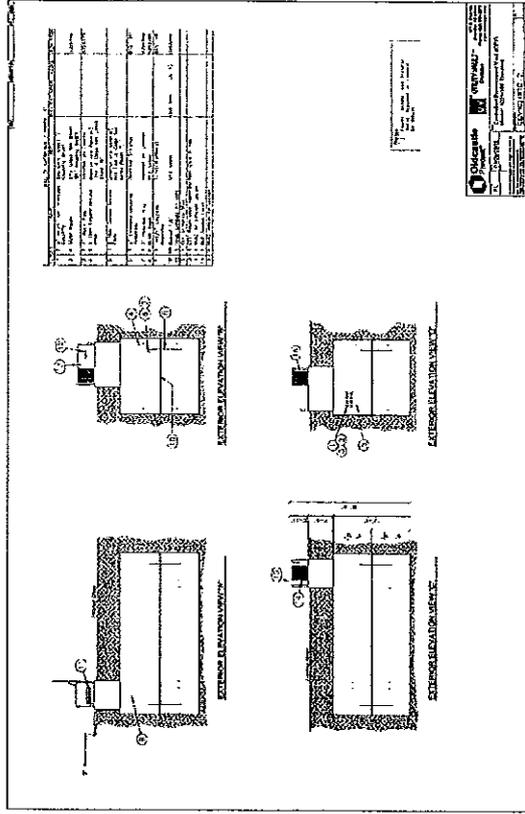
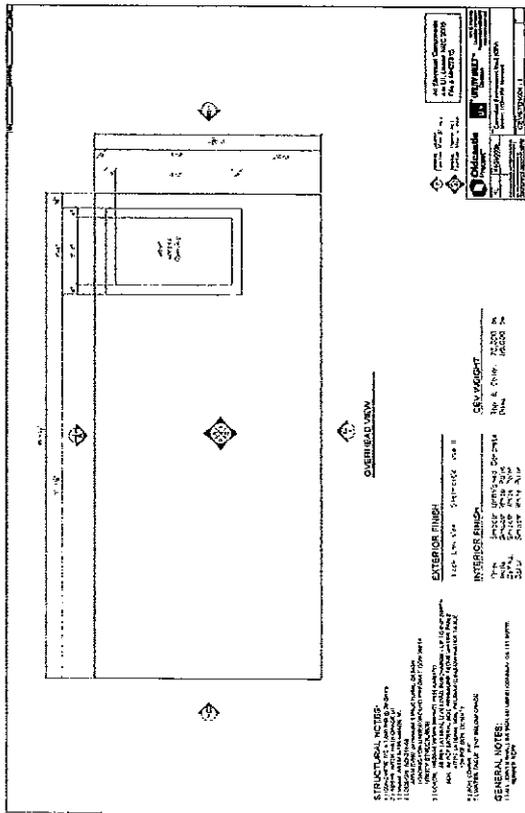


NO.	DATE	DESCRIPTION	BY	CHK
1	02/20/11	REV. COMMENTS N.O.I.	JLD	SKD
2	03/23/11	ISSUED FOR ZONING APPROVAL	JLD	SKD
3	03/17/11	ISSUED FOR ZONING AND COMMENTS	JLD	SKD
4	03/17/11	ISSUED FOR ZONING AND COMMENTS	JLD	SKD
5	03/17/11	ISSUED FOR ZONING AND COMMENTS	JLD	SKD
6	03/17/11	ISSUED FOR ZONING AND COMMENTS	JLD	SKD
7	03/17/11	ISSUED FOR ZONING AND COMMENTS	JLD	SKD
8	03/17/11	ISSUED FOR ZONING AND COMMENTS	JLD	SKD
9	03/17/11	ISSUED FOR ZONING AND COMMENTS	JLD	SKD
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AT&T MOBILITY
 CERRITOS, CA
 ELEVATION
 25471-810
 A-00316A-Z04

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REL



CONTROLLED ENVIRONMENT VAULT DETAIL

at&t
 1500 PARKWAY DRIVE
 CERRITOS, CA 94510
 TEL: (925) 947-1000 FAX: (925) 947-1001

ORANGE CENTRAL KOREAN CHURCH
 OC0316A
 102 S. BRADFORD AVENUE
 PLACENTIA, CA 92870

OCI PACIFIC
 ARCHITECTURE: ENGINEERING: CONSULTING
 3000 JEFFERSON AVENUE, SUITE 100
 PHOENIX, AZ 85018
 PHONE: (602) 955-1100 FAX: (602) 955-1001

AT&T MOBILITY
 CERRITOS, CA
 DETAILS

REVISIONS:

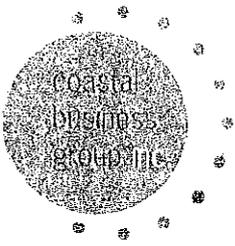
NO.	DATE	DESCRIPTION
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2	08/29/11	ISSUED FOR PERMIT AND COMMENT
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9	08/29/11	ISSUED FOR PERMIT AND COMMENT
10	08/29/11	ISSUED FOR PERMIT AND COMMENT

SCALE: AS SHOWN

DATE: 12/13/11

PROJECT NO.: A-000316A-204

1



Project Description

For Applicant AT&T
12900 Park Plaza Drive
3rd Floor
Cerritos, CA 90703

Submitted by Agent for the Applicant
Terri Grisenti
Coastal Business Group. Inc.

DATE:	18 August 2011
VzW Site Name:	OC0316 Orange Central Korean Church
Site Address:	102 S. Bradford Avenue, Placentia
APN:	339-052-21
REGARDING:	Conditional Use Permit

Background:

AT&T is a licensed wireless telecommunications provider for Orange County. AT&T proposes to construct an unmanned wireless telecommunications facility on the Orange Central Korean Church property. The proposed location and design are evidenced by the drawings included with this application and further identified as pertaining to Assessor's Parcel Number 339-052-21. Existing access to the public right-of-way is from Chapman Avenue.

The subject property is owned by Orange Central Korean Church. The property is currently developed to include a Church and various classroom and meeting facilities.

Proposal:

The proposed facility will be comprised of twelve (12) panel and one (1) parabolic antennas mounted inside of the Church's existing Bell Tower. AT&T is also proposing to install various other non-antenna engineering-related equipment, i.e., TMAs, RRUs, etc., inside of the existing bell tower. Portions of the existing bell tower will be replaced with antenna-friendly materials that will be fabricated, textured and painted to match the existing exterior. These antenna-friendly materials are necessary so that the antennas will be able to function and still be completely screened from view. For its equipment, AT&T is proposing to install an in-ground vault in the parkway landscape area between the sidewalk and the Church building on the Chapman Ave side of the property. Additional landscaping will be added to provide screening for the vault's entrance hatch. AT&T's radios and equipment will be connected by coax that will be run underground from the vault to the side of steeple. From there the coax will penetrate the exterior wall and be run on the interior up to the AT&T's antennas, etc. AT&T is also proposing to install a small GPS antenna on the roof of the existing Church building, near the steeple. Finally, AT&T will work with the local utility providers to bring services to their proposed site..

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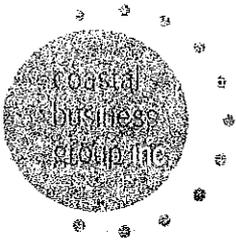
EXHIBIT: 6

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DATE: 12-13-11

16460 Bake Parkway †
E-Mail: info@coastalbusinessgroup.net

i0 • Fax: 949.336.6665
coastalbusinessgroup.net



Purpose:

AT&T is one of many service providers licensed by the Federal Communication Commission (FCC) to provide wireless communication services in the Orange County area. AT&T is committed to improving its wireless phone service throughout the region. In order to achieve this federally-mandated goal, AT&T proposes construction of the wireless facility described herein. The facility will provide enhanced wireless communications coverage as well as emergency 911 services to the residents, businesses and visitors in the vicinity of the proposed facility.

Benefits:

The proposed project will enhance the existing area by promoting the social, economic, safety and cultural needs of the local community. City of Placentia residents, businesses and visitors in the vicinity of the proposed facility will realize increased access to telecommunications service from their wireless devices. The proposed facility will also enhance the availability of 911 services in the event of an emergency.

Public Health, Safety & Welfare:

The proposed project will not be detrimental to the public health, safety, or welfare for the following reasons:

- ⊕ The proposed facility will not produce noticeable noise.
- ⊕ The proposed facility will not affect the local rate of growth.
- ⊕ The proposed facility will not result in the need for additional housing, transportation or infrastructure.
- ⊕ The proposed facility will not result in a need for any additional or altered governmental services—all maintenance and monitoring services will be provided by the private sector and be AT&T's responsibility.
- ⊕ The wireless transmission power densities that will emanate from the proposed facility will not exceed the current recommended maximum exposure levels set by the American National Standards Institute ("ANSI") for wireless transmission frequencies.

Alternative Sites

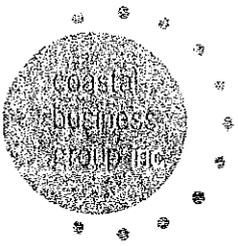
After conducting a thorough real estate and technical investigation, the subject property was identified as AT&T's best opportunity to result in a site that would work for engineering as well as garner the necessary approvals from the property owner and jurisdiction.

Co-location Opportunities

No technologically viable co-location opportunities were identified in the areas identified by AT&T's radio frequency engineers.

Zoning & Land Use:

The property is zoned C-1 Neighborhood Commercial. Telecommunications facilities are permissible in the C-1 Zone. Per Section 23.82 (Wireless Communication Facilities) and Section 23.33 (C-1 Neighborhood Commercial District) development of a wireless telecommunications facility is permissible and subject to a Planning Commission approval. Consideration for said approval is based on the proposed facility being



established as a clearly incidental use to the primary use of the property, appropriate siting on the property and acceptable esthetics for the project.

The proposed facility will not result in any alteration to the current or future land use for the property or for the area. The proposed facility has been sited on the property to take advantage of the existing bell tower alleviating the need for a new vertical element for AT&T's proposed antennas.

Pre-Application Submittal Feedback:

Per the City's direction, a Pre-Application review was completed for this project. The Planning Department's feedback was incorporated to the degree possible, in the drawings included with this submittal. A copy of the feedback received is included with this submission for convenience.

Please see below for exceptions to this and explanations:

Request: More details on the screening; design and finish samples.

Response: At this point, it is impossible to provide more details on the proposed screening. In that this submission is for planning and not for building, only conceptual drawings have been prepared thus far. Once the use and esthetics are approved then AT&T will have construction drawings prepared that include screening details. Unfortunately, exact design and finish samples won't be available until the project is in construction or at least pre-construction. The reason for this is that all construction of this nature is highly specialized and 100% custom work. Each piece will be custom fabricated to match finish samples taken from the subject property and will be made from custom-made molds. To produce these types of items before the use, esthetics and construction methods known and approved is impossible.

Request: Provide evidence that Church is not registered with SHPO.

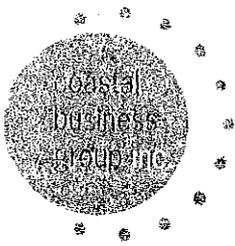
Response: As part of AT&T's typical regulatory due diligence process, they will make a submission to SHPO to make sure that this property is not listed. These submissions are time consuming and some times it takes months to receive the response. They typically aren't started until the Jurisdiction provides favorable first round comments. AT&T is requesting that this item be added as a Condition of Approval for the project to be satisfied while the project is in the building department for review and before a building permit can be pulled.

Construction:

Approval of this project will result in the construction and operation of a wireless telecommunications facility that will provide wireless coverage to the residents and communities of the immediate area.

Aesthetics:

The project will not be detrimental to the subject property or properties in the vicinity due to the fact that the proposed facility will be located inside an existing vertical element. Members of the general public will barely notice the facility once it is in operation due to the fact that the site is proposed to utilize the existing bell tower



and the radio equipment will be vaulted. Based on this, there will be no impact on the use, enjoyment or valuation of the subject property or of other properties located in the vicinity.

Risk of Upset:

The equipment is highly fire retardant. All alarms and enunciators associated with the site will be remotely monitored twenty-four hours a day. The facility will be equipped with a security system that is remotely monitored for intrusion.

Site Maintenance:

- ⊕ Traffic—The facility will be unmanned and remotely monitored. A technician will visit the facility an average of one (1) time per month. During routine maintenance, the average time spent on-site is less than two (2) hours. The proposed project will not have any impact on local parking or transportation systems.
- ⊕ Energy Use—The proposed facility will not increase the use of fuel or energy, resulting in no increased demand on existing energy resources. Nor will the proposed facility require the development of new sources of energy.
- ⊕ Utilities and Services—The proposed facility will require electrical and telephone service. No other utilities or services will be necessary. All maintenance services will be provided by the private sector.

Site Remediation:

If at any such time the lease agreement for the facility is terminated or if AT&T determines there is no longer a need for this particular wireless communications facility, the project site will be restored, as nearly as possible, to its pre-project state.

Conclusion:

The proposed project will create minimal impact to the surrounding area. As such, AT&T would like to process an approval for the above-described project as soon as possible.

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**AT&T Mobility • Proposed Base Station (Site No. OC0316A)
102 South Bradford Avenue • Placentia, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. OC0316A) proposed to be located at 102 South Bradford Avenue in Placentia, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

AT&T proposes to install directional panel antennas within the existing bell tower of the Orange Central Korean Church, located at 102 South Bradford Avenue in Placentia. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

**AT&T Mobility • Proposed Base Station (Site No. OC0316A)
102 South Bradford Avenue • Placentia, California**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by AT&T, including zoning drawings by DCI Pacific, dated June 29, 2011, it is proposed to install twelve Powerwave Model P65-16-XLH-RR directional panel antennas within the top section of the bell tower of the Orange Central Korean Church, located at 102 South Bradford Avenue in Placentia. The antennas would be mounted with up to 4° downtilt at an effective height of about 37½ feet above ground and would be oriented in groups of four toward 100°T, 220°T, and 340°T, to provide service in all directions. The maximum effective radiated power in any direction would be 4,090 watts, representing simultaneous operation at 2,260 watts for PCS and 1,830 watts for cellular service; no operation in other frequency bands is proposed at this site. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.023 mW/cm², which is 2.6% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 3.8% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

* Including the residences located at least 140 feet away, based on photographs from Google Maps.

**AT&T Mobility • Proposed Base Station (Site No. OC0316A)
102 South Bradford Avenue • Placentia, California**

Levels may exceed the applicable public exposure limit on the roof of the subject building, near the antennas.

Recommended Mitigation Measures

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 8 feet directly in front of the antennas themselves, such as might occur during maintenance work on the bell tower, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs[†] on the bell tower in front of or below the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 102 South Bradford Avenue in Placentia, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

[†] Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

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HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

AT&T Mobility • Proposed Base Station (Site No. OC0316A)
102 South Bradford Avenue • Placentia, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.
707/996-5200

August 5, 2011



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

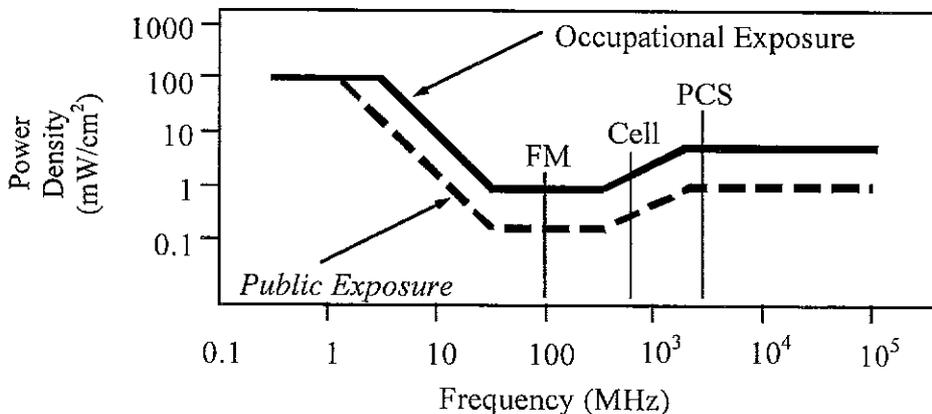
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FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (<i>f</i> is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√ <i>f</i>	<i>1.59√f</i>	√ <i>f</i> /106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

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FCC Guidelines
Figure 1

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
 D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



TO: Placentia City Planning Commission and City Council

June 29, 2011

FROM: Placentia City Historical Committee

RE: AT&T Proposal to use Calvary Church

At its most recent meeting, this committee was asked to review and comment on the installation of wireless equipment by AT&T in the bell tower of what long was the Calvary Church on Bradford and Chapman avenues. The following is a summary of considerations and comments from this review.

The Calvary Church is one of the city's historical buildings. It was recognized as such in the Historic Resources Inventory commissioned by the City in 1987, and it was included in a much more selective update of this report in 2002. These inventories noted that the church was historically significant for both its architecture and events and persons associated with it—the two major categories by which historic significance of structures is appraised.

The Calvary Church was completed in 1926, well beyond the 50 year standard for a historic building. Its mixed Spanish Colonial/Gothic architecture is highlighted by two features: a large rose stain glass window and the three-story stucco tower with a tile hip roof. Both of these have made the church one of the most familiar landmarks in Placentia.

This building is also noted as the initial base of operations of Rev. Charles Fuller, famous for his Old Fashioned Revival Hour radio program in the 1940s, 50s, and 60s. Fuller originally was a rancher in Placentia and manager of the PMOA (Placentia Mutual Orange growers Association). He began his career as a preacher in Placentia, helping to form a non-denominational congregation which led to the construction of this church in 1926. From this church, Fuller began his career as a radio preacher.

These qualities led the Placentia Historical Committee to recommend this church as a City Historic Landmark. But the past owners declined to have the church so recognized, so it has never received the formal designation of a historic building. Some on the committee wondered if the partial removal of its north wing and the addition of a south wing would damage its integrity for such recognition. However, this writer knows of at least one building in the Placentia area that has received local, state, and national historic designation despite comparable modifications.

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DATE: 12-13-11

After weighing all of these considerations with the apparent need for better cell phone reception, the committee split nearly 50-50 on the idea of recommending that the city outright reject the proposal as damaging to its historic buildings. But it did agree unanimously in recommending that if the city approved AT&T's use of the bell tower, this approval contain the following conditions:

- Maintain the exterior aesthetics of the tower as much as possible, including its shape and stucco construction (or a good replica of such).
- Do the installation of equipment in such a way as to show little or no signs that the tower had been so adapted.
- Reconstruct the tower in a way that would ensure the durability of this appearance.
- That the City keep the Historical Committee informed of the progress of this proposal.

Respectfully Submitted,

Placentia Historical Committee

PLANNING DIVISION REPORT
APPLICATION: UP 2011-11
EXHIBIT: 8
PAGE 2 OF 2
DATE: 12-13-11



Placentia Planning Commission

Agenda Staff Report

AGENDA ITEM NO.: 2	DATE: December 13, 2011	PUBLIC HEARING: No
APPLICATION: Use Conformity Determination 2011-04		
DESCRIPTION: Use Conformity Determination for proposed Chalk Fitness located at 780 S. Van Buren, Placentia.		
RELATED APPLICATIONS: None		
APPLICANT: Mr. David Pollitt & Mr. Brian Nick		
PROPERTY OWNER: Trico Van Buren Business Park – C/O Thomas Harrison		
LOCATION: 780 S. Van Buren		
CEQA DETERMINATION: N/A		
ZONING: Manufacturing	APN(S): 346-021-02	
GENERAL PLAN: Industrial	CITY COUNCIL ACTION REQUIRED: No	
PREPARED BY: Kenneth A. Domer, Assistant City Administrator		
REVIEWED BY: Monique B. Schwartz, Associate Planner		

REQUEST:

The applicant is requesting a Use Conformity Determination for an unlisted use within the Manufacturing District. The proposed use is a group fitness facility offering strength training, cardiovascular training, flexibility, and pre-hab exercises. The concept employs the CrossFit gym training regimen. The applicant provides training in limited scheduled times and appointments, generally in the early morning and early evening time periods. The Use Conformity Determination process was designed to review a proposed use that is not permitted outright nor required to have a use permit so that the Planning Commission may make a determination as to whether the proposed use conforms to the district in which it will locate and can be operated compatibly with surrounding uses.

INTRODUCTION:

As discussed during the consideration of the proposed Use Conformity Determination Ordinance, Development Services Staff are increasingly finding ambiguity within the Placentia Municipal Code (PMC) related to permitted uses in the commercial and manufacturing zones as well as equivalent uses in the Specific Plan 5 and 7 zones. Typically, this vagueness occurs due to newer types of business uses desiring to locate in a commercial or manufacturing zone and such uses, while feasibly within the intent of the zone, are not specifically called out as permitted outright or with a use permit. While there is a standard clause to allow the Planning Commission to determine if a use requires a use permit, in the effected zones, there is no such clause or process to allow a use as a permitted use. As such, the Use Conformity Determination process was created as a patch during the time in which the City is reviewing the Zoning Code and considering updates.

The proposed use is a group fitness facility offering strength training, cardiovascular training, flexibility, and pre-hab exercises. The concept is comparable to the current CrossFit trend which contends that a healthy, fit person requires proficiency in each of ten general physical skills: cardiovascular/respiratory endurance, stamina, strength, flexibility, power, speed, agility, balance, coordination, and accuracy.

REVIEW OF PROPOSED USE:

The proposed use – group fitness facility – does not have objectionable characteristics such as odor, dust, smoke, gas, noise vibration, etc., as would otherwise not be allowed as a permitted use within the manufacturing zone. As described, the group fitness facility will offer personal fitness training specializing in strength training, cardiovascular training, flexibility, and pre-hab exercises.

Each class session will be one hour in length and classes will be back to back with an approximate five minute break. Estimated age range of attendees is from 25 to 50 years of age, typically professionals who look to work out before or after normal work hours.

The proposed days and hours of operation are Monday to Friday, from 5 am to 7 am and 4 pm to 8 pm, and on Saturdays from 9 am to 12 pm. The owners states that an initial fifteen clients are expected and it is hoped to grow to fifty plus clients in the first few years. Initially, the two owners will be the sole employees and as the clientele expands, part-time employees may be added.

The business owners are David Pollin and Brian Nick. Mr. Pollin is a strength and conditioning coach with over twenty-two years experience in the fitness/athletic development industry. In addition to an education in physical education he holds several certifications from the fitness industry. Mr. Pollin has published two books related to training protocols and is currently working on material to assist in athlete development. Mr. Nick is an experienced store and non-profit manager, former Navy information system technician and current National Guard Non-Commissioned Officer.

The business will be a functional performance based fitness facility which will include barbells, dumbbells, kettlebells, medicine balls, mats, bands, ropes, etc. Larger equipment will consists of squat racks, back extension and a bench press stand. All equipment is manual and from reputable physical fitness equipment manufacturers.

The time of the proposed use is consistent with the manufacturing district and is more so weighted toward the early morning and early evening in order to accommodate people around their work schedules. The use of adjacent parking by staff should not be an impact to adjacent businesses within the industrial park. Use by clients outside normal business hours should also not impact adjacent businesses. The industrial park has fifty-eight (58) total parking spaces, seven over its required amount. The proposed use of space is 1,400 square feet which has a requirement of two (2) parking spaces. However, as a condition of this Use Conformity Determination, it is recommended that the clients be directed to park on Sierra Madre Circle, adjacent to and south of the industrial park. This will allow the spaces within the complex to be used by employees of

the other businesses. If, in the future, the amount of clients negatively effects the internal parking, the Use Conformity Determination can be reviewed by Staff and proposed for reconsideration.

REVIEW OF PROPOSED LOCATION:

The proposed location is within a newer industrial park south of Orangethorpe Avenue and the City's Atwood community. Within the complex are various uses compatible with the manufacturing zone to include construction companies, golf equipment suppliers, an aquarium service company and audio/sound system companies. There are no apparent non-conforming uses or other uses which would require a Use Conformity Determination. Currently there are two vacancies out of 19 potential tenant suites. Located adjacent to the proposed location is a traffic control signage company, a construction company and on the other side is a vacant suite followed by another construction company.

A review of the operations for both adjacent businesses does not reveal any negative impacts for the proposed business nor does the location of the proposed business create any apparent negative issues for the established businesses.

STAFF ANALYSIS OF USE CONFORMITY:

Based on review of the proposed use and location, staff is able to recommend to the Planning Commission that the proposed use be found in conformity with the zoning district and General Plan designation. The proposed use does not create any objectionable outsources or other negative indicators and the frequency of use, to include the group fitness by early morning and evening schedule, does not seem to foster any negative traffic or parking impacts at this time. As mentioned earlier, it is recommended that clients park on the adjacent surface street during normal business hours. More importantly, those immediately adjacent uses are not obnoxious or offensive in their operations, thus allowing the fitness use to be operated free from potential detrimental effects of said operations.

Based on the facility needs as required by the proposed use, the location is deemed suitable and not allowing such a proposed use could deny the opportunity for such a use to exist within the City. While it remains staff's intent to ensure that manufacturing (or commercial) districts remain available for those uses in which the district was formed, it is understood that in today's economic climate those type of uses may not be seeking to locate within such a facility. As such, denying the opportunity for a conforming use to utilize the location denies the property owner the ability to benefit their business. Additionally, the employees and clients are potential customers of other businesses within the City, thereby confirming benefit to the City in a non-direct way. More importantly, the Use Conformity Determination does not entitle the proposed occupant or the use to the site. The base zoning remains industrial/manufacturing and therefore is available in the future for such uses.

RECOMMENDATION:

Staff is recommending approval of Resolution PC-2011-26 confirming the Use Conformity Determination (UCD 2011-04) for Chalk Fitness at 780 S. Van Buren, Placentia, CA 92870.

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines require the Planning Commission to consider the potential environmental impacts of the proposed application. Section 15061(b)(3), the general rule exemption, states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment that the activity is not subject to CEQA. The approval of the Use Conformity Determination for the proposed use will not have an impact on the environment.

ACTION:

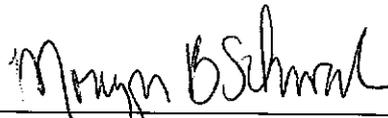
Adopt Resolution No. PC-2011-26, making findings in support of Use Conformity Determination 2011-04 for Chalk Fitness at 780 S. Van Buren.

Prepared and submitted by:



Kenneth A. Domer
Assistant City Administrator,
Development Services

Reviewed by:



Monique B. Schwartz
Associate Planner

Attachments:

Attachment A: Resolution No. PC-2011-26
Attachment B: Statement of Use
Attachment C: Location Map
Attachment D: Site Plan

RESOLUTION NO. PC-2011-26

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF PLACENTIA APPROVING USE CONFORMITY
DETERMINATION 2011-04 - CHALK FITNESS LOCATED AT
780 S. VAN BUREN

A. Recitals.

(i) On December 13, 2011, this Planning Commission conducted a duly noticed meeting, as required by law, and at such meeting considered an application for a Use Conformity Determination for a proposed group fitness facility (Chalk Fitness) located at 780 S. Van Buren in the Manufacturing district. The consideration for said application was concluded prior to adoption of this Resolution.

(ii) This Planning Commission has reviewed and considered all elements of Use Conformity Determination 2011-03 and the current conditions, including written staff reports, and verbal comments presented during the appropriate public comment period.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, the Planning Commission of the City of Placentia does hereby find, determine, and resolve as follows:

1. This Commission hereby specifically finds that all the facts as set forth in the Recitals, Part A, of this Resolution are true and correct.

2. This Commission finds that the proposed use as contained within Use Conformity Determination application 2011-04 does conform to the intent of the proposed district and is in conformance with the General Plan.

3. This Commission finds that the allowance of the use as proposed will promote the orderly development of the City and the public health, safety and welfare.

4. This Commission finds that the approval of the use as allowed by Use Conformity Determination 2011-04 will not have a detrimental effect upon land available for housing within the City.

5. The approval of the Use Conformity Determination for the operation of Chalk Fitness at 780 S. Van Buren will not be (a) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the City, or (b) injurious to property or improvements within the neighborhood of the proposed use or within the City. The approval of Use Conformity Determination 2011-04 allows for a use deemed conforming to the industrial zone and allows the property owner to, on their own, make the future determination if the continued use is the highest and best use of the property without granting special privileges to the business owner or property owner.

6. The Planning Commission hereby makes the following finding: Pursuant to the provisions of the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (Section 15061(b)(3)) the general rule exemption, states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment that the activity is not subject to CEQA. The approval of the Use Conformity Determination for the proposed use will not have a significant effect on the environment and is not subject to the requirements of the California Environmental Quality Act of 1970, as amended.

7. This Commission finds that the facts supporting the above specified findings are contained in the staff report and exhibits, and information provided to this Planning Commission during the new business conducted with respect to consideration of Use Conformity Determination 2011-04.

8. The Secretary of this Commission shall:
a. Certify to the adoption of this Resolution;
and,
b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Property Owner and Applicant at the address of record set forth in the Application.

PASSED AND ADOPTED this 13th day of December,
2011, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

Chairman

ATTEST:

Secretary

APPROVED AS TO FORM

ANDREW V. ARCZYNSKI,
CITY ATTORNEY

Statement of Use**UCD 2011-04
File Copy**

Business Name: Chalk (or Chalk Fitness)

Business Owners: David Pollitt & Brian Nick

Description of Operation: Chalk will be a group fitness training facility much like a Crossfit gym. All sessions will be by appointment only and during scheduled times of day (early morning and evening). This business will start with only the owners as employees and will hopefully progress to the point of hiring several part-time trainers. Training sessions will include strength training, cardiovascular training, flexibility, pre-hab type exercises, and fun. Each session/class will be one-hour in length. Classes will be back to back, so during the transition time (5-minutes to the hour and 5-minutes after the hour) there will be more people than usual in the facility, but this shouldn't be an issue for the resources (parking, etc.) of the building. In terms of noise we like to keep a reasonably quiet facility (compared to other gyms) as our focus is on teaching and this cannot happen with loud music playing. Most people who are current clients are professional people in the 25 to 50 age range who live in the general area.

Business History & Direction: This business was born out of an existing business (Revolution Athletics) which operated in the city of Orange for 3-years in the Brickyard shopping center (1635 East Lincoln Avenue, Orange, CA, 92865). The business model for that business was more personal training and the owner (David Pollitt) decided to partner up with a business expert (Brian Nick) to form a new business model (Chalk). Our goal is to provide "small and local" fitness facilities throughout the Southern California area that provide tremendous value and results, combined with a very affordable price. The site in Placentia (780 South Van Buren Street) will be the first of what we hope to be many small and local training facilities.

Experience of the Business Owners: David Pollitt is a world class strength and conditioning coach with over 22-years' experience in the fitness/athletic development industry. He holds a bachelor's degree in Physical Education and it is a graduate of the Olympic Academy of Canada. In addition to this he holds, advanced certifications with The National Strength and Conditioning Association, USA Weightlifting, USA Hockey and is first aid/CPR certified. David has published two books on training protocols and is working on a set of 10 DVD's on developing athletes. His client list includes professional athletes, US Special Forces and a number of college level athletes (in addition to regular folks who wish to improve health and fitness).

Brian Nick is a current store manager with Starbucks (in Los Angeles) for the past 4-years, recently winning Manager of Quarter, and has experience as a store manager for Chili's (1-year). Prior to this Brian worked as the Executive Director of a non-profit business called Wheatsone Academy (in La Habra). Currently Brian serves in the California National Guard as a Non-Commissioned Officer. Brian has a degree in Organizational Leadership from Biola University with a minor in classics from their honors program the Torrey Honors Institute. He also served in the United States Navy (four years) as an Information Systems tech.

Days & Hours of Operation: Monday to Friday (5am to 7am) and (4pm to 8pm). Saturdays (9am to 12pm). Off on Sundays. This business will truly operate when most people will be free to train which is early morning (before work) and in the evening (after work).

Number of Clients Training: At present this facility should open with 15 clients, and our hopes are to grow this number to 50+ clients in the coming years. As the business grows we expect a

average of 5 to 12 people working out at any one time. As the hours of operation will be during "off hours" compared to the rest of the businesses in the complex (mostly 8am to 5pm) we foresee no issues with parking or other business traffic that would cause an issue.

Number of Full Time & Part Time Employees: To start off the business will only have the two owners (David & Brian) working at the facility. As the business grows we hope to hire part-time employees within 1-year. Hiring full time employees will most likely not be possible due to the nature of the business.

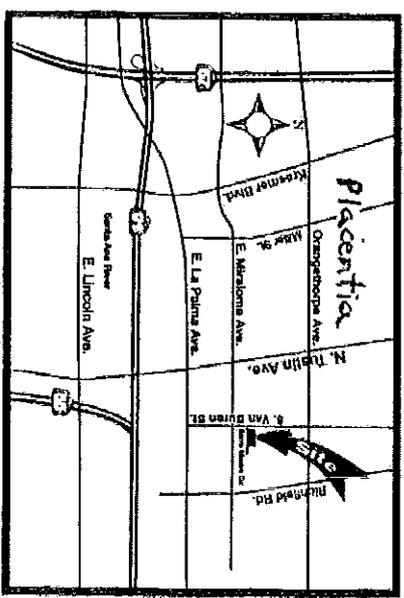
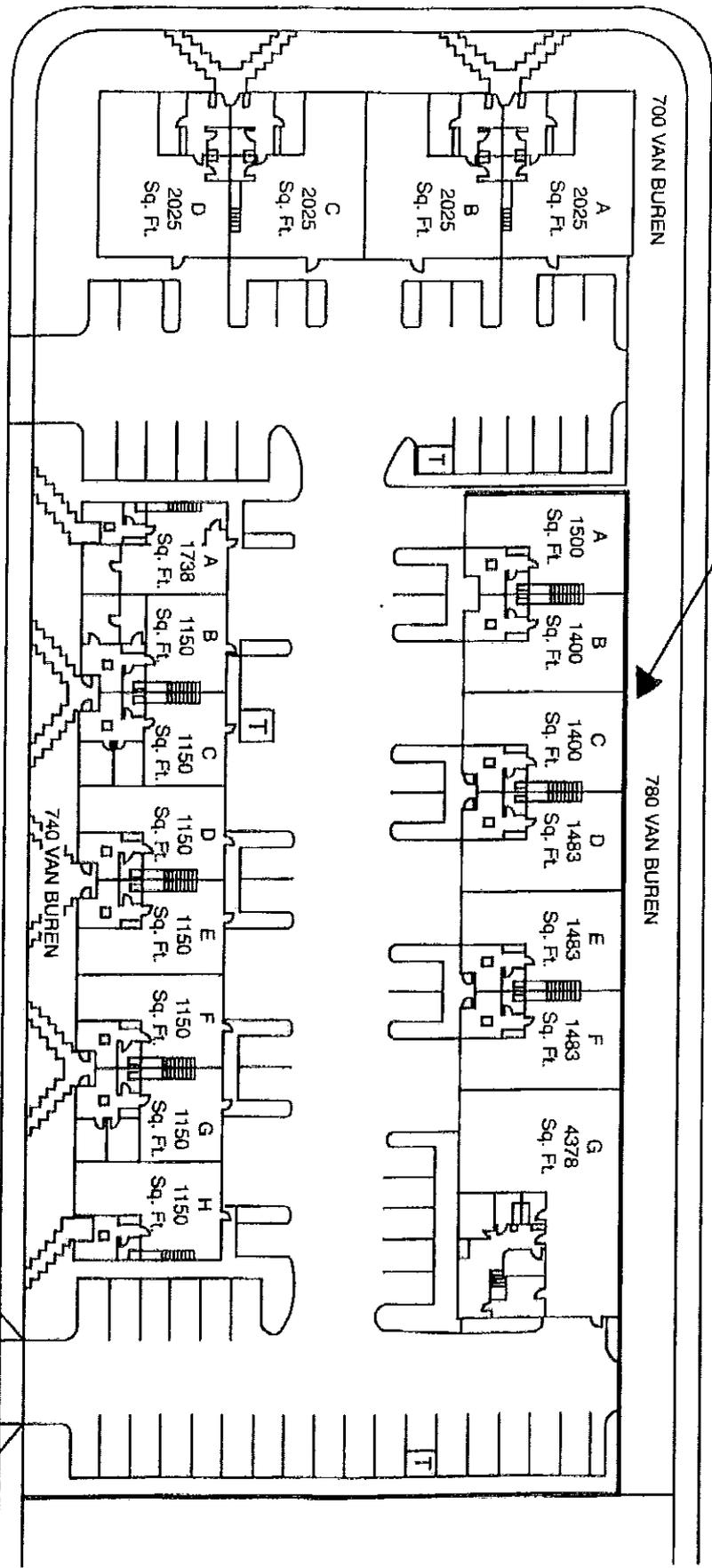
Number of Vehicles Used in Conjunction with the Use: None. We will not be operating any company vehicles for this business.

Machines & Equipment Used: This business will be a functional performance based fitness facility which will include barbells, dumbbells, kettlebells, medicine balls, mats, bands, ropes, etc. The larger equipment will consist of two squat racks, one 45-degree back extension and a bench press stand. All of the equipment has been purchased from reputable companies that provide warranties on equipment (therefore no home-made equipment will be present). None of the equipment will require electricity or specialized needs.



700 - 780 South Van Buren St., Placentia

SIERRA VISTA AVENUE
UNIT A



Project: Chalk Fitness
 Contact: David Pollitt 714-222-8624
 58948 Kendrick Dr. Riverside, CA 92507

28'-0"
Scale = 1/8" = 1'-0"

North
↑

28'-0" 28'-0" 28'-0"
780 C South Van Buren Street

Attachment D: Site Plan
(Floor Plan)

NOTE: The unit is fully ADA compliant with an approved toilet, doorways to ADA code.

