

PLACENTIA PLANNING COMMISSION [s1]  
MINUTES OF THE REGULAR MEETING  
February 9, 2010

The regular meeting of the Placentia Planning Commission of February 9, 2010 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Chairman Perez.

**ROLL CALL:** Present:                   Floyd Farano, Commissioner  
  Christine Schaefer, Commissioner  
  John Scull, Commissioner  
  Vic Tomazic, Commissioner  
  Craig Green, Vice Chairman  
  Frank Perez, Chairman

Absent:                                   Michael Ebenhoch, Commissioner (Excused)

**PLEDGE OF ALLEGIANCE:**           Led by Commissioner Scull

Others Present:                   Kenneth A. Domer, Assistant City Administrator  
  Raynald F. Pascua, Development Services Manager  
  Monique Schwartz, Associate Planner  
  Andrew V. Arczynski, City Attorney  
  Sara Salazar, Administrative Assistant

**Motion by Commissioner Schaefer, seconded by Commissioner Green to APPROVE THE MINUTES of January 12, 2010. Passed by a 6-0-1 vote. (Ebenhoch excused)**

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

**Report**

**1. Primer on Wireless communication Facilities**

Mr. Pascua, Development Services Manager, gave a PowerPoint presentation on Wireless Communication Facilities. It included a brief history, a summary of the Federal and State Regulations, as well as future developments of Wireless Communication Facilities Technology in Placentia.

Commissioner Tomazic asked if the City receives a one time or monthly revenue from the carrier for locating on City-owned property. Mr. Pascua responded that the City would receive a monthly rent through a lease agreement. Mr. Domer added that there would be no revenue to the City if the wireless communication facility was on private property.

Commissioner Green remarked that Federal Regulations prevent cities from denying wireless companies the right to provide coverage. Mr. Pascua agreed.

### **Public Hearings:**

- 2. Applicant: Alexander Lew – Royal Street Communications, LLC  
Location: 2101 Tuffree Road (Tuffree Park)**

#### **Use Permit (UP) 2010-01:**

To permit the construction of a +/- 89' high, free-standing wireless communication facility designed as a "Monopine" and engineered to accommodate two (2) future co-locations, as well as three (3) related equipment cabinet enclosures, located at 2101 Tuffree Road (Tuffree Park) in the Single Family Residential (R-1) District.

Commissioner Schaefer recused herself from the meeting; her residence is within the required 300 foot notification radius.

Staff report was given by Ray Pascua, Development Services Manager.

Commissioner Farano asked if the applicant submitted a map of the proposed service coverage. Mr. Pascua responded no, the applicant did not submit a map. However, the proposed coverage area will be from Birch Street to the North, to Yorba Linda Boulevard to the south, and from the 57 Freeway to the west to Valencia Avenue to the east. Commissioner Farano asked if the majority of coverage will be outside the City of Placentia. Mr. Domer responded that the applicant will explain why this location was chosen for a wireless communication facility.

Chairman Perez invited the applicant to address the Commission.

Mr. Lew explained that the locations of wireless communication facilities are selected by engineers who determine where coverage is needed. In response to Commissioner Farano's question about the coverage from the facility serving persons outside the City, he stated the facility will serve persons within the coverage area and that the area may go outside the city limits.

Commissioner Green stated that he wanted to make sure this "Monopine" blends in aesthetically with its environment. Mr. Lew responded that MetroPCS is aware of

this concern and the vendor they use is a leader in the industry in 'stealth' "Monopines".

Chairman Perez asked about preventing children from climbing the "Monopine". Mr. Lew responded that the branches start at fifteen (15) feet and that one of the special conditions is to construct a landscaped planter at the base which would deter children from climbing.

Chairman Perez suggested installing a device that would prevent anyone from climbing past a certain point. Mr. Domer added that the base is large and would be difficult for a child to wrap their arms around, but such a device could be explored. Commissioner Green agreed with Chairman Perez's comments. Mr. Lew was agreeable with the request.

Chairman Perez opened up the public hearing.

Comments were heard by Dana Hill of 2142 Fremont Avenue, Placentia. Mr. Hill expressed concern about the site being close to a nearby playground and any effects of mylar balloons from frequent parties at a nearby gazebo. He also asked if the park would become popular for other wireless communication facilities, as well as the radio frequency the site would operate at.

Comments were heard by Mike Goodwill of 2049 Tuffree Road, Placentia. Mr. Goodwill asked about disguising the outbuildings and expressed concern about any effects this could have on property values.

Comments were heard by Judith Anderson of 2136 Fremont Avenue Placentia. Ms. Anderson had concerns about noise that may be emitted and how far it would carry as well as the roofing material that will be used and if it will contain the noise. She asked about safety and FCC standards and if the site will still be in compliance once three (3) carriers use the site. She expressed concern about radio frequency radiation exposure and electromagnetic fields emitted from the site and asked whether the City would be able to get out of a contract if future studies determine the site to be dangerous.

Comments were heard by Ken Sportnik of 2044 Loreto Place, Placentia. Mr. Sportnik asked why that particular location was chosen and expressed concern about EMF exposure to residents and children who play at the park.

Comments were heard by Ron Treadway of 2148 Fremont Avenue, Placentia. Mr. Treadway talked about studies conducted in Europe and questioned if the distance from the site to the homes surrounding Tuffree Park is safe. He expressed concern about the combined radio frequency that co-locations will create. He asked that the site be moved to another location.

Comments were heard by James McWalters of 2118 Fremont Avenue, Placentia. Mr. McWalters stated the park should not be used as a means of income for the City. He also made comments about health concerns the site could create.

Chairman Perez closed the Public Hearing.

Mr. Domer summarized the questions and concerns received in the public hearing and advised they will be addressed either by the applicant or the City Attorney. The applicant, Mr. Alexander Lew was invited to address those concerns.

Mr. Lew commented on the noise concern stating that MetroPCS uses ventilated outdoor cabinets, which eliminate the need for noise generating fans or air conditioning units.

Commissioner Farano asked if there is a description of the outdoor equipment cabinets in the plans and specifications. Mr. Lew responded yes, there is. Mr. Domer added that should neighbors find the cabinets do make noise, MetroPCS will be called to correct the problem.

Mr. Lew commented on the roofing material and stated that it will be constructed of solid material, which will further insulate any noise. He also responded to the wireless router concern and stated the cell site operates at 1900 MHZ and should not interfere with any nearby wireless routers.

Mr. Lew commented on radioactive frequency emissions stating MetroPCS will operate at 14% of the FCC threshold for safe exposure limits.

Commissioner Green asked about a special condition which pertains to the re-routing of drains. Mr. Domer responded that the project will help correct an existing drainage problem at the Tynes Gym.

Mr. Lew commented on the location of the site in relation to neighboring homes stating the "Monopine" will be 150' away from the nearest property line.

Commissioner Farano asked why the site could not be moved to another area of the park. Mr. Lew responded that the site must be within so many feet of the equipment cabinet or the site is not feasible.

Chairman Perez asked if the site could've been placed at Tri City Park. Mr. Domer responded that Tri City Park is not City-owned property. He added that other locations were considered by City Planning staff and this was the best option for disguising or 'stealthing' the tower and equipment cabinet.

Commissioner Farano asked if staff is satisfied with this location. Mr. Domer responded that staff is satisfied.

An addition to Special Condition of Approval # 20 was included in the motion and will read "...subject to the conditions hereof, the additions of up to two (2) co-located wireless services, shall not be subject to a discretionary permit (see California Government Code 65850.6)."

**Motion by Commissioner Farano, seconded by Commissioner Green, TO ADOPT RESOLUTION NO. PC-2010-03 APPROVING USE PERMIT (UP) 2010-01, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 4-1-1 vote with Perez voting No, Ebenhoch Absent and Schaefer Recused.**

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**Old Business:**

None

**New Business:**

None

**DEVELOPMENT SERVICES MANAGER'S REPORT:**

Mr. Pascua welcomed any questions from the Planning Commission.

Ms. Schwartz offered an update on the pending gas station at Yorba Linda Boulevard and Rose Drive. She stated that the City's new contract engineer has determined that a lot line adjustment is appropriate and that City Planning staff should have an update in another week.

Chairman Perez adjourned the Planning Commission meeting at 8:00 p.m. to the next regularly scheduled meeting on March 9, 2010 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Raynald F. Pascua  
Development Services Manager