

# COMMUNITY DEVELOPMENT AGENCY

#### **DEVELOPMENT SERVICES DIVISION**

http://www.edcgov.us/DevServices/

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667 BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302 South Lake Tahoe, CA 96150

(530) 573-3330 (530) 542-9082 Fax tahoebuild@edcgov.us

( (530) 642-0508 Fax

TO:

Planning Commission

Agenda of:

January 22, 2015

FROM:

Joseph Prutch, Project Planner

Item No.:

7

DATE:

January 8, 2015

RE:

Special Use Permit S14-0009/AT&T Cell Tower Skyline Drive;

Request for Continuance

The Applicant is asking for a continuance to allow Staff time to review revised site plans and revised detailed alternative sites analysis (see attached request letter). The Applicant changed the design of the equipment shelter, relocated the tower to avoid trees, removed the HVAC units, and included a detailed alternative site analysis based on concerns expressed by the Planning Commission. The Applicant asks for a continuance to the February 26, 2015 hearing date to allow Staff time to review the additional information and make a recommendation to the Planning Commission.

#### Background:

On July 31, 2014, New Cingular Wireless LLC/AT&T (applicant) filed an application with El Dorado County Planning Services for a Special Use Permit (SUP) to allow the construction of a wireless telecommunication facility consisting of a 113 foot monopine tower with nine panel antennas, FAA lighting, equipment shelter, related ground equipment, HVAC units, sound barrier walls, and solid wood fence.

The 1/3 acre project site is located on the south side of Skyline Drive approximately one mile northeast of the intersection with U.S. Highway 50 and Pioneer Trail, in the South Lake Tahoe area. Its specific location is 1697 Skyline Drive with APN 081-102-01. The site is also under the Tahoe Regional Plan Agency's (TRPA) jurisdiction within Plan Area 120 – Tahoe Paradise Meadowvale. At the time of application the project site was owned by Philip Cianci.

The Planning Commission held a public hearing on December 11, 2014, to discuss the project and hear public testimony before taking action on the SUP. Prior to the meeting, 14 letters of opposition were received by adjacent and neighboring property owners in the vicinity of the project site. Some of the property owners appeared before the Planning Commission to reiterate their concerns. Generally, property owners raised concerns about the closeness to surrounding

S14-0009/AT&T Cell Tower Skyline Drive Planning Commission/January 22, 2015 Staff Memo/January 8, 2015 Page 2

homes, another cell tower facility and water tank already on an adjacent property, traffic associated with ongoing maintenance of these existing and proposed facilities and their use of the same access easement, and the commercial/industrial appearance of the structures on a small residential lot within a residential neighborhood. They were also concerned about potential long term health issues and the resulting decline of property values.

After closing the public hearing, the Planning Commission considered the written evidence and oral testimony provided and voted to conceptually deny the project without prejudice, which would allow the applicant to redesign the project and reapply (see Ordinance Code Section 130.22.240) if they chose to do so. The Planning Commission then directed staff to prepare written findings of fact supporting the conceptual action and final action on the matter was continued to January 22, 2015.

#### Discussion:

At the December 11, 2014 public hearing, the Planning Commission did not have a comprehensive alternative site analysis. The Commission did receive coverage maps and a presentation of two other locations that the Applicant considered.

A supplemental detailed alternative site analysis was submitted that analyzed the preferred site and four alternate sites, and included coverage maps, photographs and RF modeling. Staff anticipates receiving an updated alternative site analysis that will review the possibility of multiple smaller towers to provide the same coverage as the one larger tower.

The Applicant made revisions to the site plans in consideration of the Commission's concerns. The revisions include relocation of the tower to avoid cutting or cropping of trees, a redesign to a more residential looking equipment shelter, and removal of HVAC units. These revised plans would be analyzed by Staff and presented to the Planning Commission at the February 26, 2015 hearing with revised conditions of approval and findings.

Planning Services will advertise the February 26, 2015 hearing to neighbors and in the newspaper in order to allow the public the opportunity to testify on this additional information.

#### Attachments

Exhibit A......Applicant's Request for Continuance; January 7, 2015

\dsfs0\DS-Shared\DISCRETIONARY\S\2014\S14-0009 Skyline AT&T Cell Tower\S14-0009 Staff Memo 01-08-15.doc



15 JAN -7 AM 10: 28

RECEIVED

PLANNING DEPARTHEN

### Request for Continuance

To: The County or El Dorado

Re: AT&T # CNU6214 / 1697 Skyline Drive South Lake Tahoe, CA 96150

Project # S-14-0009

I/We, at Shore 2 Shore Wireless, as the representatives of AT&T for project number S-14-0009, formally request a continuance of our project to the February 26, 2015 hearing date.

We have amended the previously supplied Alternative Sites Analysis to provide additional data for your consideration, and provide better definition of the term "Congestion Relief" as a "Significant Coverage Gap" in which the proposed facility is the least intrusive means to fill said gap. We have also adjusted the plans to meet the requests from the Planning Department that we move the proposed site to a more suitable location on the proposed property that will not interfere with; remove, or top, any of the surrounding trees. We have also changed the shelter design to match the residential architecture in the neighborhood as well as removing any need for air conditioning units negating any previous noise concerns.

Please accept this request for a continuance to the February 26, 2015 hearing to review the revised site plans and the revised Detailed Alternative Sites Analysis. Thank you.

| John Pek       |              |  |
|----------------|--------------|--|
| (Signature)    | (Signature)  |  |
| John Pek       |              |  |
| (Print name) . | (Print name) |  |
| 1-7-2015       | ·            |  |
| (Date)         | (Date)       |  |

## **EXHIBIT A**