



Item Number: 6

Planning Commission

PUBLIC HEARINGS

Meeting of: November 8, 2023

Submitted By:

Daisy Kawasaki, Associate Planner

Case:

PLAN22-00030

Subject:

Continuance Request for Case No. PLAN22-00030 – A Site Plan and Conditional Use Permit with an Environmental Exemption to allow for the construction of a 74' tall wireless communication facility stealthed as a palm tree at the rear of a developed property.

Applicant:

AT&T Mobility

Location:

15350 Roy Rogers Drive

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and continue the public hearing to the Planning Commission's December 13, 2023 hearing.

Summary:

The applicant, AT&T Mobility, is requesting approval of a Conditional Use Permit and Site Plan to allow for the development of a new standalone Wireless Communications Facility designed as a faux palm tree to be constructed at the rear of the existing WinCo Foods grocery store site. At the September 13, 2023, Planning Commission hearing, the project was presented with two options for approval: Option A allowing for the facility at a height of 42-feet which is consistent with the antenna heights of other wireless facility collocations in the immediate vicinity, and Option B for a height of 74-feet as requested by the applicant. During the hearing, the applicant's representative and the Planning Commissioners discussed both options at length and agreed that the item should be continued to a later meeting as there may be an opportunity for compromise that would

satisfy both the City and AT&T as it relates to the height of the proposed facility.

Since September, the applicant and Staff have discussed various height options but have not yet settled on an agreed upon height. The applicant and Staff concur in the request to continue the item to the December 13, 2023 Planning Commission meeting. The continuance request will allow additional time for the applicant and Staff to analyze additional facility heights with an aim to come back to the Planning Commission with a project proposal that both parties are in agreement with.

Discussion/Analysis:

Although being recommended for continuance, a brief overview of the proposal is summarized below. A full analysis will be provided in a forthcoming staff report at the December 13, 2023, Planning Commission meeting.

The applicant is requesting approval of a Site Plan and Conditional Use Permit to allow for the development of a new 74-foot tall wireless communications facility disguised as a faux palm tree. The proposed wireless facility would be constructed toward the rear of a fully developed site occupied by a WinCo grocery store. The top of the wireless equipment (e.g. antennas) would extend to approximately 69-feet in height, while the remaining height is composed of faux palm fronds used to camouflage the facility. The facility and associated equipment will be located within a masonry equipment shelter at the base of the tower, located at the rear of the subject site behind the existing building and an existing masonry wall, which will help screen the proposed facility from public view. The site has mature and well-maintained landscaping that includes dozens of mature palm trees within parking lot planters, which will also aid in minimizing the visual impact of the monopalm design. The addition of the wireless facility in this area will offer increased coverage along Amargosa Road and Hook Boulevard, provide an amplified wireless signal for the area, and close a significant coverage gap in an area roughly bordered by Tawney Ridge Lane to the north, La Paz Drive to the east, Seneca Road to the south, and Indian Wells Drive to the west. The applicant has provided propagation maps that substantiate the need for increased wireless communications infrastructure within the subject area, though the height of the facility proposed is in excess of what has historically been permitted in this vicinity.

Site Characteristics:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Retail Supermarket	Commercial	C-2	N/A
North	Multi-Tenant Office	Commercial	CA	N/A
South	Pharmacy and Bank	Commercial	C-2	N/A
East	Undeveloped	Commercial	C-2	N/A
West	Undeveloped and Dialysis Center	Residential	R-1	N/A

Number of Radius Letters Mailed: 23

Attachments:

Attachment A – Site Plan Graphics

Attachment B – Photo Simulations

Attachment C – Aerial Image

Attachment D – Request for Continuation