



**AGENDA**

Thursday, August 13, 2015

6:30 P.M.

**REGULAR MEETING  
PLANNING COMMISSION**

**Council Chambers  
211 Hillcrest Avenue  
Marina, California**

**VISION STATEMENT**

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

**MISSION STATEMENT**

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

1. CALL TO ORDER



2. ROLL CALL & ESTABLISHMENT OF QUORUM (Planning Commission Members)

Katherine Biala, David Burnett, Margaret Davis, Tim Ledesma, Virgil Piper, Ken Turgen, Adam Urrutia

3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)

4. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:  
*Announcements of special events or meeting of interest as information to Board and Public. At this time any person may comment on any item, which is not on the agenda. Please state your name and address for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on the next agenda. Planning Commission members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of Four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the Planning Commission.*

5. CONSENT AGENDA: *Background information has been provided to the Planning Commission on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. If discussion is requested by anyone on any item, that item will be removed from the Consent Agenda and placed at the end of Other Action Items if separate action is requested.*

a. None

6. PUBLIC HEARINGS: *Time will be set aside during the Public Hearing to receive oral comments on all items listed as Public Hearings. Staff will present the project brought forth for Planning Commission consideration and possible action and answer questions from the Planning Commissioners. The applicant will then have the opportunity to raise any issues. The public will then be invited to approach the podium to provide up to four (4) minutes of public testimony.*

**CONTINUED FROM JULY 23, 2015**

It is requested that the Planning Commission:

a. Open a public hearing, take any testimony from the public, and consider:

1. Consider adopting Resolution No. 2015- , approving Conditional Use Permit UP 2015-01, for installation of a fifty (50) foot tall wireless facility located within the “General Commercial (C-2)” Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), subject to conditions, and;

2. Approving Site and Architectural Design Review DR 2015-06, for installation of a fifty (50) foot tall wireless facility, that is concealed by branches of a simulated pine tree, and conversion of a ±600-square-foot portion of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015), subject to conditions.

7. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is brought forth for Planning Commission consideration and possible action. The Planning Commission may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

a. None

8. COMMISSIONERS AND STAFF INFORMATIONAL REPORTS:

- a. City Council, Design Review Board, Tree Committee and other meetings of note.
- b. Upcoming items scheduled for future meetings.
- c. Ad Hoc Committee

9. CORRESPONDENCE:

a. None

10. ADJOURNMENT

August 6, 2015

Item No: 6a

Honorable Chair and Members  
Of the Marina Planning Commission

Planning Commission Meeting  
of August 13, 2015

**REQUEST TO OPEN A PUBLIC HEARING, TAKE ANY TESTIMONY FROM THE PUBLIC AND CONSIDER ADOPTING RESOLUTION NO. 2015 - .: (1) APPROVING CONDITIONAL USE PERMIT UP 2015-01, FOR INSTALLATION OF A FIFTY (50) FOOT TALL WIRELESS FACILITY LOCATED WITHIN THE "GENERAL COMMERCIAL (C-2)" ZONING DISTRICT AT 224 REINDOLLAR AVENUE #74 (APN 032-421-015), SUBJECT TO CONDITIONS; AND (2) APPROVING SITE AND ARCHITECTURAL DESIGN REVIEW DR 2015-06, FOR INSTALLATION OF A FIFTY (50) FOOT TALL WIRELESS FACILITY, THAT IS CONCEALED BY BRANCHES OF A SIMULATED PINE TREE, AND CONVERSION OF A ±600-SQUARE-FOOT PORTION OF AN EXISTING STORAGE UNIT TO BE USED AS THE EQUIPMENT AREA, LOCATED AT 224 REINDOLLAR AVENUE #74 (APN 032-421-015), SUBJECT TO CONDITIONS**

**REQUEST:**

It is requested that the Planning Commission:

1. Open a public hearing, take any testimony from the public, and;
2. Consider adopting Resolution No. 2015- , approving Conditional Use Permit UP 2015-01, for installation of a fifty (50) foot tall wireless facility located within the "General Commercial (C-2)" Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), subject to conditions, and;
3. Approving Site and Architectural Design Review DR 2015-06, for installation of a fifty (50) foot tall wireless facility, that is concealed by branches of a simulated pine tree, and conversion of a ±600-square-foot portion of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015), subject to conditions.

**BACKGROUND:**

The project site is located on a ±4.27-acre parcel at 224 Reindollar Avenue. The site is developed as a self storage and service center.

On February 27, 2015, Ms. Tricia Knight, on behalf of Verizon, submitted a application for Site and Architectural Design Review (DR 2015-06) for installation of a fifty (50) foot tall wireless facility located within the "General Commercial (C-2)" Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), and conversion of a ±600-square-foot portion of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015). The proposed 50-foot-high simulated tree pole includes twelve (12) wireless 6-foot tall panel antennas and nine (9) pipe-mounted remote radio units (RRUs). The proposed equipment area includes wireless outdoor cabinets on a ±56-square-foot concrete pad and a diesel standby generator on a ±50-square-foot concrete pad ("EXHIBIT A").

At the regular meeting of June 17, 2015, the Site and Architectural Design Review Board (DRB) adopted Resolution No. 2015-02, recommending Planning Commission consideration of DR 2015-06, subject to

conditions. These conditions are spelled out in the Draft Resolution and further discussed in the analysis section.

Also, on June 29, 2015, Ms. Tricia Knight, on behalf of Verizon, submitted an application for a Conditional Use Permit (UP 2015-01) to allow installation of the subject wireless facility at a height greater than the maximum building height limit in the "General Commercial (C-2)" Zoning District at 224 Reindollar Avenue (APN 032-421-015).

At the regular Planning Commission meeting of July 23, 2015, the applicant requested a continuance of the item until she could confer with the property owner about the modifications to the storage unit as required by the conditions of approval for Design Review.

### ANALYSIS:

The project site is designated "Light Industrial/Service Commercial" on the General Plan Land Use Map and is within the "General Commercial (C-2)" Zoning District. The maximum building height limit in the C-2 district is 35 feet (Section 17.24.050 of the Marina Municipal Code [MMC]). Towers, poles and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to securing a Conditional Use Permit (MMC Section 17.060.060.B).

The attached Photo Simulations ("**EXHIBIT B**") show existing and proposed views of the wireless facility. The monopine would be visible from Reindollar Avenue and the Highway 1 off-ramp, but its disguise as a pine tree blends in with the trees adjacent to the site.

The project application has been reviewed by the Marina Police Department, Fire Department, Building Division and Engineering Division. The Fire Chief requires the installation of a Knox Box, which has been added to the draft Resolution as a Condition of Approval. The Interim Building Official indicated that as part of Building Permit application, the applicant would be required to submit a complete set of drawings, including a geotechnical (soils) report and foundation/engineering design for support of the proposed pole. There were no further comments or recommended conditions of approval.

At the June 17, 2015 DRB meeting, the DRB members discussed making the proposed wireless facility look more like a yard and less like a simulated pine tree sprouting out of a building. To accomplish this, two Conditions of Approval were added to DRB Resolution 2015-02 and have been incorporated into the draft Resolution as follows:

- Exterior Wall Removal and Fence Installation – Prior to issuance of a building permit for the facility, the applicant shall revise the Site Plan and Elevations to remove the two (2) exterior walls (i.e., metal siding and structural support) and install wood fencing in their place.
- Overhang Modification – Prior to issuance of a building permit for the facility, the applicant shall revise the Site Plan and Elevations to shorten and redesign the remaining portion of the roof overhand (aka building rake) to match the eve on the other (unaltered) side of the building, in terms of length and design.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is categorically exempt from environmental review pursuant to Sections 15303 of the California Environmental Quality Act (CEQA) Statutes and Guidelines (Class 3 – new construction or conversion of small structures).

### SUMMARY

Staff has determined that the findings for approval of a Site and Architectural Design Review can be made, in that the proposed project as conditioned will not: be unsightly, undesirable or obnoxious in appearance; impair the desirability of tenancy or investment or occupation in the City; limit the opportunity to obtain the

optimum use and value of the land and improvements; impair the desirability of tenancy or consumer conditions on or adjacent to the subject site; or otherwise adversely affect the general welfare of the community.

Staff has determined that the findings for approval of a Conditional Use Permit can be made, in that the establishment, maintenance or operation of the use applied for will not be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

**CONCLUSION:**

The request is submitted for Planning Commission consideration and possible action.

Respectfully submitted,



Justin Meek, AICP  
Senior Planner  
City of Marina

**REVIEWED/CONCUR:**



Theresa Szymanis, AICP CTP  
Acting Director, Community Development Department  
City of Marina

RESOLUTION NO. 2015-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MARINA APPROVING: (1) CONDITIONAL USE PERMIT UP 2015-01, FOR INSTALLATION OF A FIFTY (50) FOOT TALL WIRELESS FACILITY LOCATED WITHIN THE “GENERAL COMMERCIAL (C-2)” ZONING DISTRICT AT UNIT # 74, 224 REINDOLLAR AVENUE (APN 032-421-015), SUBJECT TO CONDITIONS, AND; (2) SITE AND ARCHITECTURAL DESIGN REVIEW DR 2015-06, FOR INSTALLATION OF A FIFTY (50) FOOT TALL WIRELESS FACILITY, THAT IS CONCEALED BY BRANCHES OF A SIMULATED PINE TREE, AND CONVERSION OF A ±600-SQUARE FOOT PORTION OF AN EXISTING STORAGE UNIT TO BE USED AS THE EQUIPMENT AREA, LOCATED AT UNIT #74, 224 REINDOLLAR AVENUE (APN 032-421-015), SUBJECT TO CONDITIONS

WHEREAS, On February 27, 2015, Ms. Tricia Knight, on behalf of Verizon, submitted a application for Site and Architectural Design Review (DR 2015-06) for installation of a fifty (50) foot tall wireless facility located within the “General Commercial (C-2)” Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), and conversion of a ±600-square-foot portion of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015). The proposed 50-foot-high simulated tree pole includes twelve (12) wireless 6-foot tall panel antennas and nine (9) pipe-mounted remote radio units (RRUs). The proposed equipment area includes wireless outdoor cabinets on a ±56-square-foot concrete pad and a diesel standby generator on a ±50-square-foot concrete pad (“EXHIBIT A”), and;

WHEREAS, at the regular meeting of June 17, 2015, the Site and Architectural Design Review Board (DRB) adopted Resolution No. 2015-02, recommending Planning Commission consideration of DR 2015-06, subject to conditions, and;

WHEREAS, Site and Architectural Design Review Board comments were addressed by adding Conditions of Approval Nos. 6 and 7 this Resolution, and;

WHEREAS, On June 29, 2015, Ms. Tricia Knight, on behalf of Verizon, also submitted an application for a Conditional Use Permit (UP 2015-01) to allow installation of the subject wireless facility at a height greater than the maximum building height limit in the “General Commercial (C-2)” Zoning District at 224 Reindollar Avenue (APN 032-421-015), and;

WHEREAS, the project site is designated “Light Industrial/Service Commercial” on the General Plan Land Use Map and is within the “General Commercial (C-2)” Zoning District. The maximum building height limit in the C-2 district is 35 feet (Section 17.24.050 of the Marina Municipal Code [MMC]), and towers, poles and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to securing a Conditional Use Permit (MMC Section 17.060.060.B), and;

WHEREAS, the proposed project is categorically exempt from environmental review pursuant to Sections 15303 of the California Environmental Quality Act (CEQA) Statutes and Guidelines (Class 3 – new construction or conversion of small structures).

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Marina that it hereby approves Conditional Use Permit UP 2015-01, for installation of a fifty (50) foot tall wireless facility located within the “General Commercial (C-2)” Zoning District at Unit # 74, 224 Reindollar Avenue (APN 032-421-015), and Site and Architectural Design Review DR 2015-06, for installation of a fifty (50) foot tall wireless facility, that is concealed by branches of a simulated pine tree, and conversion of a ±600-square-foot portion

of an existing storage unit to be used as the equipment area, located at Unit #74, 224 Reindollar Avenue (APN 032-421-015), making the following findings and subject to the following conditions of approval:

Conditional Use Permit

FINDINGS

1. That, as conditioned, the establishment, maintenance and operation of the use applied for will not be detrimental to health, safety, peace, morals comfort and general welfare of persons residing or working in the neighborhood of the proposed use, in that, the proposed use is compatible with surrounding land uses.
2. That the establishment, maintenance and operation of the use applied for will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City, in that, the proposed use is compatible with surrounding land uses.

CONDITIONS OF APPROVAL

1. Substantial Compliance – Development shall be accomplished in substantial accordance with the approved Site and Architectural Design Review DR 2015-06 plan set and conditions of approval.

Site and Architectural Design Review

FINDINGS

1. Site and Architectural Design Review – That Site and Architectural Design Review DR 2015-06 has been designed and will be constructed, and so located, that the project, as conditioned, will not:
  - a. Be unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city.
  - b. Impair the desirability of residence or investment or occupation in the City, in that the new wireless facility at this location will augment wireless connections for use by Marina residents and businesses.
  - c. Limit the opportunity to obtain the optimum use and value of the land and improvements, in that the project is an appropriate addition to this industrially designated site.
  - d. Impair the desirability of tenancy or consumer conditions on or adjacent to the subject site, in that the design and placement of the structures will be compatible with surrounding uses and there are few residential land uses in the vicinity of the site.
  - e. Otherwise adversely affect the general welfare of the community, in that the project will have an overall positive effect on the general welfare of the community.

CONDITIONS OF APPROVAL

1. Substantial Compliance – The project shall be accomplished in substantial accordance with the plans as shown on attached “EXHIBIT A” to this resolution.

2. Building Permits – The applicant shall obtain all necessary building permits from the Marina Building Division prior to project construction.
3. Indemnification – The applicant shall agree as a condition of approval of this project to defend, at its sole expense, indemnify and hold harmless from any liability the City and reimburse the City for any expenses incurred resulting from, or in connection with, the approval of the project, including any appeal, claim, suit or legal proceeding. The City may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
4. Knox Box – Prior to issuance of a building permit for the facility, the applicant shall revise the plans to provide a Knox Box to provide access to the gated facility to the satisfaction of the Fire Chief.
5. Conditional Use Permit – Prior to issuance of a building permit for the facility, the applicant shall apply and receive approval from the Marina Planning Commission of a Conditional Use Permit for the proposed 50-foot cell tower camouflaged as a pine tree (aka “monopine”).
6. Exterior Wall Removal and Fence Installation – Prior to issuance of a building permit for the facility, the applicant shall revise the Site Plan and Elevations to remove the two (2) exterior walls (i.e., metal siding and structural support) and install wood fencing in their place (see Attachment A for an illustration of proposed revisions).
7. Overhang Modification – Prior to issuance of a building permit for the facility, the applicant shall revise the Site Plan and Elevations to shorten and redesign the remaining portion of the roof overhand (aka building rake) to match the eave on the other (unaltered) side of the building, in terms of length and design.

PASSED AND ADOPTED by the Planning Commission of the City of Marina at a regular meeting duly held on the 13th day of August, 2015, by the following vote:

AYES, PLANNING COMMISSION MEMBERS:

NOES, PLANNING COMMISSION MEMBERS:

ABSENT, PLANNING COMMISSION MEMBERS:

ABSTAIN, PLANNING COMMISSION MEMBERS:

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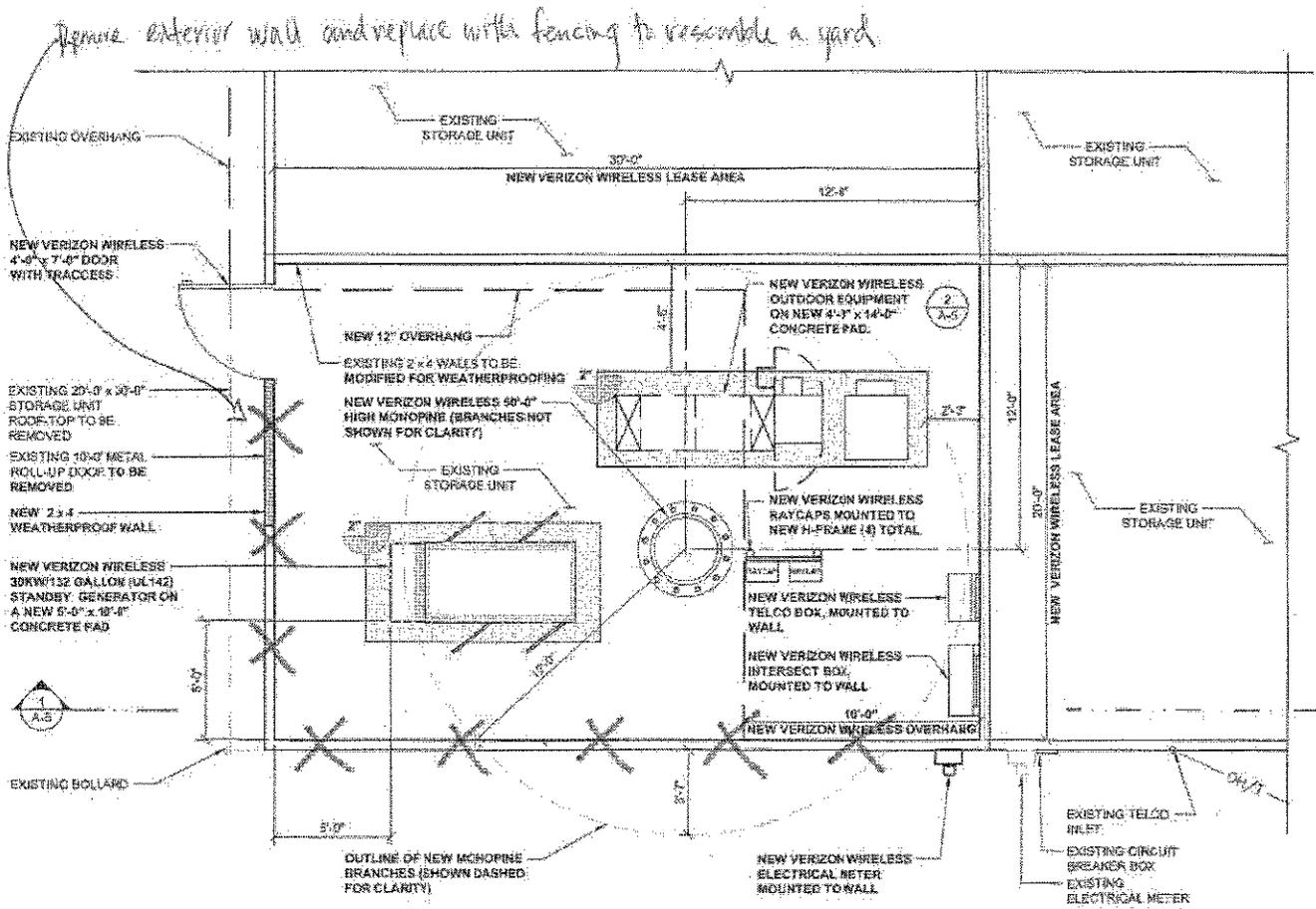
David Burnett, Chairperson

ATTEST:

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Theresa Szymanis, AICP CTP  
Acting Community Development Director

Attachment A





# EXHIBIT B

## VICINITY MAP PHOTOSIMULATION VIEWPOINTS



REINDOLLAR MARINA  
PSL # 288203  
224 REINDOLLAR AVE  
MARINA, CA 93933

SC  
WIRELESS  
ENGINEERING GROUP  
590 AVENUE ENCHUSA, SUITE 1405  
ENCHUSA, CA 95028  
OFFICE (916) 755-0203



**DISCLAIMER:**  
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL FINAL CONSTRUCTION MAY VARY.

PHOTOSIMULATION VIEW 1

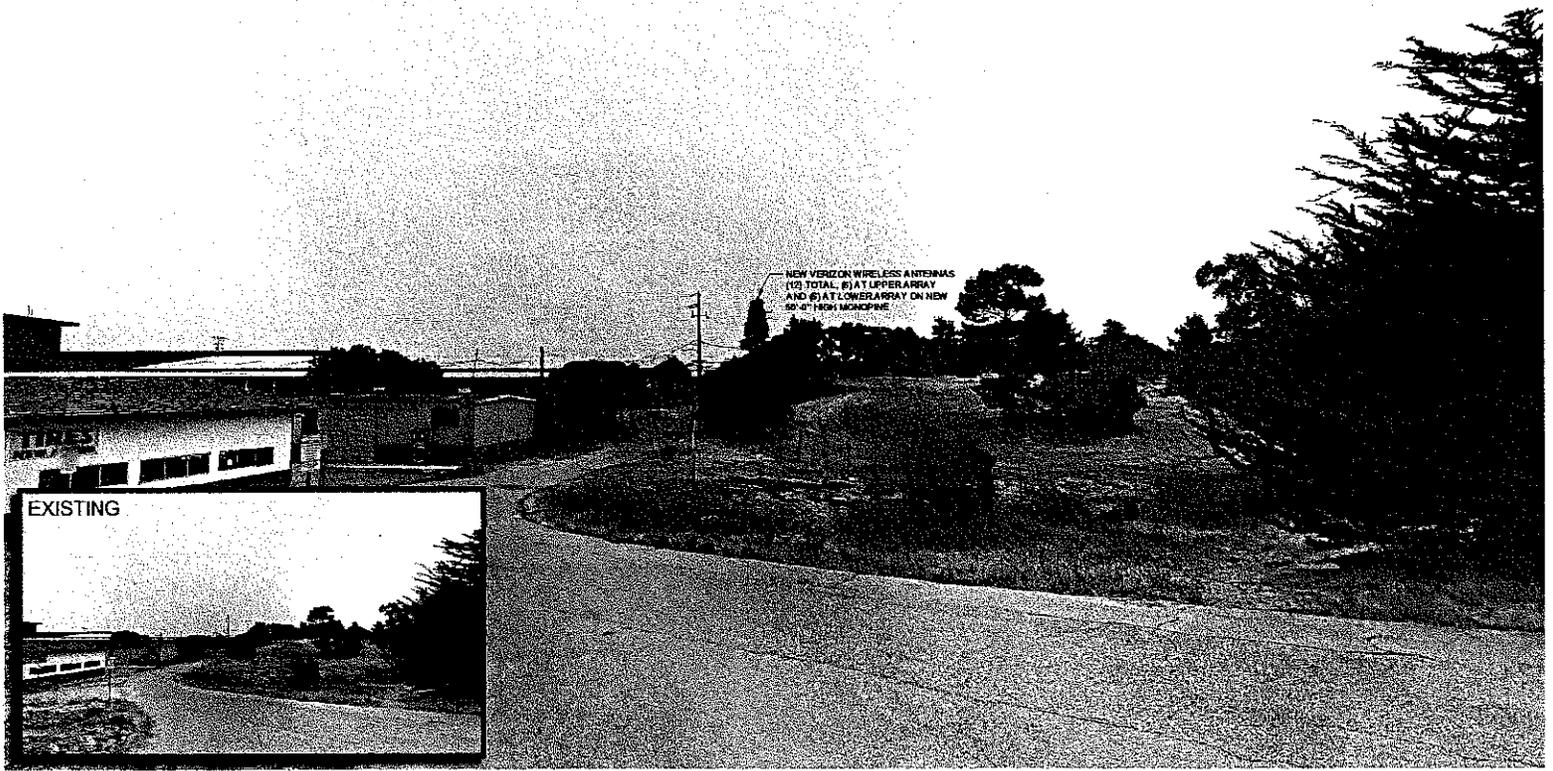
NEW



REINDOLLAR MARINA  
PSL # 258203  
224 REINDOLLAR AVE  
MARINA, CA 93933



NOTE:  
NEW VERIZON WIRELESS OUTDOOR EQUIPMENT,  
GENERATOR, ELECTRICAL METER/DISCONNECT ON  
EXISTING WALL, AND MONOCALYPTUS WITHIN NEW  
30'-0" X 30'-0" LEASE AREA.



PHOTOSIMULATION VIEW 3



REINDOLLAR MARINA  
PSL # 288203  
224 REINDOLLAR AVE  
MARINA, CA 93933

SC  
WIRELESS  
ENGINEERING GROUP  
566 AVENUE CERRITOS, SUITE 1405  
CUNNINGHAM, CA 95004  
OFFICE: (916) 794-9555

NEW

NOTE:  
NEW VERIZON WIRELESS OUTDOOR EQUIPMENT  
IDENTICAL TO ELECTRICAL METERS DISCONNECT ON  
EXISTING WALL AND NON CONCEALABLE WITH NEW  
20' x 4' SIGN LEASE AREA

NEW VERIZON WIRELESS ANTENNAE  
(10 TOTAL @ 1 AT UPPER ARRAY  
AND 1 AT LOWER ARRAY ON NEW  
20' x 4' HIGH MONOPINE)

3



PHOTOSIMULATION VIEW 2

NEW



REINDOLLAR MARINA  
PSL # 268203  
224 REINDOLLAR AVE  
MARINA, CA 93933

SD  
WIRELESS  
ENGINEERING GROUP  
5565 MIDWAY DRIVE SUITE 108  
CARLSBAD, CA 92008  
OFFICE (760) 756-0278

NOTE  
NEW VERIZON WIRELESS OUTDOOR EQUIPMENT  
GENERATOR, ELECTRICAL METER / DISCONNECT ON  
EXISTING WALL, AND MONOPYLE PLUS WITHIN NEW  
20'-0" x 30'-0" LEASE AREA

