



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, September 9, 2015
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Arlington LaMica	Commissioner
Denise Ross	Commissioner

3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
5. **OLD BUSINESS**

- A. **USE PERMIT APPLICATION NO. UP-15-04: Resolution adopting findings for denial of proposal submitted by Faith Lutheran Church, property owner, and Verizon Wireless, applicant, for the approval of a use permit to install a telecommunication facility consisting of a 39'-6" tall tower configured as a church steeple that would be attached to the rear elevation of the church building on the premise of Faith Lutheran Church located at 1460 Hilby Avenue in the RS-8 Zoning District. The project is Categorically Exempt, Class 3 from the California Environmental Quality Act.**

PURPOSE: Verizon Wireless is proposing to establish a new telecommunication facility at the property located at 1460 Hilby Avenue by constructing a 39'-6"-foot tall telecommunication tower configured to resemble a church steeple at the rear elevation of an existing church building (Faith Lutheran Church). Section 17.54.040 of the Seaside Municipal Code (SMC) (Telecommunication Facilities) requires communication facilities to obtain a use permit.

RECOMMENDATION: Staff recommends that the Planning Commission adopt findings for the denial of the Use Permit application based on the findings and evidence contained in

the Draft Resolution provided as Attachment 1.

B. USE PERMIT APPLICATION NO. UP-15-02: Resolution adopting findings for the denial of Use Permit application submitted by First Baptist Church, property owner, and Verizon Wireless, applicant, for the approval of a use permit to install a telecommunication facility consisting of a 55'-0" tall tower configured as a freestanding church steeple on the premise of First Baptist Church located at 1949 Waring Street in the RS-8 Zoning District. The project is Categorically Exempt, Class 3 from the California Environmental Quality Act.

PURPOSE: Verizon Wireless is proposing to establish a new telecommunication facility at the property located at 1949 Waring Street by constructing a 55-foot tall tower configured to resemble a freestanding church steeple on an existing church site (First Baptist Church). Section 17.54.040 of the Seaside Municipal Code (SMC) (Telecommunication Facilities) requires communication facilities to obtain a use permit.

RECOMMENDATION: Staff recommends that the Planning Commission adopt findings for the denial of the Use Permit application based on the findings and evidence contained in the Draft Resolution provided as Attachment 1.

6. NEW BUSINESS

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

A. FOLLOW UP INFORMATION ON CODE ENFORCEMENT COMMENTS RECEIVED FROM THE COMMISSION AT THE WEDNESDAY, AUGUST 26, 2015 REGULAR PLANNING COMMISSION MEETING.

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
Wednesday, September 23, 2015
At 7:00 pm
Seaside City Hall

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Planning Commission

BY: Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner

DATE: September 9, 2015

SUBJECT: **USE PERMIT APPLICATION NO. UP-15-04: Resolution adopting findings for denial of proposal submitted by Faith Lutheran Church, property owner, and Verizon Wireless, applicant, for the approval of a use permit to install a telecommunication facility consisting of a 39'-6" tall tower configured as a church steeple that would be attached to the rear elevation of the church building on the premise of Faith Lutheran Church located at 1460 Hilby Avenue in the RS-8 Zoning District. The project is Categorically Exempt, Class 3 from the California Environmental Quality Act.**

PURPOSE

Verizon Wireless is proposing to establish a new telecommunication facility at the property located at 1460 Hilby Avenue by constructing a 39'-6"-foot tall telecommunication tower configured to resemble a church steeple at the rear elevation of an existing church building (Faith Lutheran Church). Section 17.54.040 of the Seaside Municipal Code (SMC) (Telecommunication Facilities) requires communication facilities to obtain a use permit.

RECOMMENDATION

Staff recommends that the Planning Commission adopt findings for the denial of the Use Permit application based on the findings and evidence contained in the Draft Resolution provided as Attachment 1.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The project site is 91,330 square feet in area (2.09 acres) located at 1460 Hilby Avenue on the south side of Hilby Avenue. The project site contains an existing one-story 3,283 square-foot church building and a two-story 3,150 square foot multi-purpose building. Two driveways on each side of the site provide access to the site. A total of 28 off-street parking are currently provided.

Figure 1: Project Site Adjacent Land Uses				
NW		N		NE
	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	
W	Single Family Dwellings/ Condominium	Project Site	Single Family Dwellings	E
	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	

The properties adjacent to the project site consist of single family detached dwellings to the east, north and south and a mix of single family detached dwellings, a four-unit condominium, and a triplex unit to the west (See Figure 1). A location map is provided as Attachment 2. Site photographs are provided as Attachment 3. An aerial photo of the project vicinity is provided as Attachment 4.

PROJECT DESCRIPTION

Proposed Use

The proposed Verizon wireless facility consists of the following equipment which will be located within a 6'-0" x 6'-0" lease area for the telecommunication tower and 22'-0" by 35'-6" lease area for the ground equipment:

- The construction of a 39'-10" tall ground mounted tower, six-feet by six-feet in diameter, attached to the rear elevation of the church. The tower would be designed to appear as a church steeple;
- Twelve 6'-0" tall directional panel antennas would be mounted within the interior of the church steeple. Twelve radio remote units would be located below the antennas within the interior of the church steeple. Church steeple structure would be treated with material to match plaster finish on the church building support columns and painted to match the exterior siding on the church building;
- New Verizon Wireless outdoor equipment within a 22'-0" by 35'-6" lease area that would be screened with an eight-foot tall wood fence. The outdoor equipment would consist of intersect cabinets and an outdoor 30kw stand by generator; and
- Two GPS antennas mounted to platform within outdoor equipment area.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303, New Construction or Conversion of Small Structures.

Evidence: Approval of the proposed project would allow for the construction of a 39'-6" tall church steeple which would contain an unmanned wireless personal

telecommunication facility. The installation of the steeple and wireless telecommunication would consist of a minor addition to the existing church facility and would not result in any increased intensity of the existing land use.

SUMMARY

On July 22, 2015, the Planning Commission conducted a duly noticed public hearing regarding a proposed Use Permit application to allow the installation of a new unmanned wireless telecommunication facility within a church steeple structure that would be attached to the rear elevation of a church building on the premise of Faith Lutheran Church. The Planning Commission received public comments, discussed the matter, and voted 4-0 to direct staff to prepare a resolution to deny the request based on prescribed findings and evidence that the Planning Commission discussed and conveyed to City staff in their deliberation of the project after the closing of the public hearing. On August 12, 2015, the Planning Commission conducted a continued public hearing to consider the Resolution adopting findings and evidence for the denial of the project as discussed at the July 22, 2015 public hearing. At the August 9, 2015 Planning Commission Meeting, the applicant submitted a request for a continuance of the Planning Commission's final action on the draft Resolution to September 9, 2015 in order to have additional time to review the findings and evidence that was presented for the denial of the project. After receiving comments from the public on the application and the request for continuance made by the applicant, the Planning Commission acted to continue the Public Hearing on its consideration of the draft Resolution for the denial of the proposed project to the regular meeting of the Planning Commission on September 9, 2015.

The attached Resolution contains the written findings and evidence for the denial of the requested use permit in accordance with the direction the Planning Commission provided to City staff on July 22, 2015. City staff recommends that the Planning Commission accept the resolution and adopt the findings and evidence for the denial of the application as presented. The only decision before the Planning Commission is to determine whether the findings and evidence contained therein accurately reflect the Planning Commission's determination made on July 22, 2015 to deny the requested Use Permit for the new unmanned wireless telecommunication facility at the project site.

Provided as Attachment 5, is a letter received on August 13, 2015 from Ms. Stephanie Booth, Seaside resident at 1162-A Waring Street. The staff report has been updated to correct the two items Ms. Booth has outlined in her letter.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 2 - Location Map
 3. Attachment 3 - Site Photographs
 4. Attachment 4 - Aerial Photo
 5. Attachment 5 - Letter from Ms. Stephanie Booth
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RESOLUTION NO. 15-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, DENYING CONDITIONAL USE PERMIT APPLICATION No. UP-15-04 TO ALLOW FOR THE ESTABLISH AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 1460 HILBY AVENUE (APN 012-402-088).

WHEREAS, Verizon Wireless, Applicant, and Faith Lutheran Church, Property Owner, have applied for a Conditional Use Permit to establish a telecommunication facility located at 1460 Hilby Avenue, in the RS-8 (Single Family Residential) Zoning District; and

WHEREAS, the proposed project is a discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing at public meeting held on July 22, 2015; and

WHEREAS, after consideration of the staff report and all of the information, testimony, and evidence presented at the public meeting on July 22, 2015 the Planning Commission voted 4-0 to direct City staff to prepare a Resolution denying the requested Use Permit application and continued the Use Permit application to its meeting on August 12, 2015 and September 9, 2015 for its consideration of the Resolution denying the Use Permit application based on the prescribed findings and evidence which the Planning Commission entered into public record, and

WHEREAS, the project is Categorically Exempt, Section 15303 from the California Environmental Quality Act (CEQA) Guidelines.

Evidence: Evidence: Approval of the proposed project would allow for the construction of a 39'-6" tall church steeple which would contain an unmanned wireless personal telecommunication facility. The installation of the steeple and wireless telecommunication would consist of a minor addition to the existing church facility and would not result in any increased intensity of the existing land use.

NOW, THEREFORE, BE IT RESOLVED, that the Seaside Planning Commission does hereby find that it is unable to make the findings required by the Seaside Municipal Code Sections 17.52.62.070.F and 17.54.040.E for the approval of Use Permit Application No. 15-04 based on the following findings and evidence in its consideration of the staff report and all information, testimony, and evidence presented at the public hearing:

- 1) The proposed unmanned wireless telecommunication facility will be inconsistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is RS (Low Density Residential). The land use designation is intended for the development of detached single-family dwellings at densities up to eight dwelling units per acre. Ancillary public services (e.g. water, sewer, telephone, electricity) are permitted in all zones.

Land Use Element

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require all new development to be compatible with surrounding uses, the site, and available infrastructure.

Evidence: The overall height of the church steeple design and noise that would be generated from an outdoor generator are not located, designed, and screened to blend with the existing character and/or the built surroundings so as to blend with the surrounding low density single family residential neighborhood. In this case, erecting a 39-foot 10-inch telecommunication tower designed to appear as a church steeple would look awkward and out of scale in comparison with the existing height of the church building at 21-feet four-inches. Instead, the wireless facility will be readily apparent to the casual observer, and will not blend with the surroundings. Moreover, the ground mounted equipment area to the rear of the site would establish a commercial presence within a single-family neighborhood and the generation of an adverse noise source resulting from the weekly testing of a portable generator located within the ground mounted equipment area to the rear of the site, and therefore, would establish a land use that would significantly affect the public health, safety and welfare of the surrounding low density residential neighborhood. Thus, the proposed location of the wireless facility will be materially injurious to properties and improvements in the vicinity

- 2) *The design, location, size, and operating characteristics of the proposed activity are not compatible with the existing and planned future land uses in the vicinity.*

Evidence: The height of the proposed church steeple design within which the wireless facility will be contained is not designed to blend with the existing supporting church substantially and does alter the design characteristics of the church building and/or surrounding low density residential neighborhood, in that a 39-foot 10-inch by six-foot diameter tower mounted to the rear of the church building and that extends approximately 18 feet above the existing roofline of the church building, would look awkward and out of scale, resulting in a visually obtrusive design. Moreover, the church steeple at a height of 39-feet 10-inches would make the height of the tower at least 15 feet to 27 feet taller than most of the predominantly one-story single family structures in the area and thus disproportionate to its surroundings. These impacts are significant and

are directly related to the design of the facility and its visually prominent location on a 2.09 acre parcel.

NOE, THEREFORE, BE IT FURTHER RESOLVED, that the Seaside Planning Commission does hereby deny Use Permit application No. UP-15-04.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 9th day of September 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

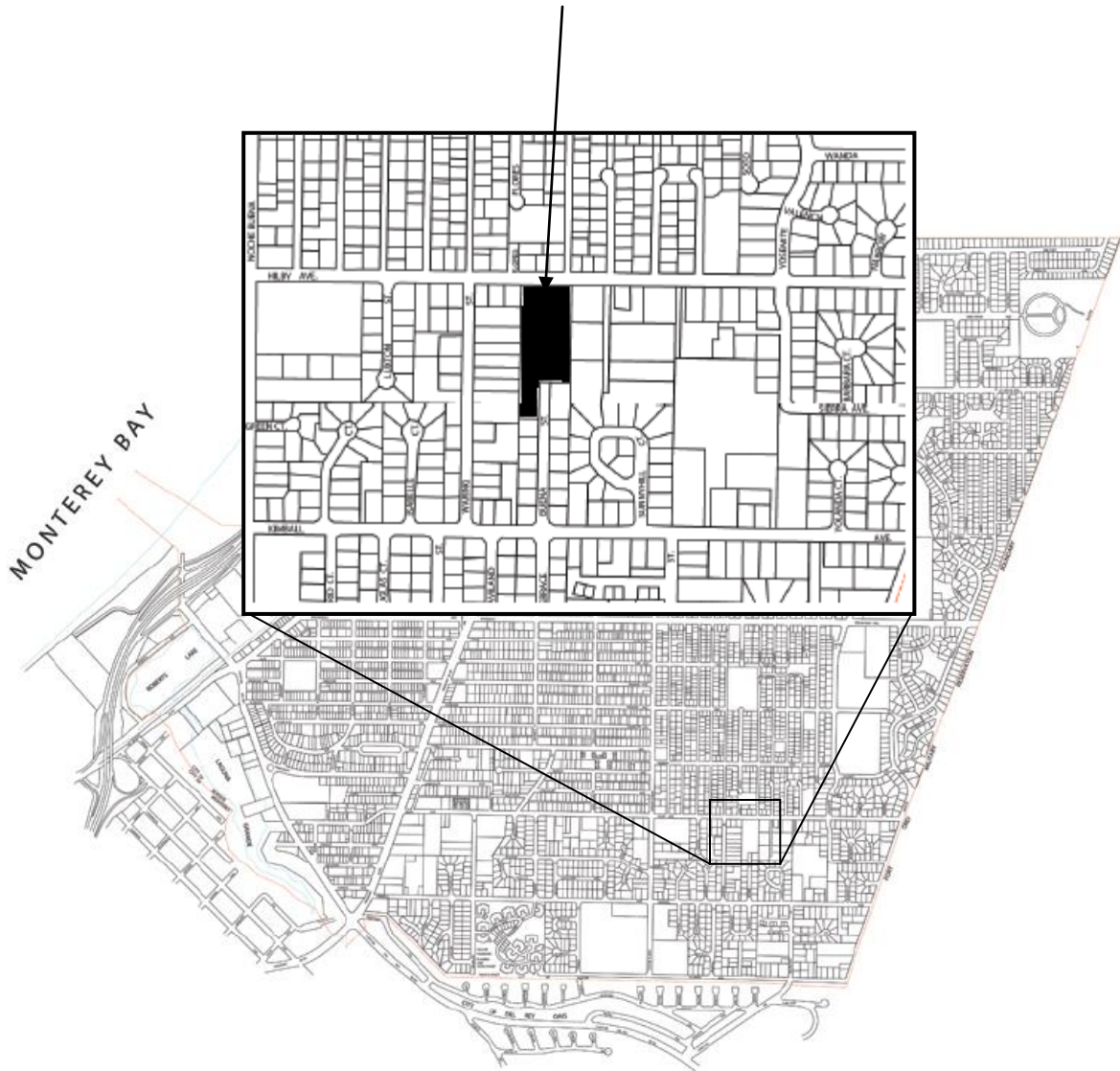
John Owens,
Planning Commission Chairperson

ATTEST:

Planning Commission Secretary

Location Map

Project Site: 1460 Hilby Avenue



**1460 Hilby Avenue
Site Photographs**



Location of Telecommunication
Tower

View from northeast corner from Hilby Avenue



Location of Telecommunication
Tower

View from parking lot on east side of site

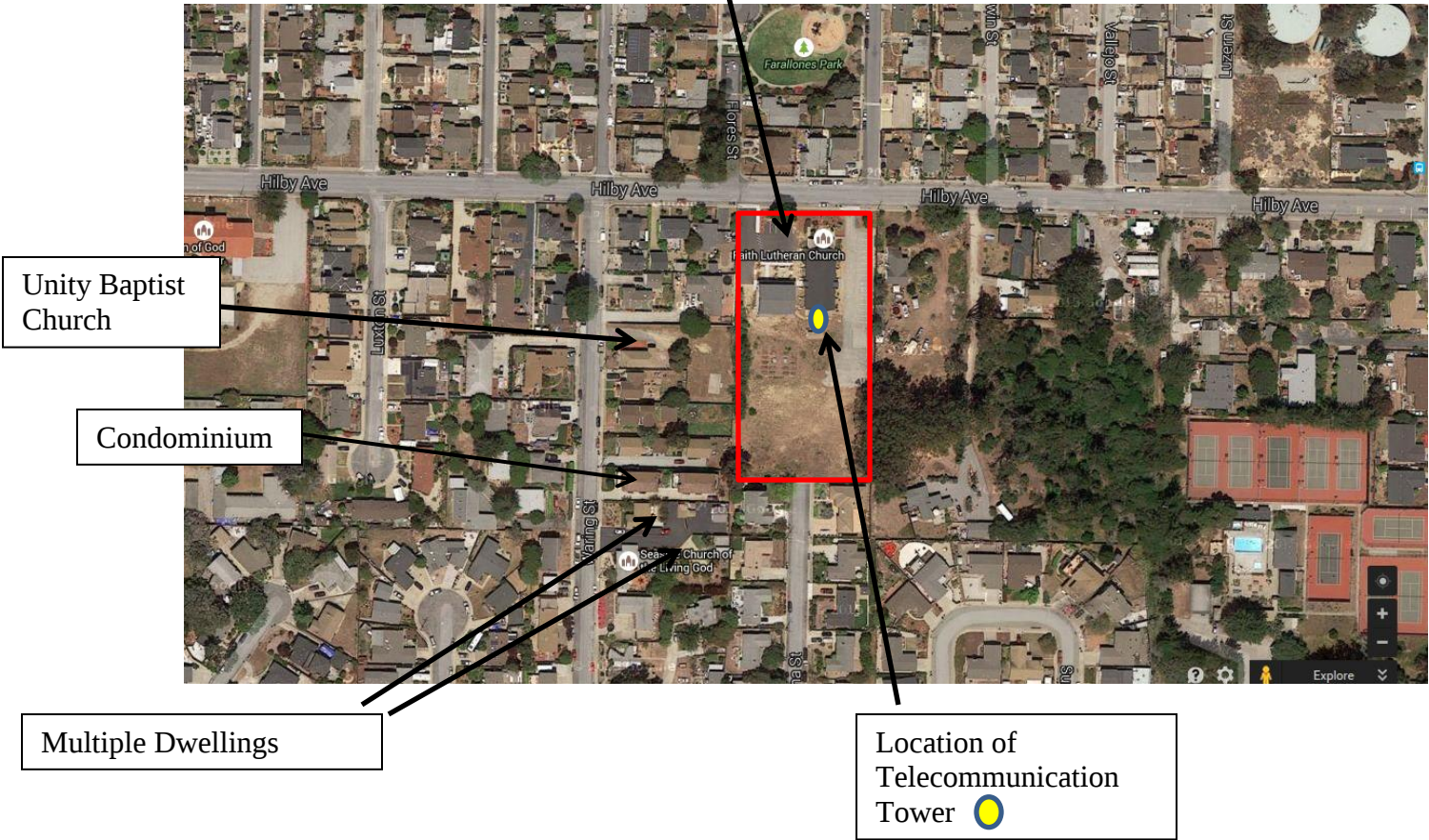


View from rear of site looking north



View from the rear parking lot on east side

Project Location: 1460 Hilby Avenue



August 13, 2015
1162 Waring ST, #A
Seaside, CA 93955

Rick Medina
Senior Planner
City of Seaside

Dear Mr. Medina,

I attended the Planning Commission meeting on August 12, 2015 concerning the continuance on Use Permits Application No UP-15-02, and UP-15-04. My comments are addressed to UP-15-04.

Unhappily these documents were not made available to the audience until late, and the one UP-15-04 was not available until the meeting was adjourned.

I have found two errors in UP-15-04, and I am afraid there may be others that I do not have enough specific knowledge to find.

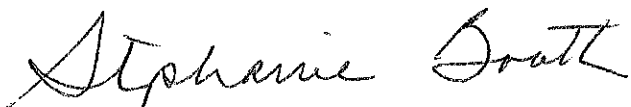
One is minor, the other could be major.

The minor error is on page 2 of 4, Packet page 70, in the description beginning "the properties adjacent..." The second line includes "a six-unit condominium". That property is my home, and it is in fact a four-unit Planned Unit Development.

The major error is in the labeling in the aerial view, Packet Page 79, Project Location: 1460 Hilby Avenue. The location of the small Church, Seaside Church of the Living God, is located much closer to Hilby by approximately 4 residences from the corner of Hilby and Waring, across a drive way from a flag lot with two homes. This church property's back line is common to the Lutheran property. They are far closer to this anticipated cell tower posing as steeple than you indicate.

I am concerned that if there are these 2 errors that I spotted at once, there may be more. Since the health and welfare of the neighbors of this proposed carcinogen rests on the continuance, the findings, and the Planning commission decisions, please review this document very closely.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Booth".

Stephanie Booth



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.B.

TO: Planning Commission

BY: Diana Ingersoll, Deputy City Manager Resource Management Services
Lisa Brinton, Community and Economic Development Services Manager
Rick Medina, Senior Planner

DATE: September 9, 2015

SUBJECT: **USE PERMIT APPLICATION NO. UP-15-02: Resolution adopting findings for the denial of Use Permit application submitted by First Baptist Church, property owner, and Verizon Wireless, applicant, for the approval of a use permit to install a telecommunication facility consisting of a 55'-0" tall tower configured as a freestanding church steeple on the premise of First Baptist Church located at 1949 Waring Street in the RS-8 Zoning District. The project is Categorically Exempt, Class 3 from the California Environmental Quality Act.**

PURPOSE

Verizon Wireless is proposing to establish a new telecommunication facility at the property located at 1949 Waring Street by constructing a 55-foot tall tower configured to resemble a freestanding church steeple on an existing church site (First Baptist Church). Section 17.54.040 of the Seaside Municipal Code (SMC) (Telecommunication Facilities) requires communication facilities to obtain a use permit.

RECOMMENDATION

Staff recommends that the Planning Commission adopt findings for the denial of the Use Permit application based on the findings and evidence contained in the Draft Resolution provided as Attachment 1.

BACKGROUND

SITE LOCATION AND DESCRIPTION

Figure 1: Project Site Adjacent Land Uses				
NW	N			NE
	Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	
W	Single Family Dwellings	Project Site	Single Family Dwellings	E

Single Family Dwellings	Single Family Dwellings	Single Family Dwellings	
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The project site is 148,000 square feet in area (3.4 acres) located at 1949 Waring Street on the west side of Waring Street. The project site contains an existing one-story 6,600 square-foot church building, a 3,000 square foot multi-purpose building on the upper north side of the site behind the existing church building, a 2,500 square foot multi-purpose building on the south end of the site, and parsonage for the church Pastor. Two driveways off Waring Street on each side of the church building provide access to the site. Unmarked off-street parking is located behind the existing church building and in front of the church building.

The properties adjacent to the project site consist of single family detached dwellings to the east, north, south and west (See Figure 1). A location map is provided as Attachment 2. Photographs of the project site are provided as Attachment 3. An aerial photo of the project vicinity is provided as Attachment 4.

PROJECT DESCRIPTION

Proposed Use

The proposed Verizon wireless facility consists of the following equipment which will be located within a 43 sq. ft. lease area for the antennas and a 752 sq. ft. lease area for the ground mounted equipment lease area:

- The construction of a freestanding 55'-0" tall 10'-foot sided triangular ground mounted telecommunication tower to replace existing church tower steeple;
- Twelve 6'-0" tall directional panel antennas would be mounted within the interior of the church steeple. Twelve radio remote units would be located below the antennas within the interior of the church steeple. Church steeple structure would be treated with material to match plaster finish on the church building support columns and painted to match the exterior siding on the church building;

New Verizon Wireless outdoor equipment within a 21'-6" by 35'-0" lease area that would be screened with an eight-foot tall chain link fence with slats. The outdoor equipment would consist of cabinets within a 195 sq. ft. 11-foot tall equipment shelter and an outdoor 30kw stand by generator; and

Two GPS antennas mounted to platform within the outdoor equipment area.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303, New Construction or Conversion of Small Structures.

Evidence: Approval of the proposed project would allow for the construction of a 55'-0" tall church steeple which would contain an unmanned wireless personal

telecommunication facility. The installation of the steeple and wireless telecommunication tower would consist of a minor addition to the existing church facility and would not result in any increased intensity of the existing land use.

SUMMARY

On July 22, 2015, the Planning Commission conducted a duly noticed public hearing regarding a proposed Use Permit application to allow the installation of a new unmanned wireless telecommunication facility within a church steeple structure that would be attached to the rear elevation of a church building on the premise of First Baptist Church. The Planning Commission received public comments, discussed the matter, and voted 4-0 to direct staff to prepare a resolution to deny the request based on prescribed findings and evidence that the Planning Commission discussed and conveyed to City staff in their deliberation of the project after the closing of the public hearing. On August 12, 2015, the Planning Commission conducted a continued public hearing to consider the Resolution adopting findings and evidence for the denial of the project as discussed at the July 22, 2015 public hearing. At the August 9, 2015 Planning Commission Meeting, the applicant submitted a request for a continuance of the Planning Commission's final action on the draft Resolution to September 9, 2015 in order to have additional time to review the findings and evidence that was presented for the denial of the project. After receiving comments from the public on the application and the request for continuance made by the applicant, the Planning Commission acted to continue the Public Hearing on its consideration of the draft Resolution for the denial the proposed project to the regular meeting of the Planning Commission on September 9, 2015.

The attached resolution contains the written findings and evidence for the denial of the requested use permit in accordance with the direction the Planning Commission provided to City staff on July 22, 2015. City staff recommends that the Planning Commission accept the resolution and adopt the findings and evidence for the denial of the application as presented. The Public hearing on the application has been closed. The only decision before the Planning Commission is whether the findings and evidence accurately reflect the Planning Commission's determination made on July 22, 2015 to deny the requested Use Permit for the new unmanned wireless telecommunication facility at the project site.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
-

2. Attachment 2 - Location Map
 3. Attachment 3 - Site Photographs
 4. Attachment 4 - Aerial Photograph
-

RESOLUTION NO. 15-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, DENYING CONDITIONAL USE PERMIT APPLICATION No. UP-15-02 TO ALLOW FOR AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 1949 WARING STREET (APN 011-081-003).

WHEREAS, Verizon Wireless, Applicant, and First Baptist Church, Property Owner, have applied for a Conditional Use Permit to establish a telecommunication facility located at 1949 Waring Street, in the RS-8 (Single Family Residential) Zoning District; and

WHEREAS, the proposed project is a discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing at public meeting held on July 22, 2015 and at continued public hearings held on August 12, 2015, and September 9, 2015; and

WHEREAS, after consideration of the staff report and all of the information, testimony, and evidence presented at the public meeting on July 22, 2015, the Planning Commission voted 4-0 to direct City staff to prepare a Resolution denying the requested Use Permit application and continued the Use Permit application to its meeting on August 12, 2015 and September 9, 2015 for its consideration of the Resolution denying the Use Permit application based on the prescribed findings and evidence which the Planning Commission entered into public record on July 22, 2015, and

WHEREAS, the project is Categorically Exempt, Section 15303 from the California Environmental Quality Act (CEQA) Guidelines.

Evidence: Approval of the proposed project would allow for the construction of a 55'-0" tall church steeple which would contain an unmanned wireless personal telecommunication facility. The installation of the steeple and wireless telecommunication tower would consist of a minor addition to the existing church facility and would not result in any increased intensity of the existing land use.

NOW, THEREFORE, BE IT RESOLVED, that the Seaside Planning Commission does hereby find that it is unable to make the findings required by the Seaside Municipal Code Sections 17.52.62.070.F and 17.54.040.E for the approval of Use Permit Application No. 15-02 based on the following findings and evidence in its consideration of the staff report and all information, testimony, and evidence presented at the public hearing:

- 1) The proposed unmanned wireless telecommunication facility will be inconsistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is RS (Low Density Residential). The land use designation is intended for the development of detached single-family dwellings at densities up to eight dwelling units per acre. Ancillary public services (e.g. water, sewer, telephone, electricity) are permitted in all zones.

Land Use Element

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require all new development to be compatible with surrounding uses, the site, and available infrastructure.

Evidence: The overall height of the church steeple design and noise that would be generated from an outdoor generator are not located, designed, and screened to blend with the existing character and/or the built surroundings so as to blend with the surrounding low density single family residential neighborhood. In this case, erecting a 55-foot tall freestanding telecommunication tower designed to appear as a church steeple would look awkward and out of scale in comparison with the predominant single-story low density residential neighborhood. Instead, the wireless facility will be readily apparent to the casual observer, and will not blend with the surroundings. Moreover, the ground mounted equipment area to the rear of the site would establish a commercial presence within a single-family neighborhood and the generation of an adverse noise source resulting from the weekly testing of a portable generator located within the ground mounted equipment area to the rear of the site, and therefore, would establish a land use that would significantly affect the public health, safety and welfare of the surrounding low density residential neighborhood. Thus, the proposed location of the wireless facility will be materially injurious to properties and improvements in the vicinity

- 2) The design, location, size, and operating characteristics of the proposed activity are not compatible with the existing and planned future land uses in the vicinity.

Evidence: The height of the proposed church steeple design within which the wireless facility will be contained is not designed to blend with the existing supporting church substantially and does alter the design characteristics of the church building and/or surrounding low density residential neighborhood, in that a 55-foot by ten-foot diameter freestanding that would extend approximately 24 feet above the existing roofline of the church building located near the proposed telecommunication tower, would look awkward and out scale, resulting in a visually obtrusive design. Moreover, the church

steeple at a height of 55 feet would make the height of the tower at least 31 feet to 42 feet taller than most of the predominantly one-story single family structures in the area and thus disproportionate to its surroundings. These impacts are significant and are directly related to the design of the facility and its visually prominent location on a 3.4 acre parcel.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Seaside Planning Commission does hereby deny Use Permit application No. UP-15-02

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 9th day of September 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

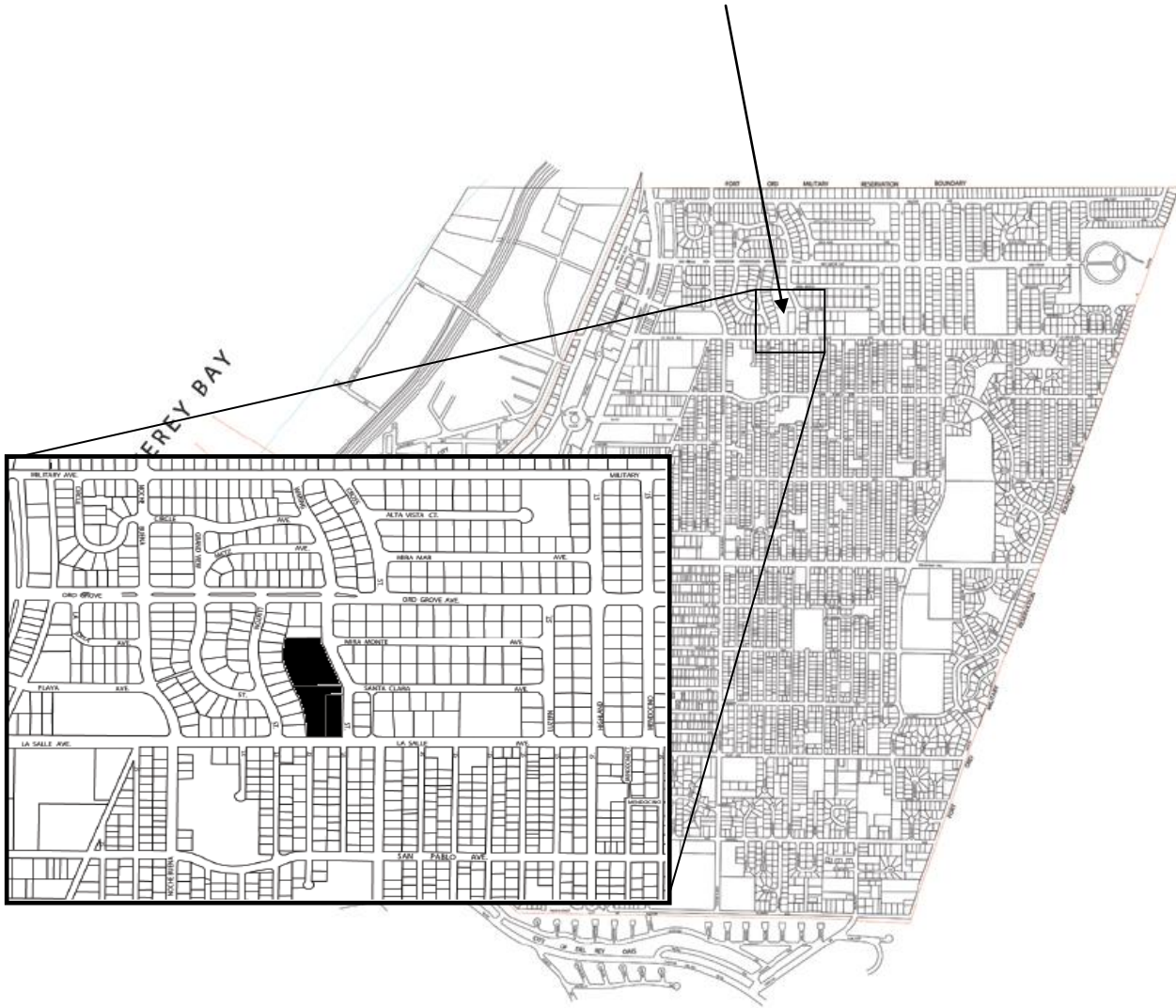
John Owens,
Planning Commission Chairperson

ATTEST:

Planning Commission Secretary

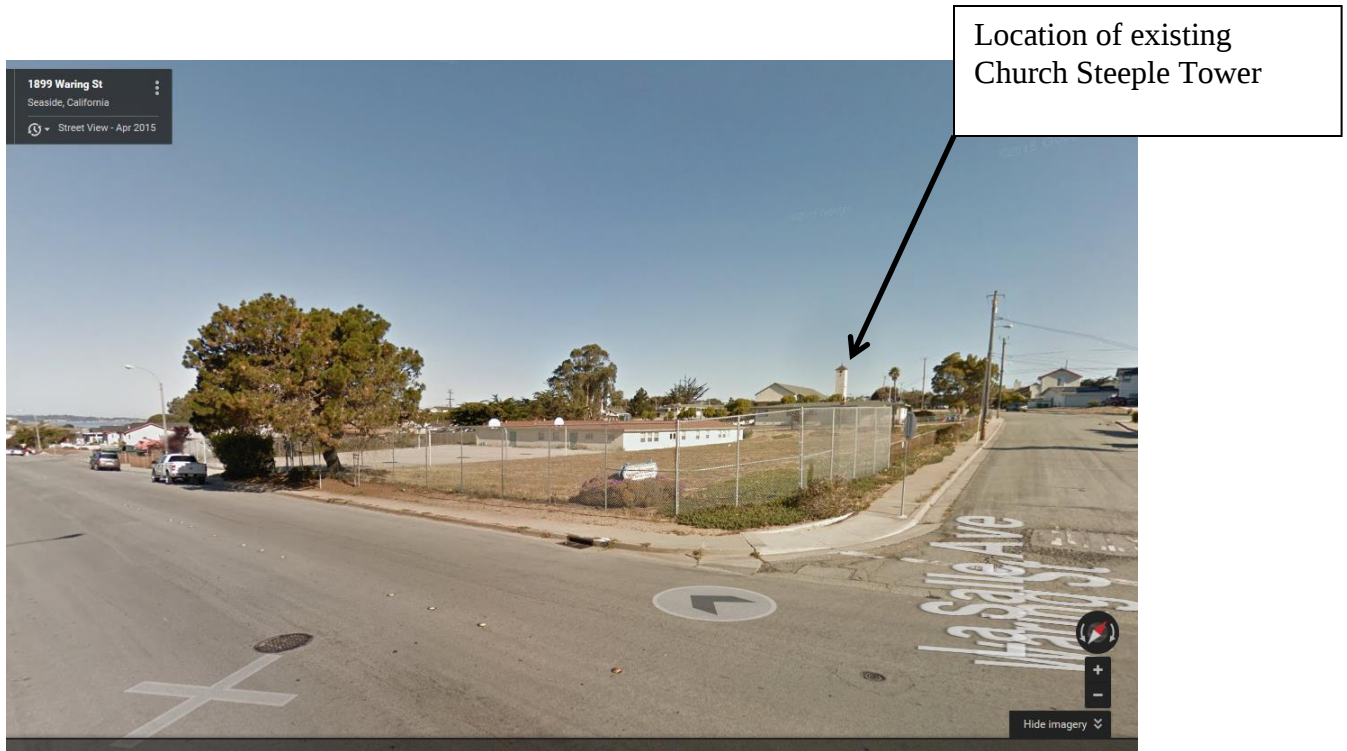
Location Map

Project Site: 1949 Waring Street



First Baptist Church – Telecommunication Facility Proposal

File UP-15-02



View from the Southeast corner of Waring Street and La Salle Avenue



View from Waring Street



View from the southwest corner on La Salle Avenue



View from the northeast corner on Waring Street

Project Location: 1949 Waring Street

