

ACTION MINUTES  
**DALY CITY PLANNING COMMISSION**  
Regular Meeting  
Tuesday, April 6, 2010  
Council Chambers, Daly City

Chair Crump called the meeting to order at 7:00 p.m.

ROLL CALL: Edelman, Crump, Bautista and Kelly

Staff Present: Schott, Mothershead and DeFries

APPROVAL OF MINUTES: Moved by Commissioner Kelly, seconded by Commissioner Edelman, to approve the minutes of March 2, 2010. Motion carried 4-0.

**PUBLIC HEARING:**

**10. Use Permit UPR-12-09-1543 and Environmental Assessment for a new T-Mobile wireless facility – 75 Margate Street**

Staff report presented by: Tatum Mothershead, Planning Manager

Ms. Mothershead presented the request by T-Mobile to obtain a use permit for the installation of a new wireless facility. The site is located on the south side of Margate, between Gellert and Shipley. It is zoned R-1, which requires approval of a use permit for any type of wireless facility.

The proposal is to replace an existing light pole with a new 45 foot light pole. The top 10 feet of the new pole would include three panel antennas inside a circular screen. The existing light pole is located in the landscaped parking median that serves the reservoir facility. An 80 square foot screened equipment area is also proposed.

An EMF study was done by Hammet & Edison Engineers and the project meets FCC standards.

Speakers: Isidro Antiniw, resident, 22 Lycett Circle  
Terry Piccardo, resident, 614 Gellert Boulevard  
Diana Stephens, resident, 119 Shipley Avenue  
Hollie Geneve, resident, 59 Margate Street  
Greg Guerrazzi, representing T-Mobile  
Mark Newman, Consulting Engineer, Hammett & Edison, Inc.

Mr. Antiniw submitted a petition signed by 40 neighbors opposing the wireless facility. Their objections were due to health, visual, neighborhood character and property value reasons. They feel that it is inappropriate to place a commercial wireless facility in their residential neighborhood.

Mr. Piccardo was concerned about noise and health issues. Ms. Stephens asked if there would be future additions to the site. She also asked if it would interfere with current wireless electronics in the home. Ms. Geneve was concerned about parking and how the property would be accessed. Ms. Mothershead answered that access to the site would be negotiated through the lease with the City.

Mr. Guerrazzi tried to address the speakers concerns, explaining that the fenced and screened pole would not support co-location and expansion would be impossible. He pointed out that health was not an issue and the FCC has set the limits for the operation of this facility, and the facility will operate almost one hundred times below the federal standard. In regards to

maintenance, he noted that the site will be visited once a month by a technician in a light utility vehicle. There would be no increase in traffic. T-Mobile is improving their network in the area because of poor in-building coverage. They have on-street coverage, but a lot of calls are dropped. This project will improve coverage between Victoria Street and Verducci Drive. The site will serve that residential neighborhood and provide in-building access and also provide 911 service to any cell phone user. In regards to interference, Mr. Guerrazzi explained that T-Mobile operates on a specific licensed FCC frequency and it will not interfere with any other electronic device.

Commissioner Edelman asked why this specific site was chosen and if they investigated alternate sites. Mr. Guerrazzi replied that the site was selected for two reasons, one being the higher elevation and second is that it is an existing utility use. Since it is a single-family residential area, there are no other opportunities for co-location or development of a new site. There are no other existing poles or tall buildings or vacant land.

Commissioner Crump asked if he was correct in saying that the EMF's will be operating at 1% of the standard. Mr. Newman, the consulting engineer, explained the calculations and how they are determined. Ground level exposure is 0.47% of the applicable public limit and the second story level is 1% of the public exposure limit.

Commissioner Kelly commented that she felt the facilities were encroaching more in the neighborhoods and wondered if there were any alternatives. Ms. Mothershead explained that the sites were selected to fill coverage gaps. In this particular area, there are not a lot of opportunities for wireless sites.

Commissioner Edelman asked if there was an analysis of the gap in coverage and wondered if the project was a marketing tool or based on customer complaints. Mr. Guerrazzi responded that he did not have a record of customer complaints at this time, but typically that's what drives a new site, especially in such a dense area where there is not sufficient coverage to carry a steady connection. There is a weak signal in the area.

Commissioner Crump suggested a modification of Condition #19 to modify the hours of construction or service from 7:00am to 8:00am-5:00pm.

#### COMMISSION ACTION

Moved by Commissioner Kelly, seconded by Commissioner Bautista to close the public hearing. Motion carried 4-0.

Moved by Commissioner Bautista, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of March 2, 2010. Motion carried 3-1.

Moved by Commissioner Kelly, seconded by Commissioner Bautista, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Crump, seconded by Commissioner Bautista, to approve Use Permit UPR-12-09-1543 subject to the Findings and Conditions as modified and outlined in the staff report of April 6, 2010. No recommendation with a 2-2 roll call vote (Commissioners Edelman and Kelly voting against).

**11. Use Permit UPR-1-10-1549 and Environmental Assessment for a wireless facility co-location – 515 Westmoor Avenue**

Staff report presented by: Tatum Mothershead, Planning Manager

Ms. Mothershead presented the proposal by Clearwire for the co-location of a wireless facility on an existing monopole. The site is located on the west side of Westmoor and Upland intersection. It is zoned U for Utility, which would normally only require an AUP. However, the site is in the Resource Protection (RP) overlay district so a use permit is required.

Clearwire is proposing to extend the existing monopole from 35 to 45 feet and install 3 antennas on the top ten feet. The equipment area at the base would be approximately 25 square feet.

Speakers: Ana Gomez, Clearwire representative  
Mark Newman, Consulting Engineer, Hammett & Edison, Inc.

Commissioner Crump asked what percentage the EMF levels were of the federal standards. Mr. Newman responded they were at 0.14% at ground level of the existing facilities. Commissioner Edelman asked if the EMFs were multiplied or compounded and Mr. Newman replied that they were added.

**COMMISSION ACTION**

Moved by Commissioner Kelly, seconded by Commissioner Bautista to close the public hearing. Motion carried 4-0.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to adopt the findings as outlined in the staff report of April 6, 2010. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Bautista, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Kelly, seconded by Commissioner Edelman, to approve Use Permit UPR-1-10-1549 subject to the Findings and Conditions as outlined in the staff report of April 6, 2010. Motion carried by a unanimous roll call vote.

**COMMUNICATIONS:**

**ADJOURNMENT:**

Meeting adjourned by Chair Crump at 7:30 p.m.

Respectfully submitted,

Richard Berger  
Director of Economic and Community Development