

ACTION MINUTES
DALY CITY PLANNING COMMISSION
Regular Meeting
Tuesday, September 6, 2011
Council Chambers, Daly City

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

ROLL CALL: Present: Bautista, Edelman, Crump and Kelly
Absent: Lubiano

Staff Present: Berger, Schott, Mothershead, Engfer and DeFries

APPROVAL OF MINUTES: Moved by Commissioner Kelly, seconded by Commissioner Crump, to approve the minutes of July 5, 2011. Motion carried 4-0.

PUBLIC HEARINGS:

10. Use Permit UPR-6-11-4016 and Environmental Assessment to modify an existing AT&T wireless facility located within a faux chimney structure on a church building – 777 Southgate Avenue

Staff report presented by: Steve Engfer, Assistant Planner

Mr. Engfer presented the request by Matt Yergovich, representing AT&T, for a use permit for modifications to the existing wireless facility that is co-located at the Holy Child & St. Martin's Church. AT&T is looking to increase capacity for the Fourth Generation (4G) Long Term Evolution (LTE) and is proposing to modify this site in order to provide the increased capacity opportunities to the public and close any coverage gaps in the area.

The site is located between Bradley and Montrose Drive on Southgate Avenue. The surrounding uses are residential and directly adjacent is a City water tank site.

On January 27, 2003, the City Council approved Use Permit UP01-9 to allow a wireless communications facility (T-Mobile) at the church. On March 26, 2006, the city Council approved Use Permit UP05-18 to allow a co-location of the AT&T wireless facility in an additional faux chimney structure located to the rear of the church building roof. This is the site for the proposed changes.

Daly City code encourages co-location. In this case the AT&T proposal incorporates the extension of the length of the existing faux chimney to maintain the architectural aesthetic of the church building. The proposed modification consists of a four foot extension in length of the existing faux chimney located on the rear half of the church building roof in order to house the addition of two panel antennas and four remote radio units. No height or width changes to the faux chimney are proposed.

Also proposed is the addition of three equipment cabinets and GPS antenna within the existing screen fenced ground equipment area adjacent to the church building. Conditions of approval include upgrades to the fencing to ensure that the equipment area maintains the site aesthetics.

The design meets Daly City zoning ordinance requirements as a stealth design for wireless telecommunication facilities.

The Telecommunications Act of 1996 governs what restriction local governments can apply regarding EMF and limits the jurisdictions' regulatory authority over EMF. The EMF report submitted for the project meets FCC requirements and Daly City code. Staff has included conditions of approval requiring that an EMF/RF report be submitted prior to building permit issuance and an annual report submitted to ensure ongoing compliance.

The applicant has evaluated alternative sites in conformance with DCMC 17.39. The proposed modifications to the existing site were determined to be preferable as it meets stated coverage objectives while also maintaining minimal to no visual impact. Daly City Municipal code encourages co-location and this site meets that goal.

Speaker: Matt Yergovich, representing AT&T Mobility

Commissioner Kelly asked if there had been any neighborhood reaction to the project. Mr. Engfer stated that he had received not comments from the public. Commissioner Bautista referred to Condition 23 and asked if we have required the annual EMF reports before. Mr. Engfer replied that this was a new requirement and the City has not had the first round of submittals yet.

Commissioner Bautista pointed out that the plans had a civil engineer's stamp, but should have an electrical engineer's stamp and suggested a condition of approval be added to address that. Commission Edelman had a question for the applicant regarding the aesthetics of extending the chimney stack. He asked if they had considered including the addition in the existing stack or if there was not enough space. Mr. Yergovich explained that they always try to include antennas in existing facades, but that wouldn't work here. The existing structure is not large enough for the proposed antennas. He also stated that they were agreeable to Commissioner Bautista's condition.

COMMISSION ACTION:

Moved by Commissioner Crump, seconded by Commissioner Kelly 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 September 6, 2011. Motion carried 4-0.

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

Moved by Commissioner Kelly, seconded by Commissioner Bautista, to approve Use Permit UPR-6-11-4016 subject to the Findings and Conditions outlined in the staff report of September 6, 2011, with the addition of having plans stamped by an electrical engineer. Motion carried by unanimous roll call vote (4-0).

ADJOURNMENT:

Moved by Commissioner Kelly, seconded by Commissioner Crump, to adjourn at 7:15 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard M. Berger". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Richard Berger
Director of Economic and Community Development

gd