PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 13, 2026 **ITEM NUMBER: OB-1**

SUBJECT: **CALL TO REVIEW (PAPL-25-0004) ZONING ADMINISTRATOR APPROVAL OF A MINOR CONDITIONAL USE PERMIT (PMCP-24-0029) FOR A NEW WIRELESS COMMUNICATION FACILITY AT 2065 PLACENTIA AVENUE**

FROM: **ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION**

PRESENTATION BY: **JUSTIN ARIOS, ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: **JUSTIN ARIOS**
714-754-5667
Justin.Arios@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3) New Construction or Conversion of Small Structures; and

2. Approve Minor Conditional Use Permit (PMCP-24-0029) for a new wireless communication facility at 2065 Placentia Avenue by adopting the attached Resolution.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is John McDonald (Eukon Group), representing the property owner, Public Storage Partners LTD.

PLANNING APPLICATION SUMMARY

Location	2065 Placentia Avenue	**Application Number**	PAPL-25-0004 & PMCP-24-0029
Request	Request for a Minor Conditional Use Permit (MCUP) to allow for a new 60-foot tall wireless facility disguised as a eucalyptus tree (mono-eucalyptus) on a combined property with an existing 55-foot tall mono-pine. The support facility for the mono-eucalyptus is proposed to be located behind a proposed 8-foot CMU enclosure which would also include the proposed mono-eucalyptus. (This revised submittal now includes a mono-eucalyptus tree and no longer proposes a new mono-pine)		
CEQA	Exempt per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)		
Final Action	Planning Commission		

SUBJECT PROPERTY

Zoning District	MG (General Industrial)
General Plan Land Use Designation	Light Industrial
Lot Dimensions	**Lot Width:** 173.30′ **Lot Depth:** 464.92′
Lot Area	Approximately 80,570-square-feet (approximately 1.85-acres)
List of Approved Plans / Land Use Entitlements	ZE-76-154 – Conditional Use Permit (CUP) for a public storage facility with manager's apartment with variances from parking, landscaping, and sign requirements. DR-84-42 – Development Review to add to the existing mini-warehouse project. ZA-07-67 – MCUP for a 55-foot tall wireless facility disguised as a mono-pine.
Existing Development	Public Storage mini-warehouse use and existing mono-pine facility (to remain).

SURROUNDING PROPERTY

	Zoning District	**General Plan Land Use Designation**	**Existing Development**
North	MG (General Industrial)	Light Industrial	Live / Work Residential Development (Brickyard West)
East (across Placentia Ave)	MG (General Industrial)	Light Industrial	Automotive Uses
South	MG (General Industrial)	Light Industrial	Public Storage
West	R1 (Single-Family Residential District)	Low Density Residential	Single-Family Residential Uses

ANTENNA DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required / Allowed Antenna Dev. Standard	Proposed / Provided	Meets Code
Max Height	30 FT	60 FT [1]	No, MCUP Requested
Setbacks:			
Front	20 FT	35 FT 4 IN	Yes
Side (left)	20 FT	70 FT	Yes
Rear	5	425 FT 1 IN	Yes
Number of Support Structures (separate underlying parcels)	1	1 (constructed enclosure)	Yes
Roof Mounted Location	Allowed but not mandatory	Ground mounted	Yes

[1] Pursuant to Costa Mesa Municipal Code Section 13-142, an MCUP approval is required when an antenna is not in compliance with adopted standards or is not roof-mounted.

PROJECT LOCATION

The subject property is located at 2065 Placentia Avenue (see Figure 1 on the next page). The "site" consists of two adjacent underlying parcels (422-291-04 and 422-291-05) but are under single ownership and development with the contiguous Public Storage development. It is an approximately 1.85-acre rectangular-shaped site located along Placentia Avenue between West 20th Street and Hamilton Street. There is one driveway that provides site access from Placentia Avenue.

The property has a General Plan Land Use Designation of Light Industrial (LI) and a Zoning Designation of General Industrial (MG). The Light Industrial General Plan Land Use Designation applies to areas intended for a variety of light and general industrial uses. Uses are limited to small manufacturing and service industries, as well as larger industrial operations that can demonstrate design features or restricted operations that limit disruptions to surrounding uses. The proposed wireless communication facility is compatible with the existing site improvements and is an allowable use pursuant to the City's Zoning Code.

Figure 1. Vicinity Map

Properties to the north, south, and east (across Placentia Avenue) have Light Industrial (LI) Land Use designations and General Industrial (MG) zoning designations. The

property to the north is developed with a 14-unit live/work residential development (Brickyard West); the property to the south is developed with an extension of the existing Public Storage use; and the properties to the east (across Placentia Avenue) are developed with various automotive uses. Properties to the west have a Low Density Residential (LDR) Land Use Designation and Single-Family Residential District (R1) zoning and are developed with single-family residential homes.

BACKGROUND

On October 4, 1976, the City Council approved a CUP (ZE-76-154) to allow the construction of a 39,400 sq. ft. building for public storage garages and a manager's unit (Public Storage) with variances from parking, landscaping, and sign requirements.

On September 9, 1984, the Planning Division approved a Development Review (DR-84-42) to add approximately 45,000 sq. ft. of storage area to the existing mini-warehouse storage facility.

On January 10, 2008, the Zoning Administrator approved an MCUP (ZA-07-67) to allow for the construction of an existing 55-foot tall wireless facility disguised as a mono-pine on the project site (Figure 2). For this request, four public comments were received in opposition to the request, from adjacent industrial property owners and tenants.

Zoning Administrator Decision

On July 17, 2025, the City's Zoning Administrator approved the project, with conditions. The decision concluded that the wireless facility would provide coverage to AT&T customers in the immediate area, and would be consistent with federal law, which does not allow local jurisdictions to preclude the reasonable provision of wireless services. Given the project's aesthetic design considerations, placement of supporting equipment, and adherence to federal health and safety regulations, the proposed wireless facility would be compatible with its surroundings, would not injure nearby properties, and would not present any health and safety concerns. A thorough description and analysis of the project request is included in the July 17, 2025, Zoning Administrator Report and is linked below. The public comments received for the Zoning Administrator decision is provided as Attachment 9.
https://www.costamesaca.gov/home/showpublisheddocument/60769/638883650985730000

Planning Commission Hearings

On July 24, 2025, Council Member Reynolds submitted an "application for review" of the approval to be considered by the Planning Commission. The Council Member was concerned that "many residents have raised a variety of concerns about the potential impacts, […] especially on this mixed-use corridor". (Attachment 2).

On September 8, 2025, the Planning Commission reviewed the "application for review". During the public hearing the Commission expressed concern with the project proposed. The project was continued to the December 8th Planning Commission hearing, allowing the applicant time to explore relocating the tower on the site and to provide additional coverage data at different heights. In discussion, Commissioners clarified the standard of review and emphasized the importance of addressing residents' concerns, including noise, aesthetics, and maintenance of existing facilities. The Commission encouraged the applicant to engage directly with neighbors before returning, consider locating the tower closer to Placentia Avenue within the industrial area, and potentially modifying or extending the existing tower rather than adding a new one (Attachment 3). The public comment received for the Planning Commission meeting is provided as Attachment 10. https://costamesa.legistar.com/LegislationDetail.aspx?ID=7648737&GUID=27CAE017-642B-4C47-8111-320C7F2910DC

In response to the Planning Commission's comments, the applicant worked to explore additional site locations prior to the December 8th hearing. The applicant discussed with staff that the onsite location could be modified, but additional time was needed to revise plans and the application package, so the applicant submitted a request for the item to be continued from the December 8, 2025, hearing to March 23, 2026. The Planning Commission approved this request on December 8, 2025. https://costamesa.legistar.com/LegislationDetail.aspx?ID=7773716&GUID=DF02966E-5D56-4797-96C9-E36A4877FB73

The March 23, 2026, Planning Commission Meeting was canceled and the item was rescheduled and re-noticed for the April 13, 2026 Planning Commission Meeting.

Standard of Review

Pursuant to Section 13-144, wireless communication facilities are evaluated against the findings for an MCUP application contained in Section 13-29(g)(2) and the additional antenna findings located at Section 13-144(b). The findings require that the project be compatible with nearby development; not be detrimental to nearby properties or the public, health, safety, or welfare; be consistent with the General Plan; and represent the minimum height needed to achieve reasonable signal transmission.

In addition, Costa Mesa Municipal Code (CMMC) Section 13-144 (a)(2) requires that applications for proposed antennas that do not conform with the applicable development standards demonstrate why strict conformance with the development standards will unreasonably limit, or restrict, the proposed installation and would result in excessive expense considering the cost of the proposed installation. The CMMC also states that conditions of approval may be applied to the development or its operations to ensure that the required findings can be met. An assessment of the project's relationship to the findings and General Plan is provided later in this report.

Lastly, all planning applications must comply with review criteria that address neighborhood compatibility, safety and compatibility of design, compliance with applicable performance standards, and consistency with the General Plan.

Limitations on Decisions

Jurisdictions are highly regulated as to when and how they can deny wireless communications facility applications. Jurisdictions may not impose an "effective prohibition" of wireless communication facilities. An effective prohibition is one that prevents a wireless carrier from closing a "significant" gap in service coverage provided by that carrier. As such, wireless carriers must submit gap coverage analyses with their applications, demonstrating that the subject location in their application is needed to close service gaps. This gap coverage analysis must demonstrate the extent to which the gap will be closed.

Wireless carriers must also submit any alternative locations, systems, and placement to justify that the proposed location is the least intrusive location while providing the gap closure needed. Jurisdictions then review these analyses to verify the findings for gap coverage.

Jurisdictions are not permitted to consider radio-frequency (RF) emissions for the purpose of evaluating a wireless communication facility. Setting the safety standards for RF emissions is exclusively the responsibility of the Federal Communications Commission ("FCC"). Section 332(c)(7)(B)(iv) of the Federal Telecommunications Act of 1996 prohibits the City from denying a wireless facility application based on concerns about RF emissions when the applicant has demonstrated that its facilities will comply with FCC standards.

Appeal and Call to Review Procedures

CMMC Title 2, Chapter IX, stipulates the City's appeal and review procedures. The CMMC allows any affected or interested person to appeal a project within specified periods, and also allows City Council members to call projects up for review. In this case, the project approval included a seven-day appeal period. Since the Zoning Administrator approved the project, pursuant to the CMMC, the call to review shall be reviewed by the Planning Commission.

The CMMC further indicates that the Planning Commission hearing is a 'de novo' hearing in which the Planning Commission may consider the project in its entirety. The Planning Commission may consider all aspects of the proposed project and is not required to limit the discussion to the issues in the "call to review" application. The CMMC also stipulates that the review hearing shall be based on any relevant evidence,

submitted at the time of the prior decision and at the call for review hearing. The Zoning Administrator decision letter and public comments submitted have been included as an attachment to the report for ease of review (Attachments 3 and 9, respectively).

Pursuant to CMMC Chapter IX, Section 2-303(6), the applicant for the original decision shall have the burden of proof to support the granting of the approval action at the appeal.

REVISED PROJECT DESCRIPTION

The project proposes to install a new wireless AT&T communication facility camouflaged as a mono-eucalyptus. The proposed mono-eucalyptus is located at the eastern end of the existing mini-warehouse site, closer to Placentia Avenue. The proposed mono-eucalyptus is approximately 420 feet from the shared property lines with the single-family residences along Federal Avenue and approximately 65 feet from the nearest industrial use to the south (Figure 2; blue dot is the existing facility location, the red dot was the previous proposed facility location the green dot is the proposed facility location, and green box for proposed closure area). The wireless facility is approximately 470 feet from the nearest residential structure located along Federal Avenue; and approximately 400 feet from the other mono-eucalyptus existing onsite. The support facility for the mono-eucalyptus is proposed to be located behind a proposed 8-foot CMU enclosure which would also include the proposed mono-eucalyptus. This area is located internal to the project site and is not visible to adjacent properties or the public right-of-way. Figures 2 and 3 show the previously proposed and revised location.

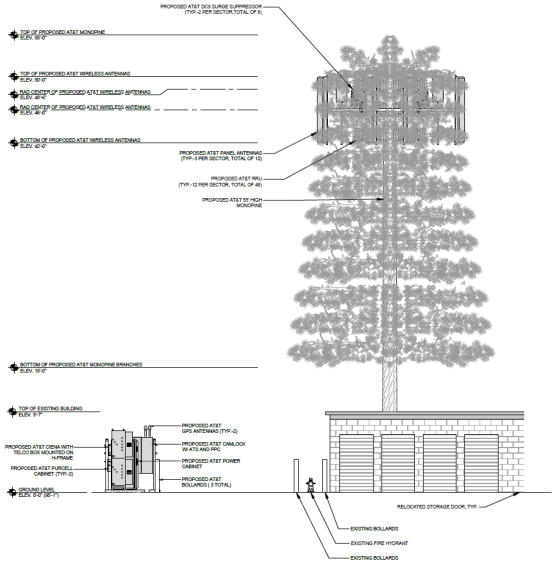
Figure 2. Aerial

As part of the application, an Alternative Site Analysis (Attachment 7) was conducted in which seven other property sites were evaluated. Based on the analysis submitted, there were several candidates that were reviewed and determined to not be viable to close the

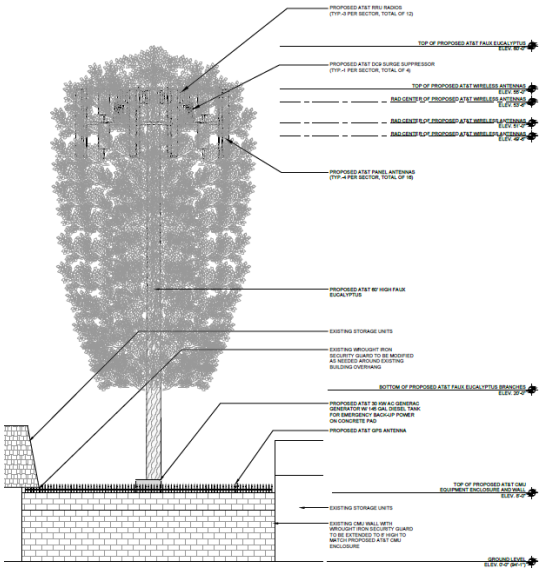
gap in coverage. These locations were determined to not be viable because the location either 1) would not satisfy the needed gap coverage, 2) is a unpreferred location for the carrier (AT&T installations typically avoid being placed on elementary school properties), 3) has existing site obstructions (i.e. existing trees) that would interfere with propagation, and 4) existing cell towers are not suitable for co-location. Additionally, as part of the application, an Electromagnetic Energy (EME) Report (Attachment 8) was submitted, demonstrating the proposed project will comply with the applicable Federal Communications Commission ("FCC") standards. An EME Report, also referred to as a Radio Frequency (RF) Compliance Report, is a technical analysis prepared by a qualified radio frequency engineer that evaluates the expected levels of radiofrequency emissions from a proposed wireless communication facility.

Figure 3. Elevation View

Previous Proposal



Revised Proposal



The revised mono-eucalyptus is proposed to be 60 feet tall, as measured to the highest point of the structure (55 feet to the top of the antennas) and includes four antenna sectors, each containing three antennas and a total of 48 remote radio units. The plans show that the faux mono-eucalyptus will have branches starting approximately 20 feet above ground level and continuing to a height of 60 feet (see Figure 3). The branches will have an approximately 20-foot diameter. The plans clearly show that no antenna will extend past the faux branches to screen the wireless communication facility, and the antennas will also be painted/textured to match the mono-eucalyptus disguise. The mono-eucalyptus was chosen to blend in better with the existing eucalyptus trees at the front of the property. The support facility for the mono-eucalyptus is proposed to be located behind a proposed 8-foot CMU enclosure which would also include the proposed mono-eucalyptus. This area is located internal to the project site and is not visible to adjacent properties or the public right-of-way.

FINDINGS

Pursuant to the CMMC, the approval of an MCUP requires five findings related to neighborhood compatibility, health and safety, land use compatibility, and unreasonable limitations. The revised project is consistent with the required MCUP findings as indicated below:

MCUP Finding No. 1: *"The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area."*

Finding: Consistent. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The use will be conducted on a combined site with an existing facility and at a height that is necessary to provide coverage and will not generate substantial noise, excessive traffic or otherwise have detrimental effects on the surrounding uses.

MCUP Finding No. 2: *"Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood."*

Finding: Consistent. The project will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood in that the FCC has jurisdictional authority with regard to the health and safety of telecommunications facility. Additional conditions have been added to ensure that antenna frequency does not interfere with the frequency used for public safety communications and that all equipment remain in good working condition. The installation of the new antennas and equipment area will comply with all applicable Building and Fire Codes.

MCUP Finding No. 3: *"Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property."*

Finding: Consistent. The proposed antennas and equipment area are located in an existing mini-storage facility with an existing mono-pine. With the approval of a minor conditional use permit for structure height above standard, the antennas and equipment area comply with all zoning requirements and is consistent with the General Plan land use designation in that the equipment will be screened from view from other surrounding developments. In addition, the location of the equipment area is camouflaged from offsite areas. Granting the

minor conditional use permit will provide improved wireless services to residents and visitors to the City, on a combined site that has an existing facility for another carrier (Verizon), disguised as a mono-pine tree. The proposed antenna will be compatible with the existing uses located in the surrounding area and will not generate noise or parking impacts.

MCUP Finding No. 4: *"Strict conformance with the development standards specified will unreasonably limit, or prevent, reception or transmission of signals, or result in excessive expense in light of the cost of purchase, installation and operation of the antenna(s)."*

Finding: Consistent. Adhering to a 30-foot height limit for the proposed wireless communication facility will unreasonably limit reception or transmission of signals or result in additional expense. Wireless communication facilities function based on line-of-sight technology, which means that in order to send and receive a signal one antenna must "see" the other. Standard heights for wireless facilities in typical suburban environments are often 55-60 feet above ground. This height is usually adequate to avoid signal interference caused by other buildings and trees and is sufficient to be seen by other antennae on the same network. Restricting the wireless communication facility to a height of 30 feet would diminish the antennas ability to send or receive signals and would necessitate placing more antennas in order to provide roughly the same coverage for the same geographic area as one antenna located at 60-foot high. This will result in additional expenses to acquire property leases and then to purchase, install, and operate the additional antennas. Additionally, the combined site contains an existing 55-foot tall wireless facility disguised as a mono-pine tree located toward the rear of the adjacent parcel.

MCUP Finding No. 5: *"The deviation from applicable development standards represents the minimum adjustment necessary to prevent unreasonable limitations on the reception or transmission of signals."*

Finding: Consistent. Strict compliance with all development standards (e.g., setbacks, height) would severely limit the functionality and coverage of the facility. The height and placement of the proposed mono-eucalyptus are essential to ensure effective signal propagation and service. Additionally, as mentioned in their applicant letter, the proposed height does not allow AT&T to close the entire gap in coverage, however, is a minimum necessary to make this site effective while matching the existing on-site facility being camouflaged as a tree. The letter also states that any further reduction in height would compromise service and coverage quality. The proposed deviations represent the minimum necessary to maintain reliable signal transmission while achieving stealthing objectives.

REVIEW CRITERIA AND GENERAL PLAN CONSISTENCY

All planning applications are reviewed pursuant to CMMC Section 13-29(e) 1-8 to ensure the proposal is compatible with the surrounding area, and in compliance with applicable zoning standards and General Plan policies. The Zoning Administrator made similar findings pursuant to the Zoning Code for the previously submitted application. The attached Planning Commission Resolution includes these findings.

The following are the applicable Review Criteria pursuant to CMMC Zoning Code Section 13-29(e):

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

Consistent. The proposed new wireless facility, disguised as a mono-eucalyptus, is compatible with the existing building and site development because the antennas will be installed disguised as a mono-eucalyptus tree and the facility enclosure will be screened and painted to match the existing on-site building color scheme. The combined site has an existing mono-pine facility and equipment area. The existing mono-pine facility is not able to support the additional facility; although the new mono-eucalyptus facility will be proposed on the same site, the property is large enough to support the proposed facility and equipment area without interfering with the existing use and development. The facility enclosure will not be located in required parking areas, will be screened from all areas off-site by the new screen walls and will therefore be compatible with the existing site development and general neighborhood. The height and disguise of the new facility will match the existing wireless facility on the property being camouflaged as a tree, ensuring visual consistency and minimizing aesthetic impact.

(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.

Consistent. The FCC has jurisdictional authority over wireless antennas with regard to the health and safety of telecommunications facility and the City of Costa Mesa is preempted by Federal regulations on this issue. Conditions have been included to ensure that antenna frequency does not interfere with the frequency used for public safety communications (Condition #16). The antenna's frequencies comply with all federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and subsequent amendments, as well as any other applicable requirements imposed by the State and Federal Agencies. The equipment area and new antennas will comply with all applicable building and fire codes. The applicant also commissioned an RF Emissions report for the proposed

facility. This report determined the facility will operate in compliance with the Federal Communications Commission's exposure standards for both the general and occupational populations.

(3) Compliance with any performance standards as prescribed in the Zoning Code.

Consistent. Pursuant to the development standards table, the project complies with all applicable development standards with the exception of maximum height which can be exceeded with the issuance of a minor conditional use permit. The antennas and equipment area will comply with required setbacks and number of support structures. The additional height for the proposed antennas can be supported because the antennas and facility will be disguised as a mono-eucalyptus tree and will be camouflaged from view off-site and will provide the necessary coverage. Additionally, the combined site contains an existing, 55-foot tall wireless facility disguised as a mono-pine tree which will remain. Adhering to a 30-foot height limit for the proposed wireless communication facility will unreasonably limit reception or transmission of signals or result in additional expense. Wireless communication facilities function based on line-of-sight technology, which means that in order to send and receive a signal one antenna must "see" the other. Standard heights for wireless facilities in typical suburban environments are often 55-60 feet above ground. This height is usually adequate to avoid signal interference caused by other buildings and trees and is sufficient to be seen by other antennae on the same network. Restricting the wireless communication facility to a height of 30 feet would diminish the antennas ability to send or receive signals and would necessitate placing more antennas in order to provide roughly the same coverage for the same geographic area as one antenna located at 60-foot high. This will result in additional expenses to acquire property leases and then to purchase, install, and operate the additional antennas. Conditions of approval have been included to ensure that the new facility and proposed equipment area, wiring, cables, and conduit be screened from view off site and that they remain in good condition.

(4) Consistency with the General Plan and any applicable specific plan.

Consistent. The proposed project is in conformance with the City's General Plan in that the General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and continuing to provide cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and

improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates proposed project consistency with applicable policies and objectives of the 2015-2035 General Plan:

- **Policy LU-3.1:** Protect existing stabilized residential neighborhoods including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities.

  Consistent. The new antennas will have a compatible and harmonious relationship between the proposed devices and the site development and use, and the buildings and site developments and uses that are in the general neighborhood. The height and disguise for the new facility will match the existing wireless facility on the property being camouflaged as a tree, ensuring visual consistency and minimizing aesthetic impact. By proposing the facility camouflaged as a mono-eucalyptus tree, it will hide the new antennas and radio units from view, and by complying with all State and Federal regulations for radio frequencies, the project will protect the surrounding area from potentially incompatible land uses.

- **Objective CD-8.F**: Require that areas for outside equipment, trash receptables, storage, and loading areas be located in the least conspicuous part of the site. Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) should be concealed from the view of public streets, neighborhood properties, and nearby higher buildings.

  Consistent. The new antennas and support equipment will be screened and from views off-site. The antennas will be installed disguised as a mono-eucalyptus tree, and the facility enclosure will be painted to match the existing building.

The property has a General Plan Land Use designation of Light Industrial (LI). This General Plan Land Use Designation applies to areas intended for a variety of light and general industrial uses. The existing development provides long-term storage opportunities, and the proposed wireless facility provides a utility service to the public and therefore meets the intent of the General Plan to support commercial uses.

(5) The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

Consistent. The project proposed is for the specific location at 2065 Placentia Avenue. Every project is reviewed on its own merits and will not set a precedent for other developments in the area.

(6) When more than one (1) planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.

Consistent. One application is being proposed for this specific project. The new wireless facility disguised as a mono-eucalyptus will have minimal visual impact because the height and disguise of the new facility will match the existing wireless facility on the property being camouflaged as a tree, ensuring visual consistency and minimizing aesthetic impact. The antennas will comply with all local, state, and federal regulations.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures. This project proposes the construction of a new wireless facility disguised as a eucalyptus tree (mono-eucalyptus), with the support facility for the mono-eucalyptus is proposed to be located behind a proposed 8-foot CMU enclosure which would also include the proposed mono-eucalyptus. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location and would not impact any historic resources.

ALTERNATIVES

The Planning Commission may take the following actions:

1. Approve the revised project;

2. Approve the revised project, subject to modified conditions of approval; or

3. Deny the revised project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

PUBLIC NOTICE

Section 2-308 of the CMMC requires that the notice of the hearing for an appeal or review shall be given in the same manner as any required notice for the hearing at which the decision subject to the appeal or review was made. In all cases for the hearing for an appeal or review, written notice of the date, time, and place shall be given to the original applicant, if any, any prior applicant for appeal regarding the same matter, and for appeals the person requesting the current appeal.

Pursuant to CMMC Section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the initial public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on August 27, 2025. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on August 28, 2025.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on August 29, 2025.

At the September 8, 2025 Planning Commission Meeting, the project was continued to the December 8, 2025 Planning Commission Meeting. At the December 8, 2025 Planning Commission Meeting, the project was continued to the March 23, 2026 Planning Commission Meeting.

The March 23, 2026, Planning Commission Meeting was subsequently canceled and the project was re-noticed. The three types of required public notification have been completed no less than 10 days prior to the date of the new public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on April 1, 2026. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on April 2, 2026.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on April 3, 2026.

On February 25, 2026, the applicant held their own outreach to the adjacent residential neighborhood to present the revised project location/plans prior to this continued hearing. As of the date of this report, no written public comment has been received.

LEGAL REVIEW

The draft Resolution and this report been approved as to form by the City Attorney's Office.

CONCLUSION

The Zoning Administrator previously determined that the previously proposed project was consistent with the City's Municipal Code, the Zoning Code and the General Plan. In response to the September 8, 2025, Planning Commission hearing, and Commission comments, the proposed location of the facility was revised to be located further away from the adjacent residential areas and as a different tree species for additional camouflage. The wireless facility will provide coverage to AT&T customers in the immediate area and is consistent with federal law which does not allow local jurisdictions to preclude the reasonable provision of wireless services. Given the project's aesthetic design considerations, placement of supporting equipment, and adherence to federal health and safety regulations, the proposed wireless facility will be compatible with its surroundings, does not injure nearby properties, and will not present any health and safety concerns. Therefore, staff recommends the Planning Commission uphold the Zoning Administrator's approval.

ATTACHMENTS

1. Draft Planning Commission Resolution
2. Filed Application for Review
3. September 8, 2025 Planning Commission Staff Report
4. Applicant Letter
5. Photo simulations
6. Plans
7. Alternative Sites Analysis
8. Electromagnetic Energy (EME) Report
9. July 17, 2025 Zoning Administrator Public Comments
10. September 8, 2025 Planning Commission Public Comments