



MILPITAS PLANNING COMMISSION STAFF REPORT

August 12, 2015

APPLICATION: **T-MOBILE @ MILPITAS HIGH SCHOOL Conditional Use Permit Amendment File No. UA15-0005** – A request for a Conditional Use Permit Amendment (File No. UP2004-0011) to allow the removal and replacement of an existing sports field light pole and wireless antennas 95-feet in height, with a new 95-foot light pole with six (6) wireless antennas within a radome on a public high school site located at 1285 Escuela Parkway.

RECOMMENDATION: **Staff recommends that the Planning Commission: Adopt Resolution No. 15-027 approving Conditional Use Permit Amendment No. UA15-0005 to allow the installation of six wireless antennas in a radome on a new sports field light pole 95 feet in height at Milpitas High School, subject to findings and Conditions of Approval.**

LOCATION:
Address/APN: 1285 Escuela Parkway (APN 026-18-003 & 004)
Area of City: Milpitas High School

PEOPLE:
Project Applicant: T-Mobile West Corp., 1855 Gateway Blvd., Concord, CA 94520
Consultant(s): Kevin Bowyer, Modus, Inc. (Agent), 149 Natoma St., San Francisco, CA 94105
Property/Business Owner: Milpitas Unified School District, Brian Shreve, MOT Director, 1331 E. Calaveras Blvd, Milpitas, CA 95035
Project Planner: Darryl Boyd, Contract Planner

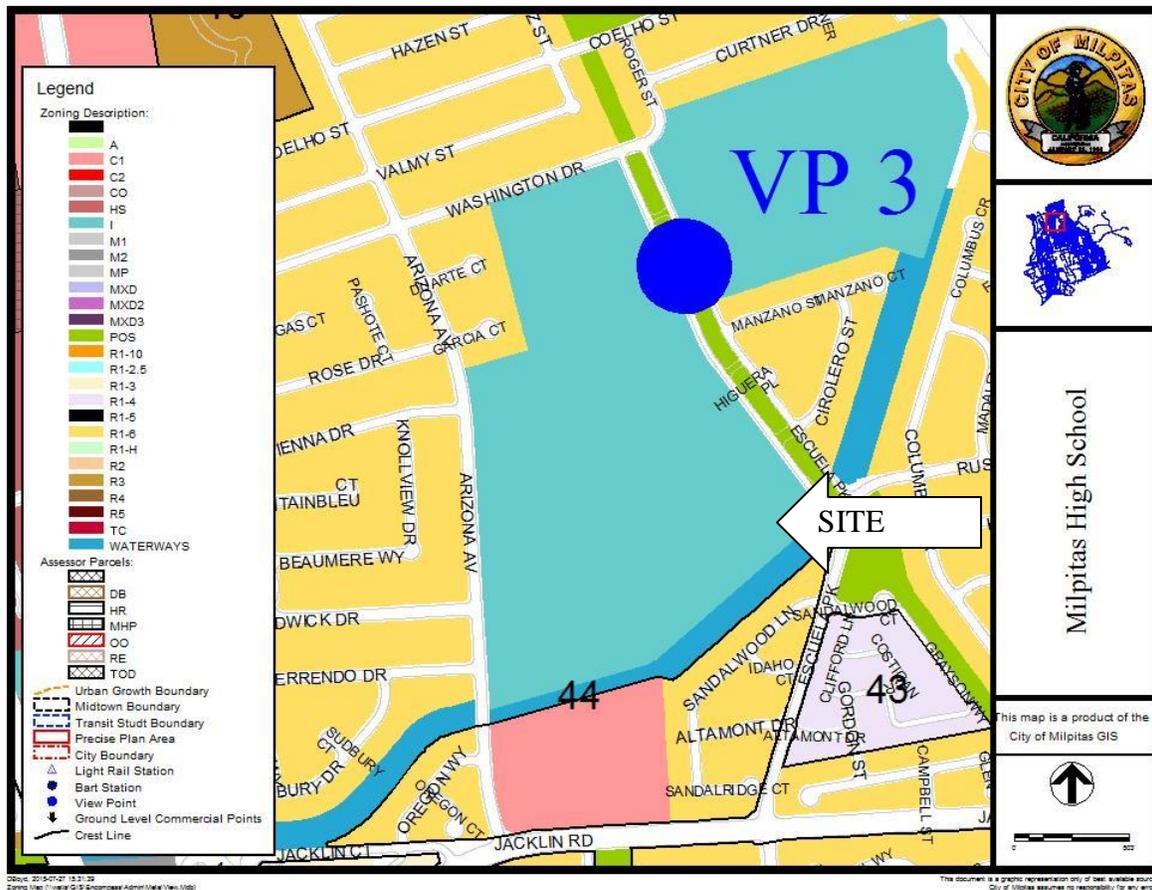
LAND USE:
General Plan Designation: Public Facilities (PF)
Zoning District: Institutional- "I" District
Overlay District: Site and Architectural Overlay (-S)

ENVIRONMENTAL: Categorically Exempt from further environmental review pursuant to Section 15302(c) 'Replacement or Reconstruction of Existing Structures & Facilities' of the California Environmental Quality Act (CEQA).

EXECUTIVE SUMMARY

The project proposes to remove existing 95-foot tall sports field light pole with three attached wireless communications antenna in a radome at Milpitas High School. A new 95-foot light pole will be installed in the same general location with six wireless antennas of newer generation technology. The antenna will be shielded visually by a radome attached to the light pole in a configuration similar to the existing wireless facilities. The existing ground equipment enclosure will remain the same.

Map 1 Project Location



Milpitas High School is the large blue area in the center of the location map above. It is approximately 19-acres in size. The location of the football field and the light pole to be replaced is generally shown in the aerial photo of the site below. A photo simulation is also provided below that showing the new light standard with the proposed wireless equipment enclosed by the radome shield. The view is looking to the east from Arizona Avenue.

Map 2
Project Site



Photo Simulation View from Arizona Avenue



BACKGROUND

A Conditional Use Permit (UP2004-11) was approved by the Planning Commission on June 23, 2004 for Metro PCS to install wireless communications equipment atop an existing 95-foot tall sports field light pole and accompanying ground equipment at Milpitas High School. In May 2013, T-Mobile officially merged with Metro PCS and now owns the existing wireless equipment. The existing equipment no longer meets the technical requirements for current wireless technology and service demands.

PROJECT DESCRIPTION

T-Mobile is requesting a Conditional Use Permit Amendment allow to the removal of an existing sports field light pole and three wireless antennas 95-feet in height at Milpitas High School. This equipment will be replaced with a new 95-foot light pole with six (6) wireless antennas within a radome shield. The installation of the new wireless antennas and radome will make this site a fully functional “4G/LTE” cell site. “4G/LTE” is the latest and greatest wireless technology available. Upgrading the equipment at this location will allow customers in the area to receive better quality cell service and improved data capacity on their wireless devices.

The installation of a new light pole is necessary because the existing pole would not structurally withstand the weight of the new T-Mobile equipment. The new radome (the cover that shields the six antennas from view) will be 4.5-feet in diameter, which is approximately 1.5-feet larger than the existing radome. At 8.5-feet tall, the new radome will be about 2.5-feet taller.

Location and Context

The light pole and wireless antenna to be removed and replaced is specifically located at the southeasterly corner of the Milpitas High School football field. The Milpitas High School site is about 19-acres in size. It is bounded by Washington Drive and single-family houses on the north, Escuela Parkway on the east, Calera Creek Channel to the south, and Arizona Avenue to the west. Other than the Foothill Square Shopping Center, the site is generally surrounded by single-family detached residential development. Vicinity and location maps of the subject site location are included on the previous pages.

PROJECT ANALYSIS

General Plan Conformance

The project conforms to the General Plan because a public school is consistent with the Land Use designation of Public Facilities. The installation of upgraded wireless communications equipment provides services for the conduct of commercial and personal business without creating aesthetic disharmony. This promotes a highly amenable community environment, in keeping with Guiding Principle 2.a-G-1. The project is also consistent with Implementing Policy 2.a-I-1 in that the project will foster community growth through beautification of existing and future development. The project utilizes a sports field light pole for the installation of wireless equipment and avoids the need to construct another cellular tower.

Zoning Conformance

The project as proposed conforms to the Zoning Ordinance and the Institutional Zoning District because the installation of wireless equipment is allowed on this site. The Zoning Ordinance, Municipal Code Section XI-10-13.09, allows the proposed use to be approved in this district if it is deemed 1) essential or desirable to the public, 2) suitable to the site, and 3) not detrimental or injurious to properties in the vicinity. The proposed site of the antennas is in the middle portion of the campus at the southeasterly corner of the football field. Similar to the existing condition, the six new antennas will be mounted atop a 95-foot tall light standard and inside a cylindrical radome. The proposed facility blends in well with the site and vicinity. The existing ground equipment enclosure will be retained. None of the equipment will be visible from any off-site views. In addition, the facility will provide enhanced wireless service for customers.

Development Standards

The table below demonstrates how the proposed project is consistent with the development standards of the Institutional Zoning District. The proposed setbacks are measured to property lines. The proposed wireless equipment is located a substantial distance from the nearest existing residential dwelling units. The equipment will be hardly perceptible from off-site given these distances. There is no maximum height in the Institutional Zoning District.

Table 1:
Summary of Development Standards

	Standard	Proposed	Complies?
<u>Setbacks</u> (Minimum)			
Front	None	827 feet (Escuela)	Yes
Street Side	None	804 feet (North)	Yes
Interior	None	654 feet (South)	Yes
Rear	None	654 feet (Arizona)	Yes
<u>Floor Area Ratio</u> (Maximum)	N/A	N/A	N/A
<u>Building Height</u> (Maximum)	None	95 feet	Yes

Telecommunications Commission Review

The City of Milpitas Telecommunication Commission reviewed the existing wireless antennas project on February 27, 2006 and May 17, 2004. Because there are essentially no changes to the previously approved entitlements and installation, the plans did not have to be reviewed by the Milpitas Telecommunication Commission. The proposed project is a reconstruction of the existing condition.

FINDINGS FOR APPROVAL

A finding is a statement of fact relating to the information that the Planning Commission has considered in making a decision. Findings shall identify the rationale behind the decision to take

a certain action. The following findings are required for a Conditional Use Permit in accordance with Municipal Code Section XI-10-57-04-F (1).

1. *The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare;*

As conditioned, the proposed wireless antenna mounted on a sports field light pole 95-feet tall at this location will not be detrimental or injurious to the surrounding single-family residential development nor to the public health and safety, as the project replaces existing equipment in a similar configuration.

2. *The proposed use is consistent with the Milpitas General Plan; and*

As conditioned, the proposed use meets the intent of the General Plan and Zoning Ordinance by providing for alternate wireless communications services for the conduct of commercial and personal business without creating aesthetic disharmony at the site or impacts on surrounding residential development.

3. *The proposed use is consistent with the Milpitas Zoning Ordinance.*

As conditioned, the project will not result in any significant visual or aesthetic impacts because the proposed wireless antennae is visually disguised within a cylindrical radome container located near the top of a sports field light standard.

ENVIRONMENTAL REVIEW

The Planning Division conducted an environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). The project is categorically exempt from further CEQA review under Section 15302(c) 'Replacement or Reconstruction of Existing Structures & Facilities' of the CEQA Guidelines, Existing Facilities.

PUBLIC COMMENT/OUTREACH

Staff provided public hearing notice of the application in accordance with City and State public noticing requirements. At the time of writing this report, there have been no inquiries from the public. A notice was published in the Milpitas Post on July 31, 2015. In addition, notices were mailed to owners and occupants within 1,000-feet of the project site. A public notice was also posted on the project site, on the City's Website, www.ci.milpitas.ca.gov, and at City Hall.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission:

1. Open and Close Public Hearing
2. Adopt Resolution No. 15-027

ATTACHMENTS

A: Resolution No. 15-027 with Conditions of Approval

B: CEQA Document – Statement of Exemption

C: Plan Set with Site Plan, Elevations, etc.