



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805)961-7500 Fax: (805)685-2635
www.cityofgoleta.org

AGENDA ITEM L-5

DATE: March 23, 2010
TO: Goleta Design Review Board
FROM: Alan Hanson, Senior Planner
SUBJECT: 10-034-DRB: Clearwire Cell Site; 75 Ellwood Station Road; APN: 073-020-024

APPLICANT: Norcal Consulting
4050 Calle Real, Suite 20 B
Santa Barbara, CA 93110

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review of a proposed, co-located wireless communications facility. The property includes a 19,000-square foot building that serves as an unattended Verizon telephone-call switching center as well as a 70-foot high mono-pine with a total of six panel antennae, two wall-mounted GPS antennas, a back-up diesel generator, lighting, and associated appurtenant equipment on a 1.15 acre parcel in the PU zone district. The existing monopole is screened by a faux pine tree (a "mono-pine"). The applicant proposes to co-locate three directional panel antennae on the existing Verizon mono-pine as well as two directional micro-wave dishes to connect this site to other Clearwire cell sites.

The monopole would be medium-dark gray in a "slim-line" design with a base diameter of 24 inches tapering to a top diameter of 18 inches. The upper antenna array would be at a maximum height of 65 feet above grade, while the lower antenna array would be at 60 feet above grade, such that a 1-foot gap would be provided between the two arrays. Each antenna array would be approximately 3.5 feet in diameter, such that each antenna panel would protrude approximately 1-foot from the monopole.

All at-grade facility components would be located within a 60-square foot leased area enclosed by a wooden fence and gate inside a larger 595-square foot area enclosed by an existing chain-link fence. Power for the co-located facility would be provided by a new underground power line.

Access to the lease area would be provided via an existing 12-foot wide access easement from Ellwood Station Road to the lease area. The easement would be aligned along the north side of the existing building and would utilize existing paved portions of the parking lot and drive aisles. No new landscaping is proposed, and no grading is required.

The project was filed by agent Norcal Consulting for Clearwire US LLC, applicant. Related case: 10-034-LUP.

BACKGROUND:

The project was originally submitted on January 24, 2008. This is the first time the project has been before the DRB. There are no known zoning violations on the property.

ANALYSIS:

Zoning Consistency:

The following development standards set forth in Section 35-292h.4. apply to all co-located telecommunication facilities permitted pursuant to Section 35-292h.3 of the Inland Zoning Ordinance:

	Required	Proposed	Consistent Y/N
Exclusion of Public	The general public is excluded from the facility (e.g., fenced).	The proposed facility's lease area would be enclosed within a wooden fence located within a larger lease area enclosed by a chain-link fence, which would be locked to exclude the general public.	Yes
Location and Proximity to Residential Uses	The facility shall be a minimum of 100 feet from the nearest existing residential dwelling unit, existing educational facility including licensed day care centers on an adjacent parcel, or residentially zoned parcel line.	Nearest residential dwelling unit or similar use is approximately 140 feet to the south of the facility. The nearest residentially zoned property would be approximately 130 feet away. A mobile home subdivision to east would be approximately 260 feet away.	Yes

Setbacks	Facility and associated equipment shall meet all setback regulations of zone district, unless a modification of setbacks is approved. Setbacks for PU district: Front: 50 ft Centerline & 20 ft from ROW Side: 10 feet Rear: 10 feet	Setbacks of proposed facility: Front: 184 feet Side: 60 feet Rear: 44 feet	Yes
Co-location	Co-location on an existing support structure is required for macrocells except for certain circumstances.	The proposed Clearwire cell site would be co-located on an existing, City approved Verizon monopole facility.	Yes
Power Limit	No telecommunication facility shall be sited or operated in a manner either by itself or in combination with other co-located facilities that exceed the Maximum Permissible Emissions (MPE) level for the general public as established by the Federal Government.	The proposed co-located facility would operate at 0.015% of the MPE and the cumulative emissions level for the proposed and existing facilities would be 0.95% of the MPE.	Yes
Color & Size Compatibility	Proposed facility must be aesthetically compatible w/surrounding area	Proposed panel antennae to be integrated into the existing monopine & subject to DRB review	TBD

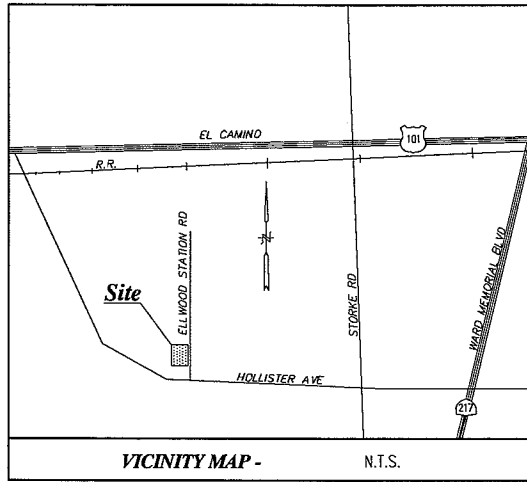
The proposed project is consistent with the above requirements of the Inland Zoning Ordinance (Article III, Chapter 35, Goleta Municipal Code), subject to the DRB's review and approval of final colors and integration of the proposed antennae into the existing monopine.

ISSUES:

Staff would appreciate input from the DRB and the applicant on options to improve antennae integration and camouflaging of the proposed, co-located facility.

ATTACHMENTS:

1. Reduced 11" x 17" copies of site plans and elevations



Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 ORDER NO.
 REPORT DATED:

Legal Description

A PORTION OF RANCHO LOS DOS PUEBLOS, AS FILED IN BOOK 63, PAGE 3, OF RECORDS OF SURVEY, IN THE OFFICE OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA.

Assessor's Parcel No.

073-020-024

Easements

NOT AVAILABLE

Access Easement

A STRIP OF LAND 12.00 FEET WIDE SITUATED IN A PORTION OF RANCHO LOS DOS PUEBLOS, AS FILED IN BOOK 63, PAGE 3, OF RECORDS OF SURVEY, IN THE OFFICE OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HOLLISTER AVENUE AND ELLWOOD STATION ROAD, AS SHOWN ON SAID MAP, THENCE N00°10'26"E, 480.13 FEET; THENCE N89°49'34"W, 33.00 FEET TO THE POINT OF BEGINNING; THENCE N89°49'34"W, 218.52 FEET; THENCE S00°10'26"W, 43.49; THENCE S89°49'34"E, 13.48 FEET TO A POINT HERINAFTER REFERRED TO AS POINT "A", AND THE END OF SAID STRIP.

Lease Area

A PORTION OF RANCHO LOS DOS PUEBLOS, AS FILED IN BOOK 63, PAGE 3, OF RECORDS OF SURVEY, IN THE OFFICE OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE N00°13'11"E, 17.50 FEET; THENCE S89°46'49"E, 17.00 FEET; THENCE S00°13'11"W, 35.00 FEET; THENCE N89°46'49"W, 17.00 FEET; THENCE N00°13'11"E, 17.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 595.0 SQ.

Geographic Coordinates at Proposed Monopine

1927 DATUM: LATITUDE 34° 25' 51.93" LONGITUDE 119° 53' 05.94"
 1983 DATUM: LATITUDE 34° 25' 51.91" LONGITUDE 119° 53' 09.44"

Date of Survey

MARCH 12, 2007

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 5.

Bench Mark

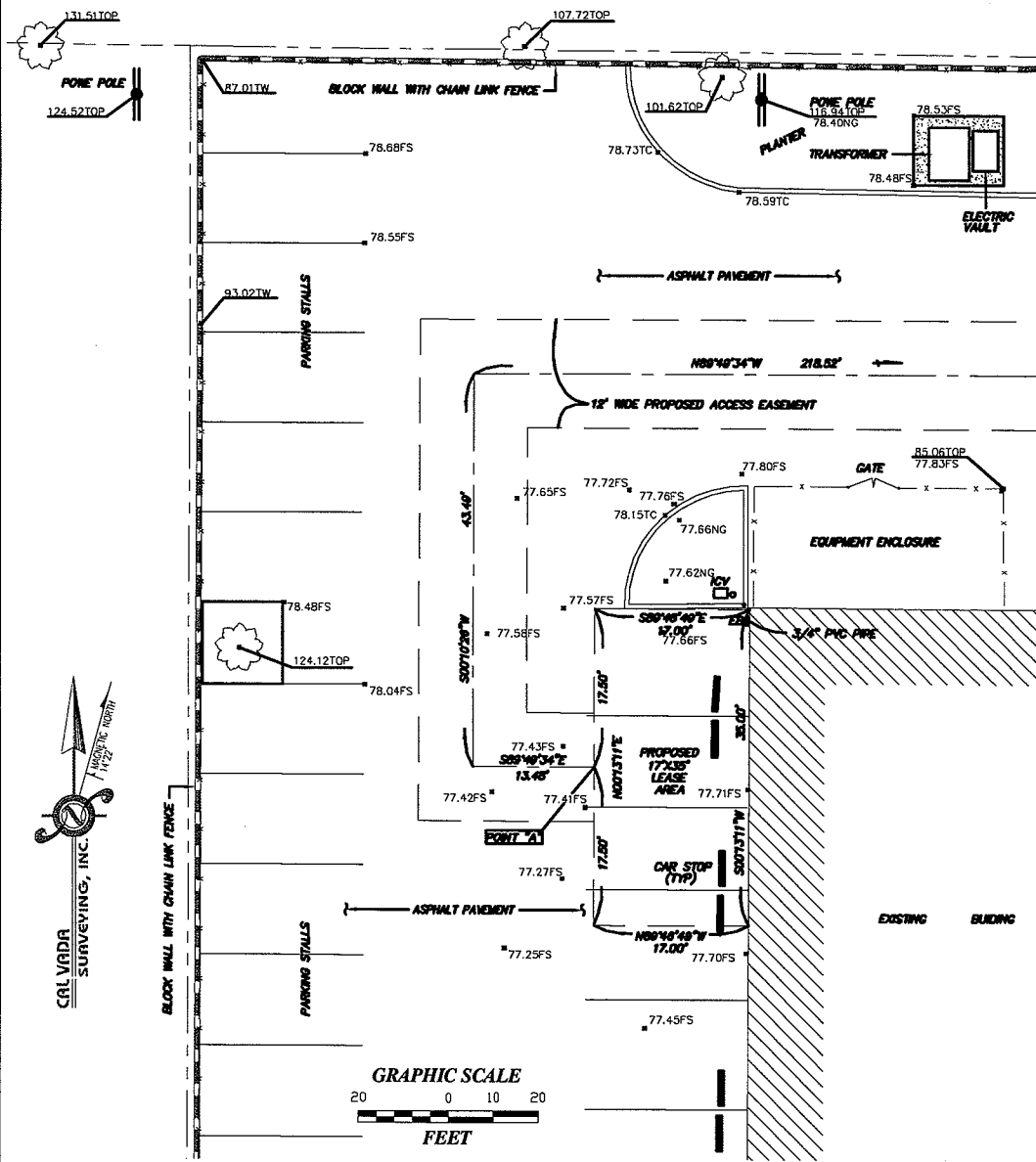
THE NGS GPS MONUMENT NO. AJ1933, ELEVATION = 88.62 FEET (NAVD 88).

Legend

GLY WIRE	CONCRETE PAVEMENT
SIGN	FOUND MONUMENT
FS FINISH SURFACE	POWER POLE
WROUGHT IRON FENCE	PROPERTY LINE
TOP OF CURB	CENTER LINE
BLOCK WALL	TOP OF STRUCTURE
CHAIN LINK FENCE	TOP OF STRUCTURE
TOP OF CURB	TREE
ICV IRRIGATION CONTROL VALVE	HANDICAP PARKING
MHE ELECTRIC MANHOLE	GATE
P.O.C. POINT OF COMMENCING	EDGE OF PAVEMENT
P.O.B. POINT OF BEGINNING	ELECTRIC BOX
GEOGRAPHIC COORDINATES	ELECTRIC VAULT
TW TOP OF WALL	
TR TRANSFORMER	

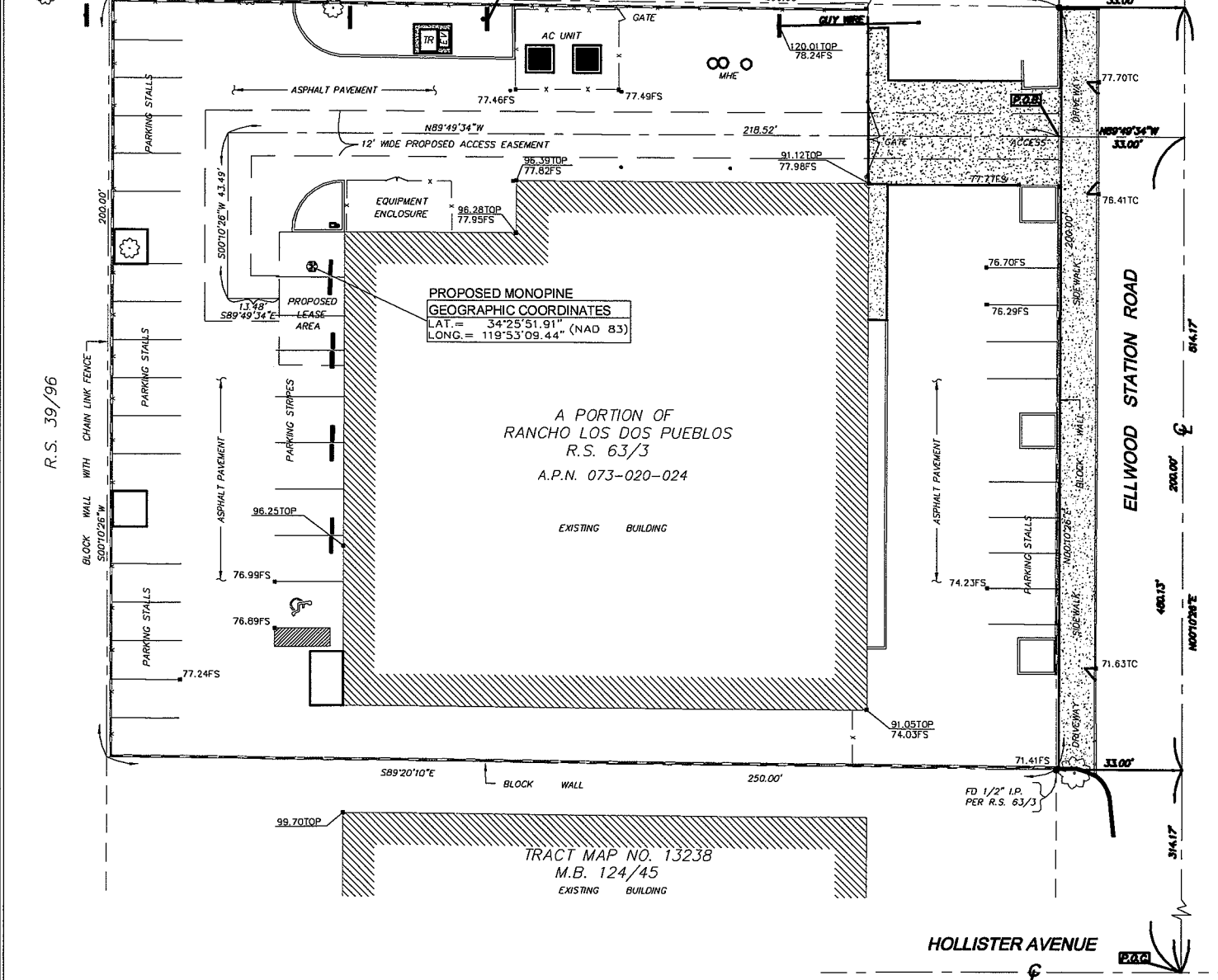
Lease Area Detail

SCALE: 1"=10'



Boundary & Overall Site Detail

SCALE: 1"=20'



CALVADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92680
 Phone: 951-280-8880 Fax: 951-280-8748
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 07156

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RELEASE	
DATE	
03/19/07	PRELIMINARY

clearwire
 CLEARWIRE U.S. LLC
 4400 CARILLON POINT
 KIRKLAND, WASHINGTON 98033
 PHONE: 425.216.7600
 FAX: 425.671.6201

REVISIONS	
NEL	DATE

SITE NAME
VERIZON CENTRAL OFFICE

SITE NUMBER
SBR009

CALVADA JOB NUMBER
07156

IN HOUSE
 DRAWN BY: HN/MN
 CHECKED BY: RG

SITE ADDRESS
 75 ELLWOOD STATION RD
 GOLETA, CA 93177

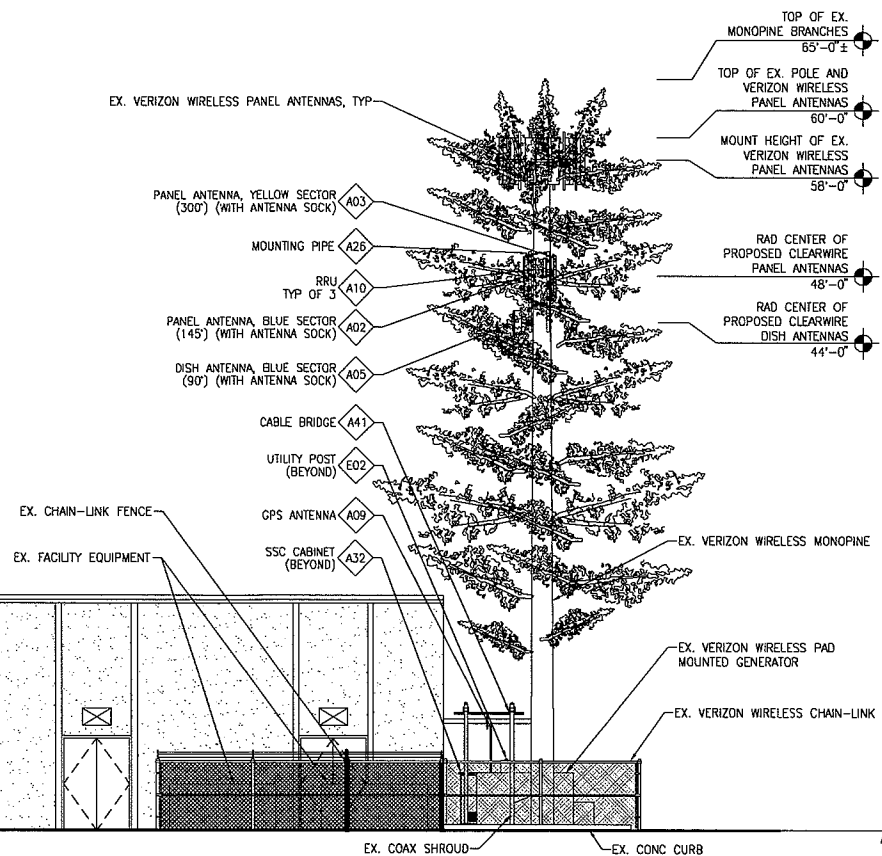
SHEET TITLE
 TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-1
 PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

- STRUCTURAL TOWER ANALYSIS (MONOPINE) BY OTHERS.
- INSTALL PROPOSED ANTENNAS & COAX CABLES PER STRUCTURAL TOWER ANALYSIS.

MONOPINE NOTES

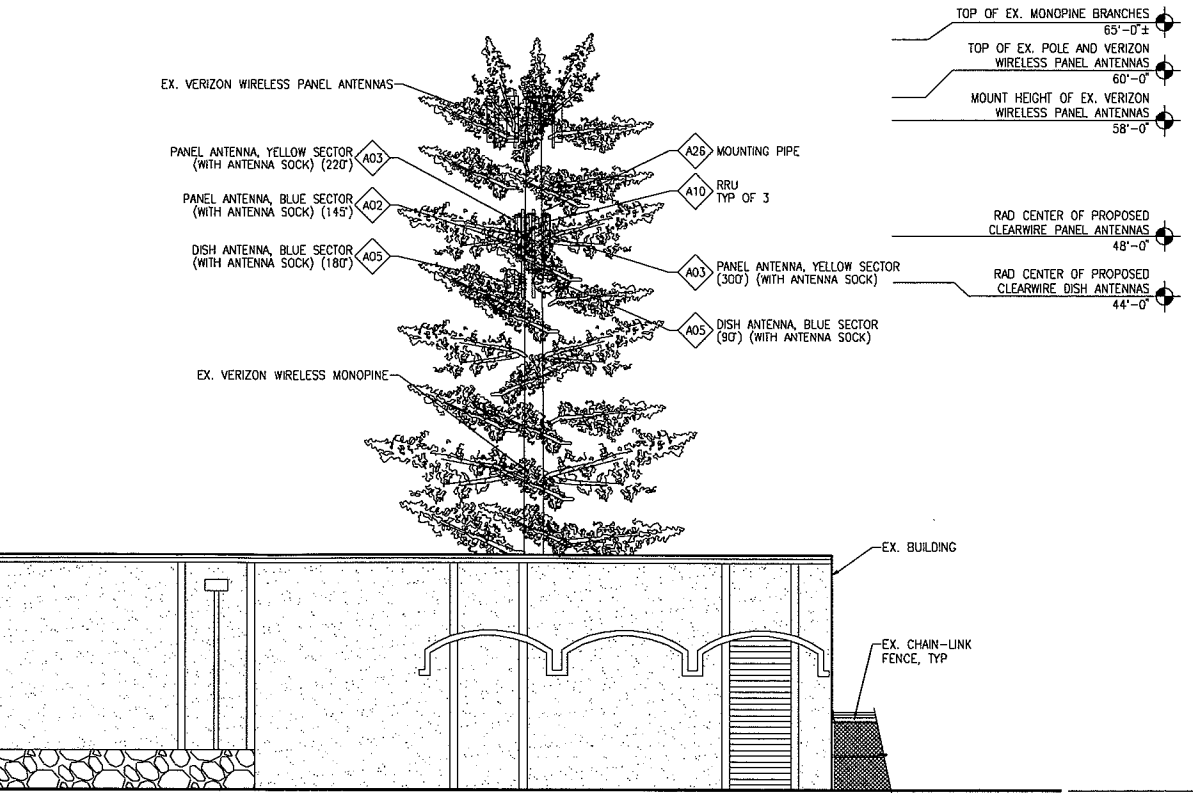


#	DESCRIPTION	SEE REFERENCE
A02	PROPOSED CLEARWIRE PANEL ANTENNA, BLUE SECTOR	6 A-2, 8 A-5
A03	PROPOSED CLEARWIRE PANEL ANTENNA, YELLOW SECTOR	6 A-2, 8 A-5
A05	PROPOSED CLEARWIRE DISH ANTENNA, BLUE SECTOR	6 A-2, 2 A-5
A09	PROPOSED CLEARWIRE GPS ANTENNA	7 A-5
A10	PROPOSED CLEARWIRE RRU 3702	6 A-5
A26	PROPOSED CLEARWIRE ANTENNA MOUNTING PIPE, TYP	
A32	PROPOSED CLEARWIRE SITE-SUPPORT CABINET MOUNTED ON A CONC PAD	18 A-5
A41	PROPOSED CLEARWIRE CABLE ROUTE @ PROPOSED CABLE BRIDGE	
E02	PROPOSED CLEARWIRE UTILITY POST	

KEY NOTE LEGEND

NORTH ELEVATION

SCALE: 1/8" = 1'-0" 18

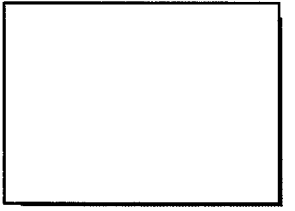


EAST ELEVATION

SCALE: 1/8" = 1'-0" 20

clearwire

CLEARWIRE U.S., LLC
 4400 CARILLON POINT
 KIRKLAND, WASHINGTON 98033
 PHONE: 425.216.7600
 FAX: 425.671.6201



PB TELECOM

303 BATTERY STREET, SEATTLE WA 98121
 206.838.9275
 206.838.5021

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RELEASE	
DATE	
18JAN09	ZD REVIEW
16FEB10	ZD FINAL

REVISIONS	
NO.	DATE

SITE NAME
VERIZON CENTRAL OFFICE

SITE NUMBER
CA-SBR009

PBT JOB NUMBER 260846 **IN HOUSE**
DRAWN BY: PBT
CHECKED BY: EJS

SITE ADDRESS
 75 ELLWOOD STATION RD
 GOLETA, CA 93117


SHEET TITLE
 NORTH AND EAST ELEVATIONS

SHEET NUMBER

A-3

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

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18JAN09	ZD REVIEW
16FEB10	ZD FINAL

REVISIONS	
NO.	DATE
6	
5	
4	
3	
2	
1	

SITE NAME
VERIZON CENTRAL OFFICE

SITE NUMBER
CA-SBR009

PBT JOB NUMBER **260846** IN HOUSE
DRAWN BY: PBT
CHECKED BY: EJS

SITE ADDRESS
75 ELLWOOD STATION RD
GOLETA, CA 93117

SHEET TITLE
SOUTH AND WEST ELEVATIONS

SHEET NUMBER

A-4

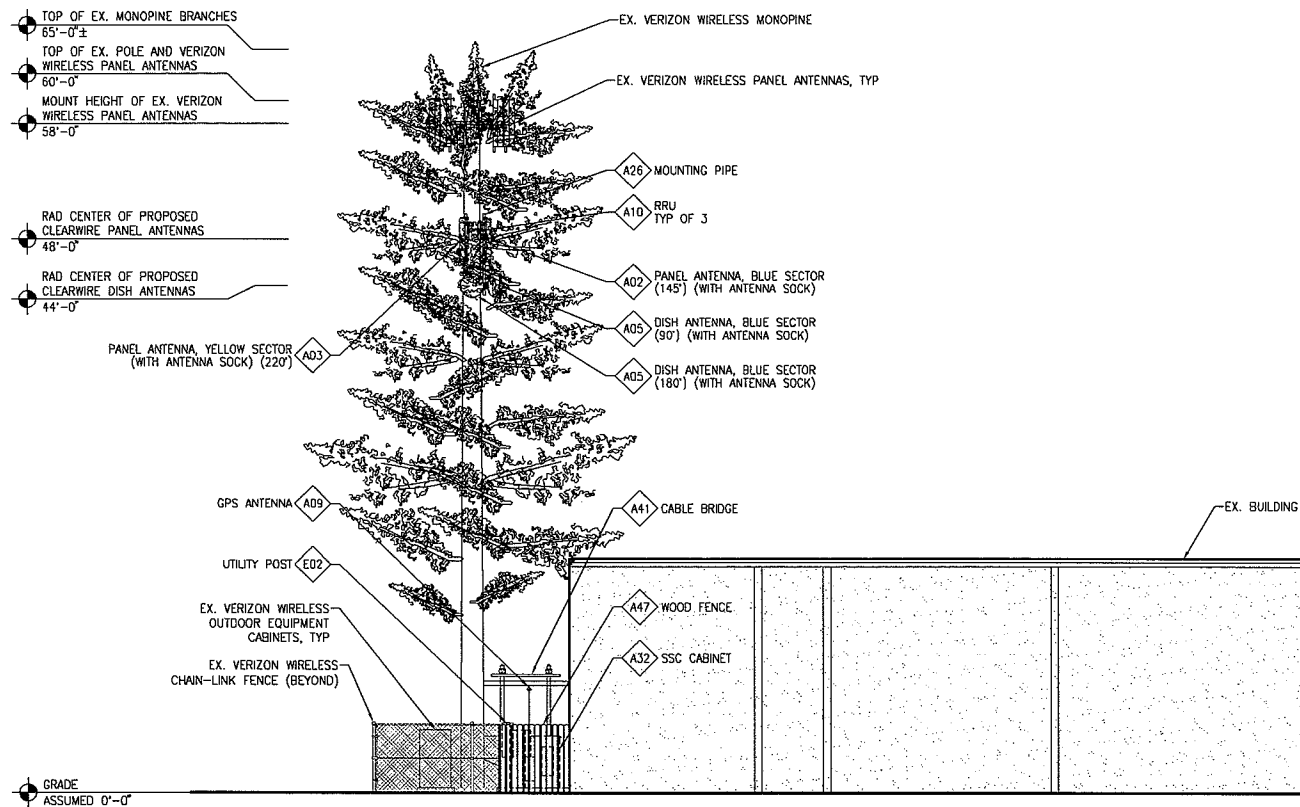
PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

1. STRUCTURAL TOWER ANALYSIS (MONOPINE) BY OTHERS.
2. INSTALL PROPOSED ANTENNAS & COAX CABLES PER STRUCTURAL TOWER ANALYSIS.

MONOPINE NOTES

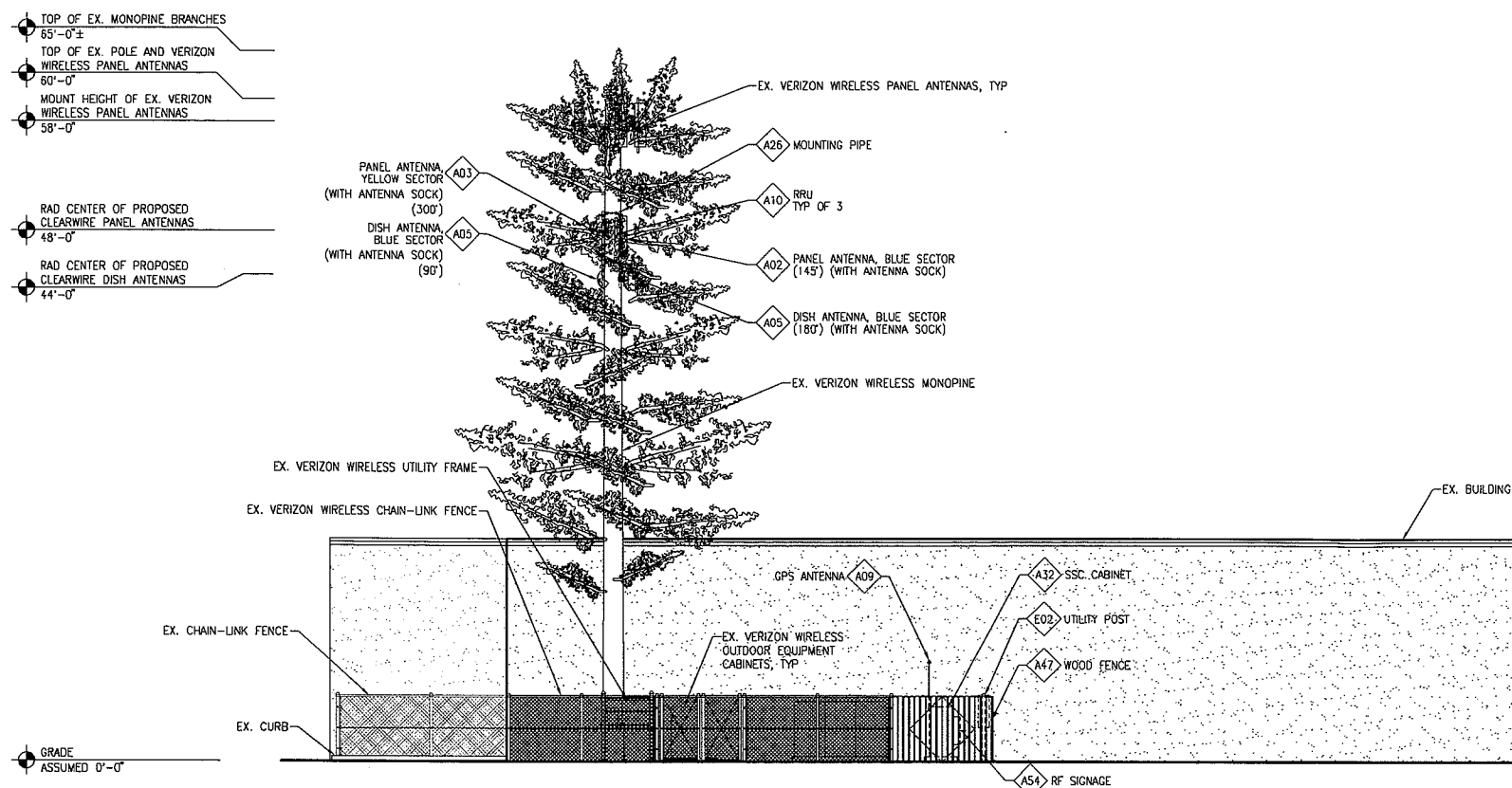
#	DESCRIPTION	SEE REFERENCE
A02	PROPOSED CLEARWIRE PANEL ANTENNA, BLUE SECTOR	6 A-7
A03	PROPOSED CLEARWIRE PANEL ANTENNA, YELLOW SECTOR	6 A-2
A05	PROPOSED CLEARWIRE DISH ANTENNA, BLUE SECTOR	6 A-2
A09	PROPOSED CLEARWIRE GPS ANTENNA	7 A-5
A10	PROPOSED CLEARWIRE RRU 3702	6 A-5
A26	PROPOSED CLEARWIRE ANTENNA MOUNTING PIPE, TYP	
A32	PROPOSED CLEARWIRE SITE-SUPPORT CABINET MOUNTED ON A CONC PAD	16 A-5
A41	PROPOSED CLEARWIRE CABLE ROUTE @ PROPOSED CABLE BRIDGE	
A47	PROPOSED CLEARWIRE WOOD FENCE AND GATE	
A54	PROPOSED CLEARWIRE RF SIGNAGE POSTED AT ACCESS GATE	14 A-5
E02	PROPOSED CLEARWIRE UTILITY POST	

KEY NOTE LEGEND



SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 18



WEST ELEVATION

SCALE: 1/8" = 1'-0" 20

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RELEASE	
DATE	
18JAN09	ZD REVIEW
16FEB10	ZD FINAL

REVISIONS	
NO.	DATE
1	
2	
3	
4	

SITE NAME

VERIZON CENTRAL OFFICE

SITE NUMBER

CA-SBR009

PBT JOB NUMBER IN HOUSE

260846 DRAWN BY: PBT
 CHECKED BY: EJS

SITE ADDRESS

75 ELLWOOD STATION RD
 GOLETA, CA 93117

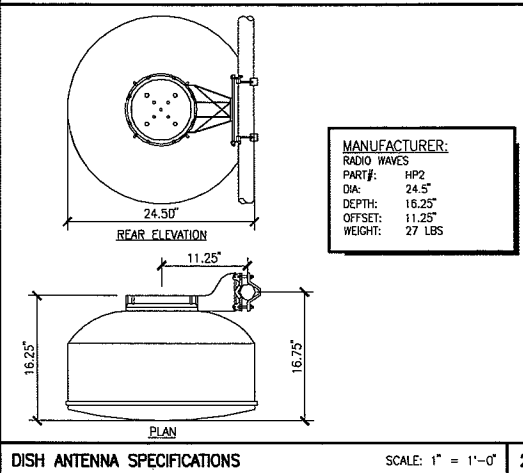
SHEET TITLE

ANTENNA DETAILS,
 EQUIPMENT DETAILS

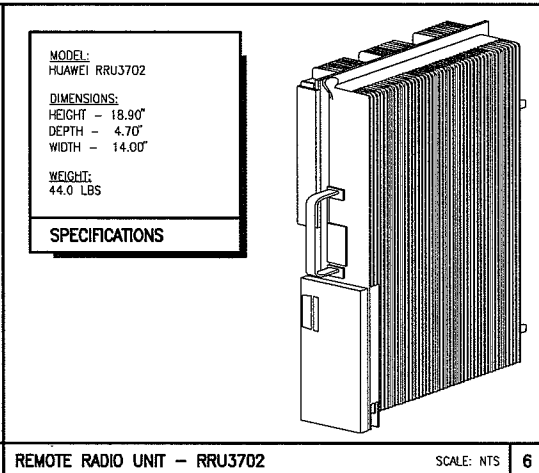
SHEET NUMBER

A-5

PLOT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"

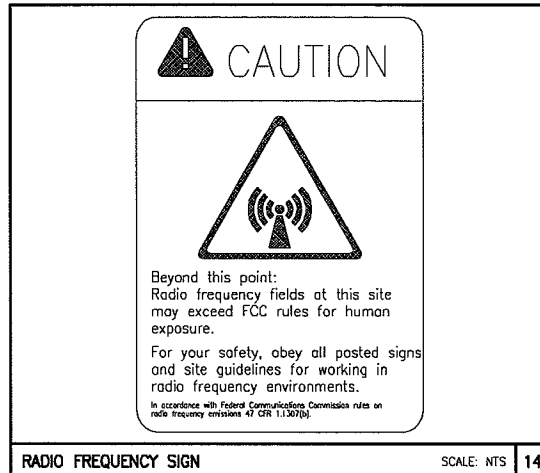


MANUFACTURER:
 RADIO WAVES
 PART#: HP2
 DIA: 24.5"
 DEPTH: 16.25"
 OFFSET: 11.25"
 WEIGHT: 27 LBS



MODEL:
 HUAWEI RRU3702
 DIMENSIONS:
 HEIGHT - 19.90"
 DEPTH - 4.70"
 WIDTH - 14.00"
 WEIGHT:
 44.0 LBS

SPECIFICATIONS



DISH ANTENNA SPECIFICATIONS SCALE: 1" = 1'-0" 2

REMOTE RADIO UNIT - RRU3702 SCALE: NTS 6

RADIO FREQUENCY SIGN SCALE: NTS 14



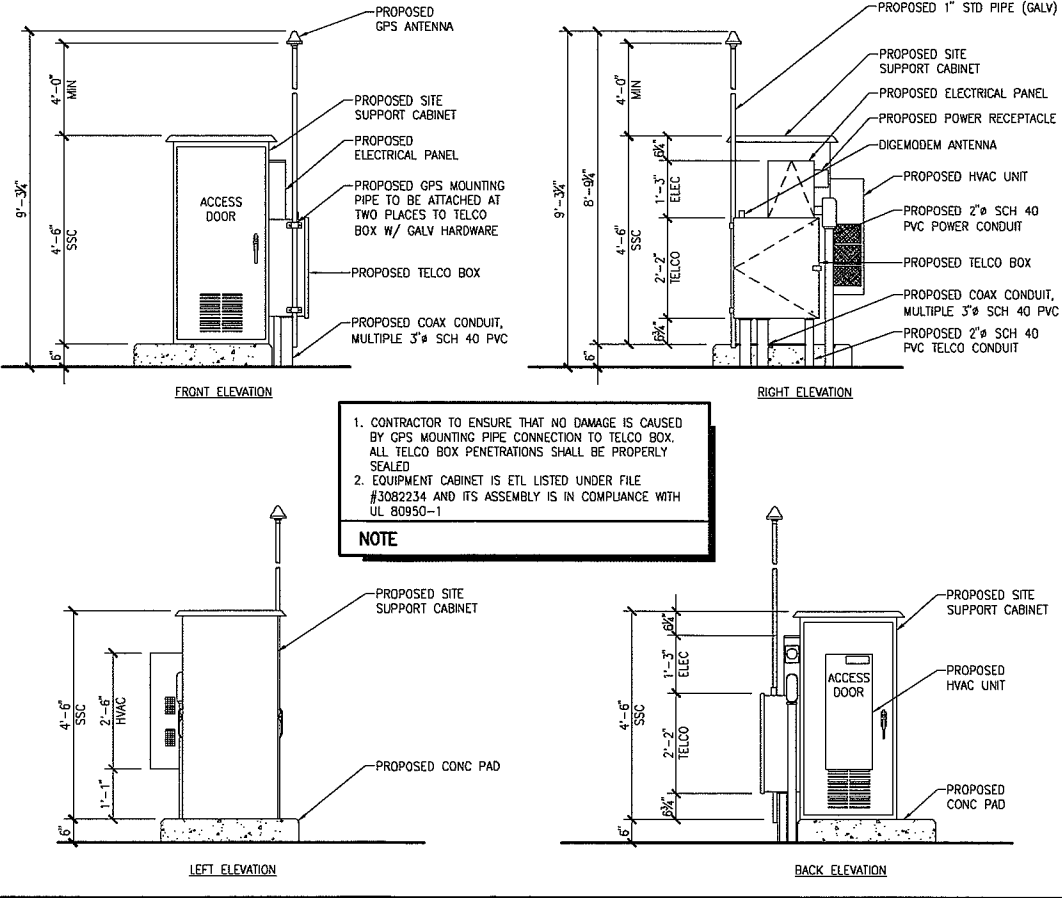
MANUFACTURER:
 MOTOROLA
 PART#: TIMING2000
 DIAMETER: 4.02" (102.0 MM)
 HEIGHT: 3.23" (82.0 MM)
 WEIGHT: 11.0 OZ (312 G)

GPS SPECIFICATION SCALE: 3" = 1'-0" 7



MANUFACTURER:
 PART#: QUAD
 LENGTH: 48.0"
 WIDTH: 13.0"
 DEPTH: 3.0"
 WEIGHT: 35 LBS

PANEL ANTENNA SPECIFICATION SCALE: 1/2" = 1'-0" 8



NOTE
 1. CONTRACTOR TO ENSURE THAT NO DAMAGE IS CAUSED BY GPS MOUNTING PIPE CONNECTION TO TELCO BOX. ALL TELCO BOX PENETRATIONS SHALL BE PROPERLY SEALED
 2. EQUIPMENT CABINET IS ETL LISTED UNDER FILE #3082234 AND ITS ASSEMBLY IS IN COMPLIANCE WITH UL 80950-1

EQUIPMENT ELEVATION SCALE: 1/2" = 1'-0" 16