



# City of Costa Mesa

## Inter Office Memorandum

**TO:** CITY COUNCIL AND PLANNING COMMISSION  
**CC:** TOM HATCH, GARY ARMSTRONG, AND JERRY GUARRACINO  
**FROM:** WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR *WAK*  
**DATE:** FEBRUARY 20, 2014  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

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This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on February 27, 2014. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at [willa.bouwens-killeen@costamesaca.gov](mailto:willa.bouwens-killeen@costamesaca.gov) if you have any questions or would like further details.

**ZA-13-14**

2850 Fairview Road

Minor Conditional Use Permit to install a 50-foot high wireless communication facility disguised as a bell tower with 12 panel antennas and an equipment shelter integrated into the existing church building.

Approved, subject to conditions.

Comments received: None.



# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

February 20, 2014

David Kazner  
Smartlink  
18301 Von Karman Avenue, Suite 910  
Irvine, CA 92612

**RE: ZONING APPLICATION ZA-13-14  
MINOR CONDITIONAL USE PERMIT TO INSTALL ANTENNAS AND  
RELATED EQUIPMENT WITHIN A NEW 60 FOOT TALL TOWER  
2850 FAIRVIEW ROAD (PRESBYTERIAN CHURCH), COSTA MESA**

Dear Mr.Kazner:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on February 27, 2014, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Antonio Gardea, at (714) 754-5692, or at [antonio.gardea@costamesaca.gov](mailto:antonio.gardea@costamesaca.gov).

Sincerely,

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

Attachments: Background / Project Description  
Findings  
Conditions of Approval, Code Requirements, and Special District  
Requirements  
Plans

cc: Engineering  
Fire Protection Analyst  
Building Safety Division

Celly Adamo  
AT&T Mobility  
1265 N. Van Buren Suite 280  
Anaheim, CA 92807

Jeff Morin  
AT&T Services, Inc.  
1442 Edinger Avenue  
Tustin, CA 92780

## **BACKGROUND**

In 1962, Conditional Use Permit C-12 was granted to construct an 8,143 square foot church with a 4,050 school. In 1977, Zoning Exception ZE-77-69 was approved to allow a 7,721 square foot sanctuary to be added to the church and permitted use of a classroom as a school during weekday mornings. In 1984, Zoning Exception ZE-84-127 was granted to allow a 264-square foot office expansion. On July 13, 1998, the Planning Commission approved an amendment to the master plan (PA-98-48) for the existing church to construct a 2,400 addition with an entry structure and increase the existing steeple height from 36 feet to 60 feet. Although certain phases of the project were completed, the new 60-foot steeple was not constructed. Because the design of the steeple has changed and will incorporate a telecommunications facility, the minor conditional use permit is required.

Several iterations of this project have been reviewed by staff. When staff was initially contacted, the applicant was encouraged to place the antennas within a new bell tower designed to integrate with the existing buildings. The applicant discussed staff recommendation with church representatives and in October, submitted a stand-alone, mono-eucalyptus facility. The telecommunications facility which was located toward the north side of the property within a landscaped area. However, staff could not support this proposal because there are no other eucalyptus trees on the property and because of the needed height and location, the faux-tree would have been visible from the adjacent residential properties to the north. The applicant then submitted three alternatives: 1) a mono-pine tree at the southeast corner of the site; 2) a mono-pine tree at the southwest corner of the site; and 3) a new tower along the west side of the existing building. Again, staff reiterated the preferred alternative, which was a new tower that would incorporate the antennas and telecommunications equipment. In January, the applicant submitted a proposal to construct a new tower for the telecom facilities.

## **PROJECT DESCRIPTION**

### *Site Location*

The 3.3 acre property is zoned Institutional and Recreational District (I&R zone) with a General Plan land use designation of Public/Institutional. The property is surrounded by R1 (Single Family Residential) zoned properties to the north and east and I&R zoned properties to the west (Orange Coast College across Fairview Road) and south (Farm Sports Complex). The church property is developed with four buildings and a surface parking lot.

### *Proposed Use*

The applicant proposes to remove the upper portion of the existing, 43.5 foot church tower at the southwest side of the building and replace it with a 60 foot tower on the west side of the building, behind the existing monument sign. The tower will house a total of 36 antennas and new equipment (two air conditioning units, two direct current power racks,

two equipment racks, a telco backboard and fiber cabinet). Two air conditioning condensers would be placed at the foot of the tower. The base of the existing tower, which houses the church's electrical room, will be retained; a roof will be constructed to protect the equipment. The height of the new tower is the same as was previously granted under the amendment to the master plan.

### *Analysis*

The new church tower incorporates both the antennas and telecommunications equipment and is designed to integrate with the existing architecture of the building with all antennas placed inside. The new tower is designed to reflect the existing architectural features of the existing church building and is finished to match the existing stucco exterior. The tower is divided into six, vertical ten foot sections separated by reveals. Radio frequency-transparent crosses would be placed at the top of three sides of the tower. The three crosses would match the size and shape of the cross on the existing tower. Immediately below the crosses, circular architectural features would be used as new louvered vents for the equipment inside the tower. These circular features match the open circle on the existing tower. Faux stained glass windows that match the existing windows on the building will be placed on the lower sections of the tower. A condition of approval requires screening of the two condensers located on the ground adjacent to the new tower.

The antenna transmissions will not exceed the ANSI/IEEE standards. The antennas will transmit and receive at frequency ranges of 700 MHz and between the frequencies of 1920 and 2180 MHz. AT&T is a telephone corporation operating as a public utility licensed by the Federal Communications Commission (FCC) and regulated by the California Public Utilities Commission (CPUC). AT&T will operate this facility in compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA), and CPUC. Furthermore, the proposed facility will enhance the City's public safety agency communications and 911 services with effective site geometry and triangulation with active cell sites.

The proposed tower that will house the new antennas complies with Costa Mesa General Plan Community Design Element Goal CD8A.8 in that the proposed antennas will be screened by a new church tower that will match the exterior of the existing building.

## **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible with developments in the same general area; Specifically the new antennas will be placed inside a new church tower that is placed toward the west side of the property. The new tower is located away from the surrounding residential uses and will be primarily visible from Fairview Drive. The tower housing the antennas and equipment does not interfere with use of the property as a church and is screened from view from the surrounding properties by the existing buildings and trees.
  2. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity; The new church tower is designed to replicate the design of the existing tower and integrate with the existing church buildings. Furthermore, the antenna frequencies will comply with ANSI/IEEE standards.
  3. Granting the Minor Conditional Use Permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property; The antennas will not be visible from the street or nearby properties as they are housed within a new church tower.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. The new antennas will have a compatible and harmonious relationship between the proposed construction, site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The new antennas will be completely screened within a new tower designed to be compatible with the existing building.
  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 have been considered and will not be affected by the new antennas. The new tower is located along the east side of the property near the landscaped setback along Fairview Drive. The new tower does not impede nor affect existing circulation. Furthermore, the antenna frequencies will comply with ANSI/IEEE standards.
  3. The antennas comply with performance standards described elsewhere in this Zoning Code.

4. The new antennas are consistent with the General Plan, specifically Community Design Element CD-8A.8 in that the antennas will be completely screened within a new tower. The new church tower is screened from nearby residential properties by the existing landscaping and buildings.
  5. This zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines. The tower housing the antennas and equipment is an accessory (appurtenant) structure that replaces an existing church tower.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## **CONDITIONS OF APPROVAL**

- PIng. 1. All mechanical equipment shall be screened from view. Screening shall be of a material and color compatible with the existing material and color of building. Such screening material shall be approved by Planning staff prior to installation.
2. Any future modifications to the equipment or antennas shall be done with the prior approval of Planning staff and may require filing and approval of a minor conditional use permit.
3. Maximum building height may not exceed 60 feet measured from property grade.
4. At all times, the applicant shall not prevent the City of Costa Mesa from having adequate spectrum capacity on the City's 800 MHz radio frequency.
5. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
6. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and email address of that person shall be provided to the City's designated representative.
7. The conditions of approval and Code requirements of Zoning Application ZA-13-14 shall be blueprinted on the face of the site plan of the plan check submittal package.
8. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final building inspection(s). This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.

## **CODE REQUIREMENTS**

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- PIng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
2. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.



3. Antennas shall comply with the Antenna Development Standards in Section 13-142 of the Costa Mesa Zoning Code.
- Bldg. 4. Comply with the requirements of the 2013 California Building Code, 2013 California Electrical Code, 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, and California Energy Code at the time of plan submittal or permit issuance), and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
5. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
6. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- Bus. Lic. 7. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.



**SITE NUMBER: CLV6164A**  
**SITE NAME: PRESBYTERIAN CHURCH**  
**2850 FAIRVIEW ROAD**  
**COSTA MESA, CA 92626**



12900 PARK PLAZA DRIVE  
 CERRITOS, CA 90703



18301 VON KARMAN AVE, STE 910  
 IRVINE, CA 92612



3000 EAST AVENUE SUITE 100  
 COSTA MESA, CA 92626  
 WWW.CORNELLDG.COM

1	12/18/13	ISSUE 01
2	12/20/13	ISSUE 02
REV	DATE	DESCRIPTION

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DRAWING OR TO ALTER THIS DOCUMENT

CLV6164A  
 PRESBYTERIAN CHURCH  
 2850 FAIRVIEW ROAD  
 COSTA MESA, CA 92626  
 ORANGE COUNTY

SHEET TITLE  
 TITILE SHEET

SHEET NUMBER  
 T-1

**ZONING DRAWING**  
 IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

**PROJECT DESCRIPTION**  
 AT&T WIRELESS PROPOSES TO CONSTRUCT A WIRELESS TELECOMMUNICATION SITE. THE SCOPE WILL CONSIST OF THE FOLLOWING:  
 • CONSTRUCTION OF A 60' TALL TOWER WITH AN ANTENNA (S) ON TOP.  
 • INSTALLATION OF NEW EQUIPMENT CABINETS INSIDE NEW TOWER.  
 • PROPOSED TELCO AND POWER SERVICE FROM (E) P.O.C. TO PROPOSED LEASE AREA.  
 • PROPOSED GPS ANTENNA.

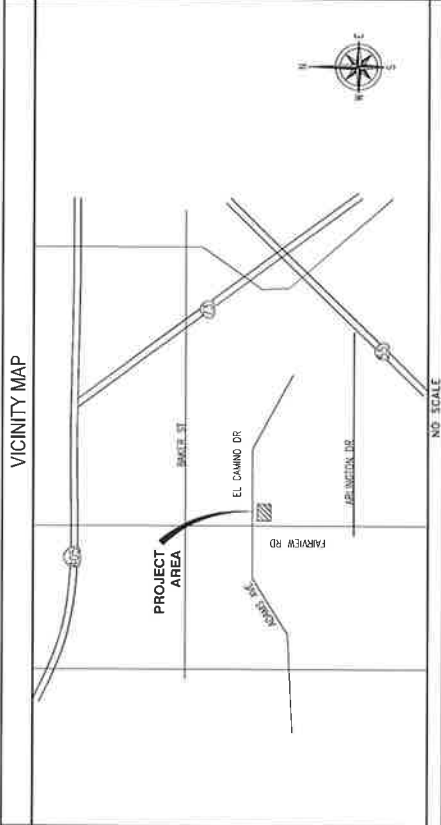
**DRAWING INDEX**

SHEET NO:	TITLE SHEET
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	UTILITY SURVEY
A-1	SITE PLAN, ANTENNA / RWY SCHEDULE
A-2	EQUIPMENT AREA PLAN, ANTENNA LAYOUT AND EQUIPMENT LAYOUT
A-3	UD AND (V) WIND DIRECTIONS
A-4	(U) AND (V) NORTH DIRECTIONS

**DO NOT SCALE DRAWINGS**

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE. ALL DISCREPANCIES SHALL BE IMMEDIATELY NOTIFIED TO THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR SAME.

**UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA**  
 800-227-6380  
 48 HOURS BEFORE THE JOB



**MINOR CONDITIONAL USE PERMIT / ADMINISTRATIVE ADJUSTMENT NO. 13-14**  
**Approval in Concept**  
 SUBJECT TO CONDITIONS  
 CITY OF COSTA MESA

EX: AG 9/10/14

**ENGINEERING**

2010 CALIFORNIA BUILDING CODE  
 2010 CALIFORNIA TILE 24  
 2010 CALIFORNIA FIRE CODE  
 2010 CALIFORNIA MECHANICAL CODE  
 TIA/EIA-222-C OR LATEST EDITION

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR WIRELESS TELECOMMUNICATIONS. A TELECOMMUNICATIONS MAINTENANCE PERSONNEL WILL VISIT THE SITE AS REQUIRED FOR ROUTING AND MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO DISPOSITION OF SOLID WASTE OR HAZARDOUS WASTE IS PROPOSED.

**SITE INFORMATION**

PROPERTY OWNER:  
 PRESBYTERIAN CHURCH  
 2850 FAIRVIEW ROAD  
 COSTA MESA, CA 92626  
 CONTACT: ELVA CLAMP  
 PHONE: (714) 238-2280

APPLICANT:  
 12900 PARK PLAZA DR 3RD FLOOR  
 CERRITOS, CA 90703  
 CONTACT: CHRIS HALEY  
 PHONE: (949) 468-6204

APPLICANT REPRESENTATIVE:  
 BARNETT  
 18301 VON KARMAN AVE, STE 910  
 IRVINE, CA 92612  
 PHONE: (949) 468-6204

LONGITUDE (NAD 83): -117.907242  
 LATITUDE (NAD 83): 33.675608  
 ELEVATION (NAD 83): 51 FEET (MAGNUSB)  
 APN AND ELEVATION: 101-01-011  
 ZONING JURISDICTION: CITY OF COSTA MESA  
 CURRENT ZONING: INSTITUTIONAL AND RECREATIONAL  
 POWER COMPANY: SCE  
 TELCO COMPANY: VERIZON  
 PROPOSED USE: UNMANNED TELECOM FACILITY  
 LEASE AREA (SF): 769 SF

**PROJECT TEAM**

PROJECT MANAGER:  
 ALEXS HALEY  
 12900 PARK PLAZA DR  
 3RD FLOOR  
 CERRITOS, CA 90703  
 CONTACT: CHRIS HALEY  
 PHONE: (949) 468-6204  
 alexhaley@smartlinkinc.com

ENGINEER:  
 CORNELL DESIGN GROUP, LLC  
 3000 EAST AVENUE SUITE 100  
 COSTA MESA, CA 92626  
 CONTACT: CHRISTIE HORN  
 PHONE: (949) 208-1332  
 cdgroup@cornelldesigngroup.com

SITE ACQUISITION:  
 ALEXS HALEY  
 12900 PARK PLAZA DR  
 3RD FLOOR  
 CERRITOS, CA 90703  
 CONTACT: CHRIS HALEY  
 PHONE: (949) 468-6204  
 alexhaley@smartlinkinc.com

ZONING:  
 18301 VON KARMAN AVE, STE 910  
 IRVINE, CA 92612  
 CONTACT: DAVID SCOTER  
 PHONE: (949) 208-1332  
 david.scoter@smartlinkinc.com

CONSTRUCTION MANAGER:  
 AT&T  
 12900 PARK PLAZA, DRIVE  
 CERRITOS, CA 90703  
 CONTACT: RON WANDERL  
 PHONE: (949) 468-6205  
 ronald.wanderl@att.com







12900 PARK PLAZA DRIVE  
CERRITOS, CA 90703



18001 VON KARMAN AVE, STE. B10  
IRVINE, CA 92612



CONNELL DESIGN GROUP, LLC  
19455 S. BAYVIEW BLVD., SUITE 100, COSTA MESA, CA 92626  
(714) 440-0010 FAX: (714) 440-0011

REV	DATE	DESCRIPTION
1	12/27/13	ISSUE 02
2	12/27/13	ISSUE 03 FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CLV61644  
PRESBYTERIAN CHURCH  
2850 FAIRVIEW ROAD  
COSTA MESA, CA 92626  
ORANGE COUNTY

SHEET TITLE  
SITE PLAN, ANTENNA  
/ RRU SCHEDULE

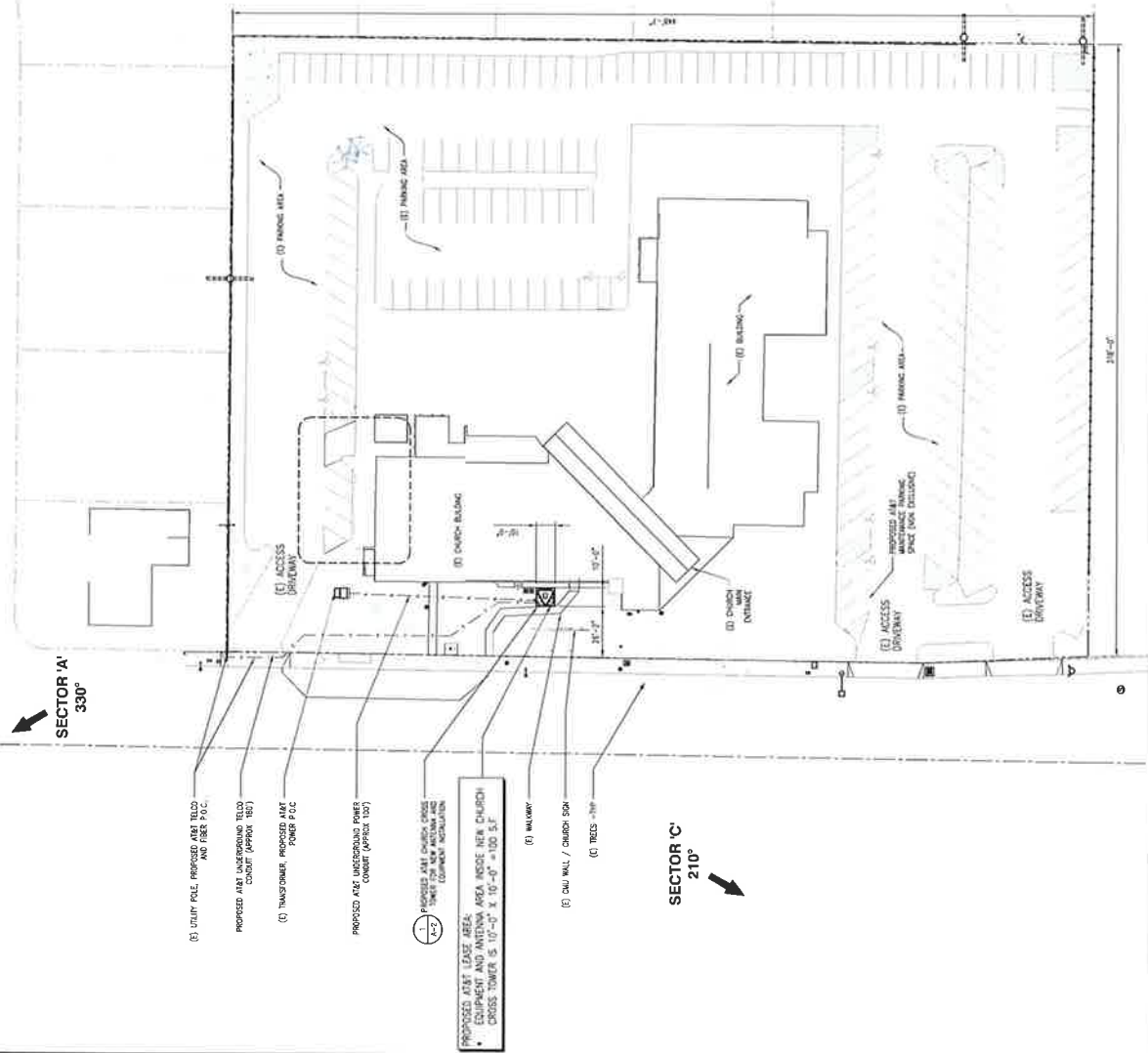
SHEET NUMBER  
A-1

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	HORIZONTAL HORIZONTAL	ANTENNA		AZIMUTH	AZ. ELEV.	FEEDER CABLE LENGTH	FEEDER CABLE TYPE	TRANSMISSION LINE LENGTH (FT.)	DC CABLE
		HT. (FT.)	WT. (LBS.)						
A1	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE
A2	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE
A3	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE
B1	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE
B2	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE
B3	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE
C1	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE
C2	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE
C3	11E	100	100	180	35.0°	100	CPA11271	17.50	3AWG-BE

REMOTE SITES (RRU'S)

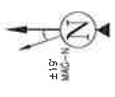
SECTOR	RRU UP #	RRU DOWN #	RRU COIL	RRU ISOLATION (DB) FROM ANTENNA	RRU ISOLATION (DB) FROM	
					SECTOR 1	SECTOR 2
A1	100	100	2	1"	1"	1"
A2	100	100	2	1"	1"	1"
A3	100	100	2	1"	1"	1"
B1	100	100	2	1"	1"	1"
B2	100	100	2	1"	1"	1"
B3	100	100	2	1"	1"	1"
C1	100	100	2	1"	1"	1"
C2	100	100	2	1"	1"	1"
C3	100	100	2	1"	1"	1"



SECTOR 'B'  
90°

SECTOR 'C'  
210°

SECTOR 'A'  
330°









12800 PARK PLAZA DRIVE  
CERRITOS, CA 90703



18301 VON KARMAN AVE, STE 910  
IRVINE, CA 92612



**CONNELL DESIGN GROUP, LLC**  
NOTHING TO SCALE UNLESS NOTED OTHERWISE  
10001 ELLIOTT AVENUE, SUITE 220, IRVINE, CA 92618

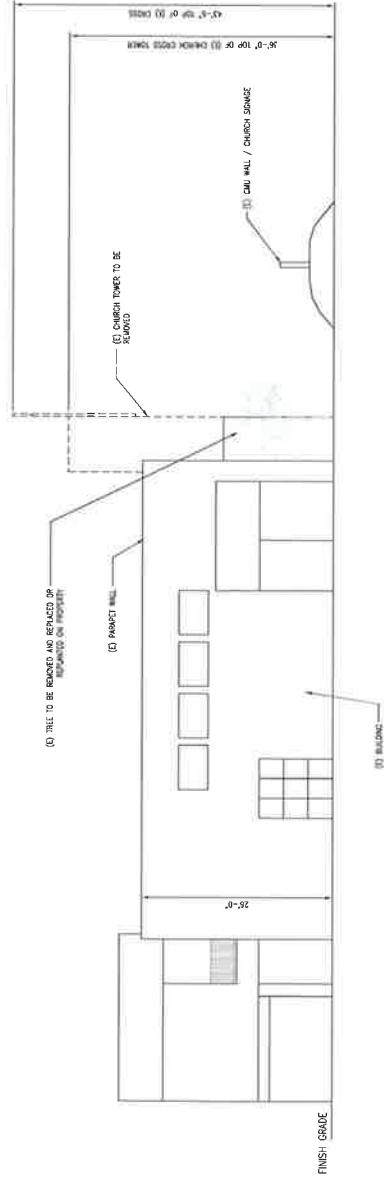
REV	DATE	DESCRIPTION
1	12/29/13	ISSUE TO
0	12/29/13	REV CD FOR REVIEW

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PRESBYTERIAN CHURCH  
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ORANGE COUNTY

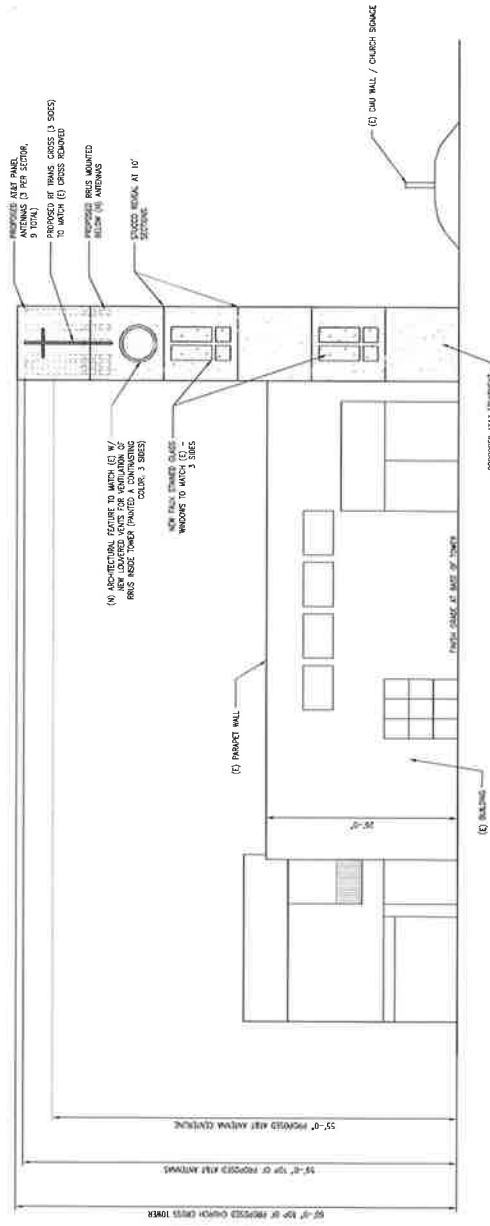
SHEET TITLE  
(E) AND (P)  
NORTH ELEVATIONS

SHEET NUMBER  
**A-4**



(E) NORTH ELEVATION

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



(P) NORTH ELEVATION

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