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TOWN OF APPLE VALLEY PLANNING COMMISSION

Staff Report

AGENDA DATE:	August 20, 2014 (<i>Continued from August 8, 2014</i>)
CASE NUMBER:	Conditional Use Permit No. 2013-012 and Deviation Permit No. 2013-04
APPLICANT:	Coastal Business Group on behalf of AT&T
PROPOSAL:	A request for approval of a Conditional Use Permit to construct a sixty (60)-foot tall wireless telecommunication facility designed as an adobe pueblo tower. The project includes a request for approval of a Deviation Permit to allow an encroachment of approximately 399 feet into the required 500-foot separation distance required between wireless facilities and residential uses, and an encroachment of approximately 655 feet into the required 750-foot separation distance required between wireless telecommunication facilities.
LOCATION:	The project site is located at 19235 Yucca Loma Road; APN 3088-431-29.
ENVIRONMENTAL DETERMINATION:	Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15332, Class 32, the proposed request is Exempt from further environmental review since the 315 square-foot project site is characterized as an in-fill site that is consistent with the General Plan and zoning district and the site has no value as habitat for any endangered species.
CASE PLANNER:	Ms. Pam Cupp, Associate Planner
RECOMMENDATION:	Table

The Planning Commission reviewed Conditional Use Permit No. 2013-012 and Deviation Permit No. 2013-04 on June 4, 2014. The consensus of the Commission was to continue the item to the August 6th meeting and requested that the applicant return with photo simulations and propagation maps representing a forty (40)-foot height. Staff has been informed that AT&T does not wish to redesign at a forty (40)-foot height. Elevations and propagation maps were submitted for the fifty (50)-foot tower; however, the applicant has notified staff that AT&T and

the Fire District have not yet reached a final agreement relative to design. Therefore, staff would like to request the proposal be tabled until such time that the applicant and property owner have reached an agreement. Any further review by the Planning Commission will require noticing in accordance with Development Code Section 9.13, Public Hearings and Notice.

Prepared By:

Reviewed By:

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Carol Miller
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