

Verizon and AT&T

Monopole Telecommunication Facility

Planning Commission - May 17, 2018
Item No. 3d - Additional Materials Presented At Meeting
Verizon and AT&T Monopole Telecommunications Facility (PA2018-010)



Planning Commission
May 17, 2018





Project Background

- Previously Approved
 - City Council – August 12, 2014
 - Coastal Commission – August 26, 2015
- Expired August 26, 2017 (24 month)

- **Requires new application filing to re-approve**
 - Conditional Use Permit
 - Class 4 Facility Freestanding
 - Increase in height above 32-foot height limit
 - Coastal Development Permit



Vicinity Map

Subject Property
1600 Newport
Center Drive





Site Plan

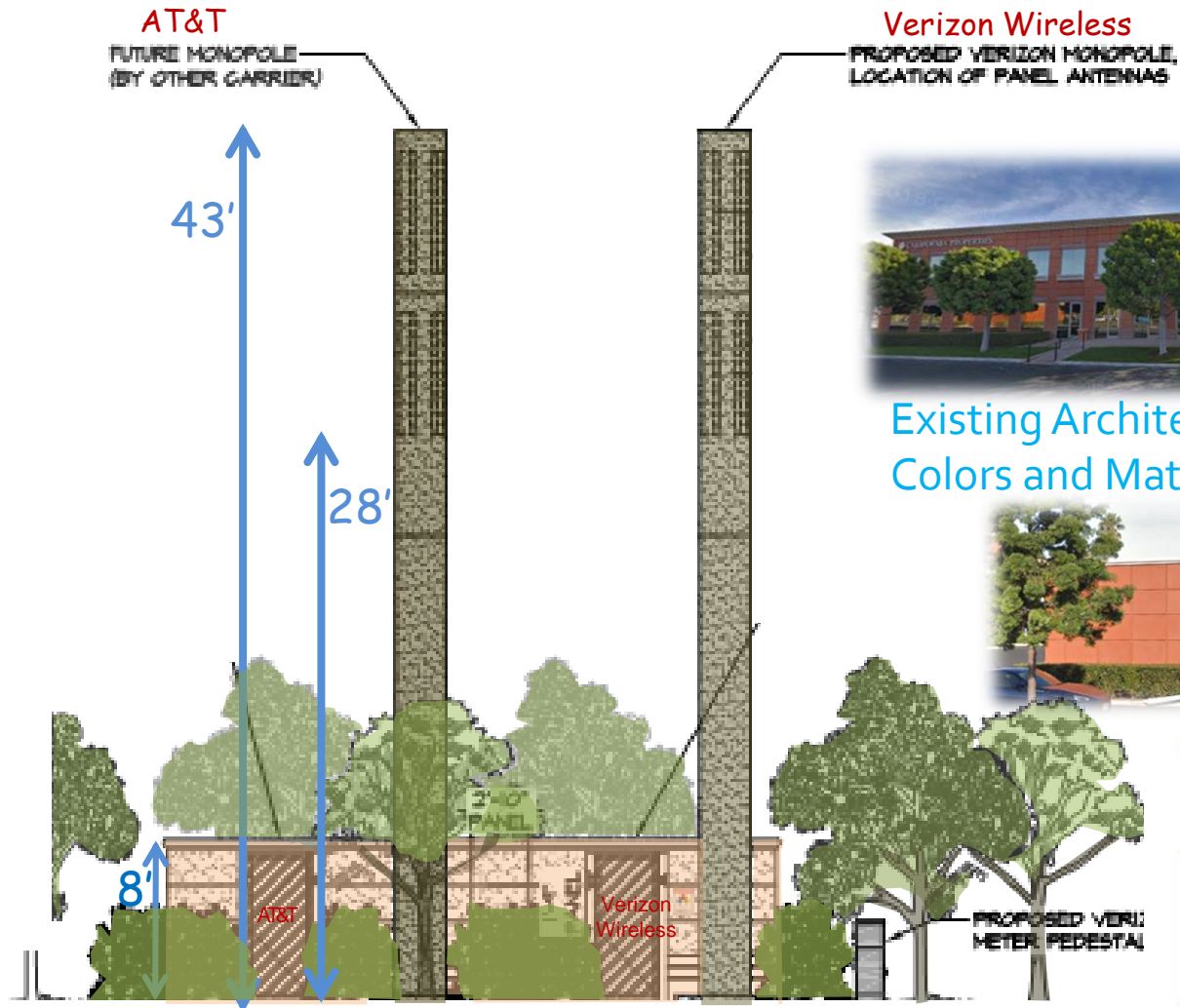




Proposed Slimline Monopoles



Typical Monopole



Existing Architectural Colors and Materials



COLOR DETAILS



SW2846 ROYCROFT BRONZE GREEN



Landscape Plan



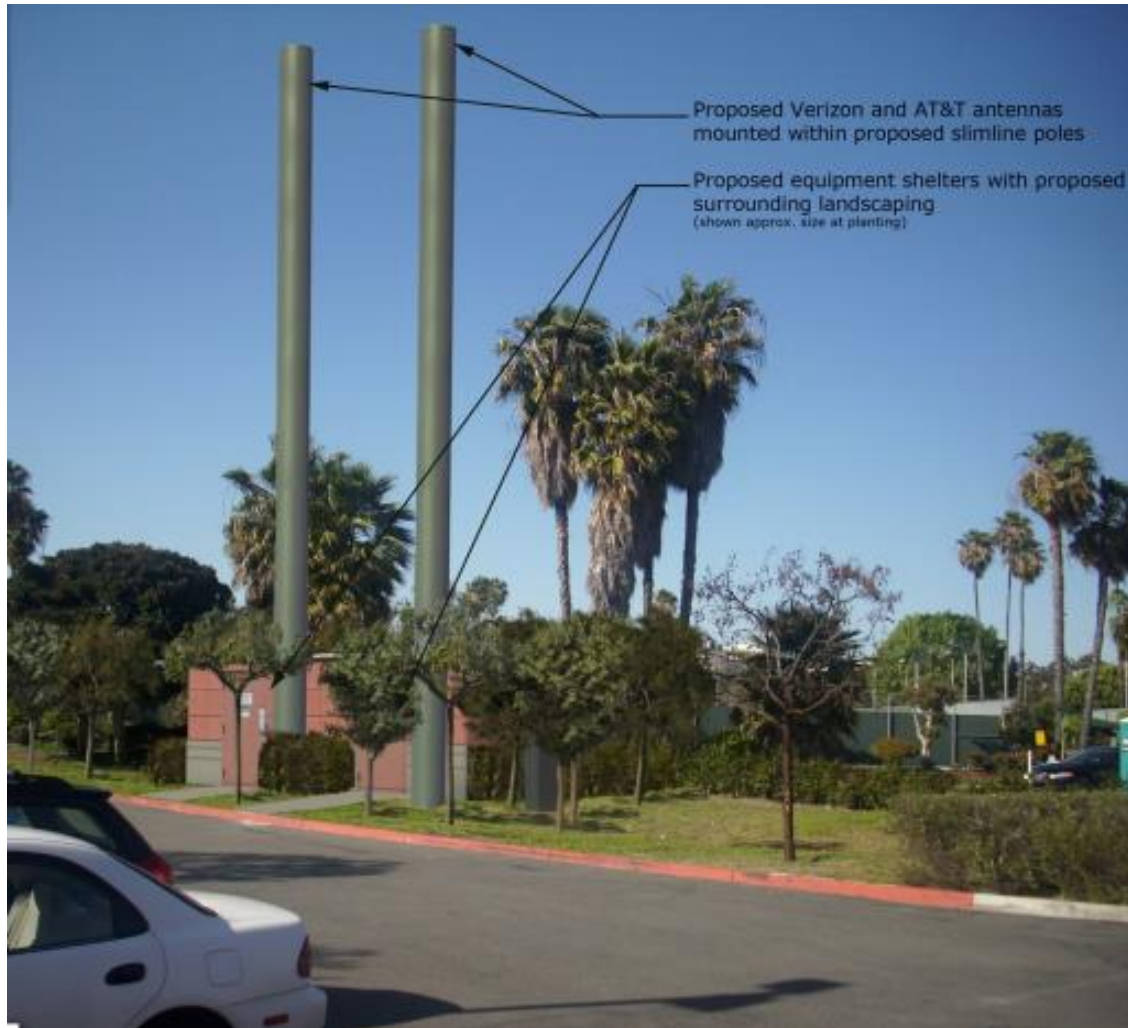


Photographs Simulations





Photographs Simulations



PROPOSED

Landscaping at time of planting



Photographs Simulations



PROPOSED
Landscaping at 5 years



Photographs Simulations



PROPOSED
Landscaping at 15 years



Photographs Simulations

Looking East from Country Club Parking Lot



Existing



Proposed



Photographs Simulations

Looking SW Tennis Club Parking



Existing



Proposed



Photographs Simulations

Looking North from
Coast Highway

Existing



Proposed



Coastal View Analysis



Condition 8- *The height of the twelve screening trees shall be maintained at an approximate height of 25 feet to minimize potential future view impacts as viewed from surrounding coastal view roads.*





Alternatives

Other Priority Locations Not Feasible

Class 1 (Stealth)

- Service Area Limitations
- Building Height Limitations

Class 2 (Visible)

- Aesthetic Issues
- Building Height Limitations

Class 3 (Public Right-of-Way)

- Pole Height Limitations
- Additional Poles Needed

Class 4 (Freestanding)

- Faux tree rejected by property owner

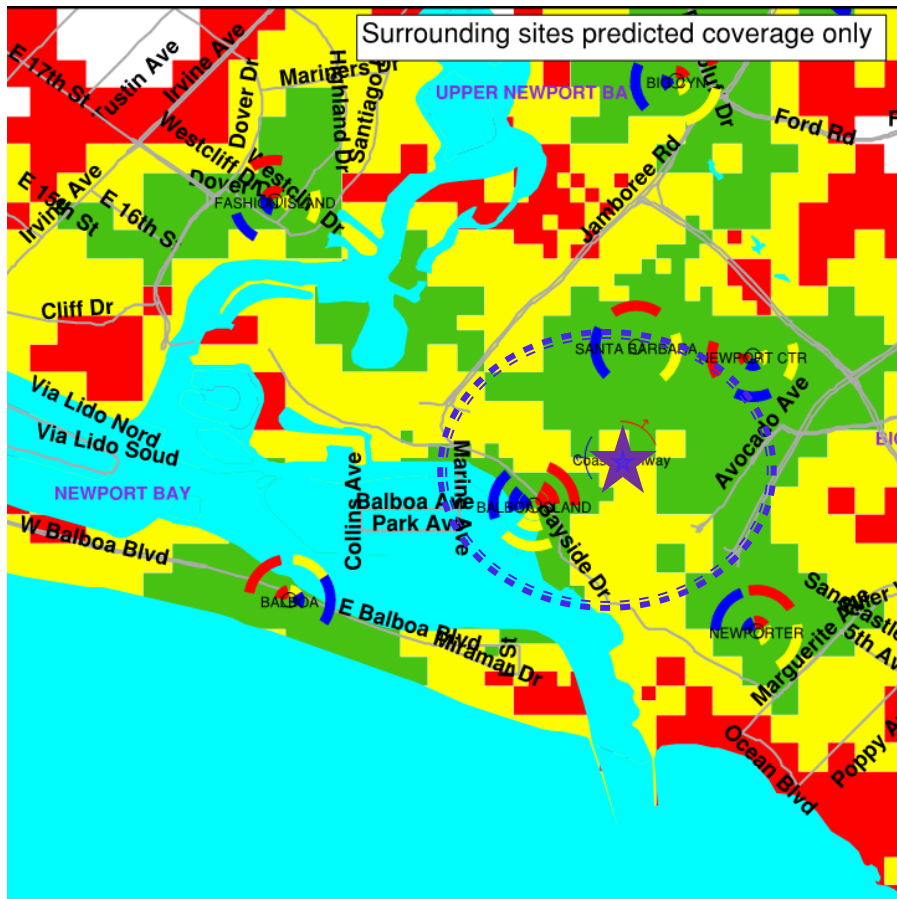


Verizon Coverage Map

LTE RSRP
7CL
Clr: RSRP (dBm)
■ ≥ -75
■ ≥ -85
■ ≥ -95

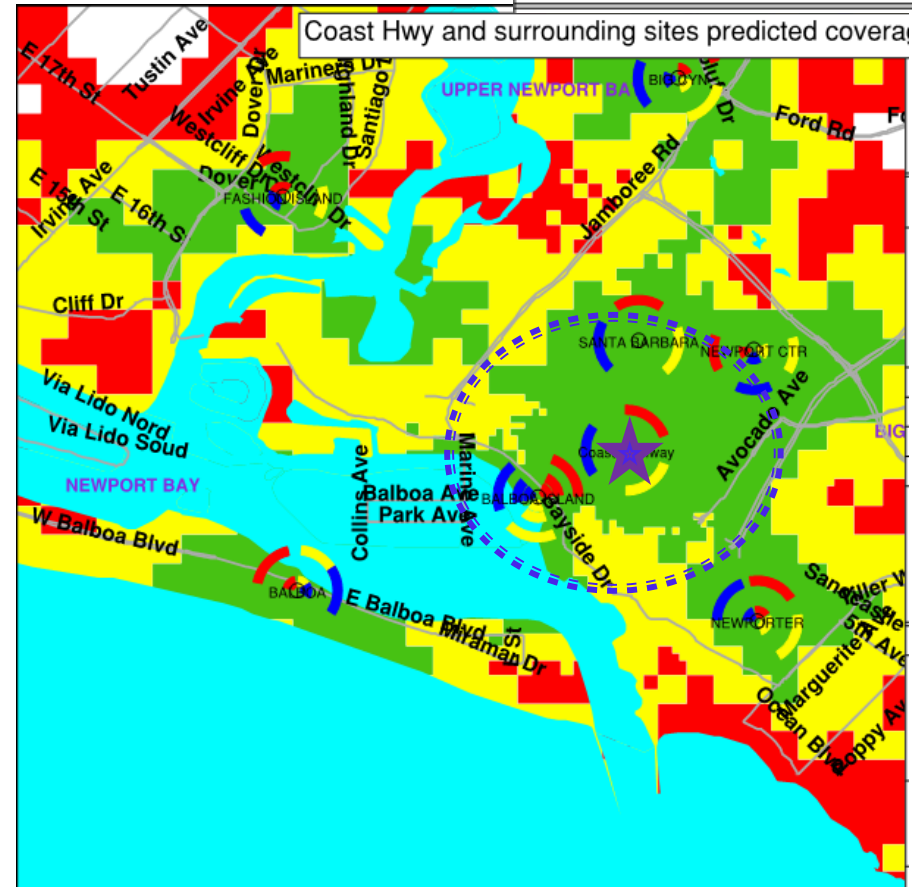
Existing Coverage

Surrounding sites predicted coverage only



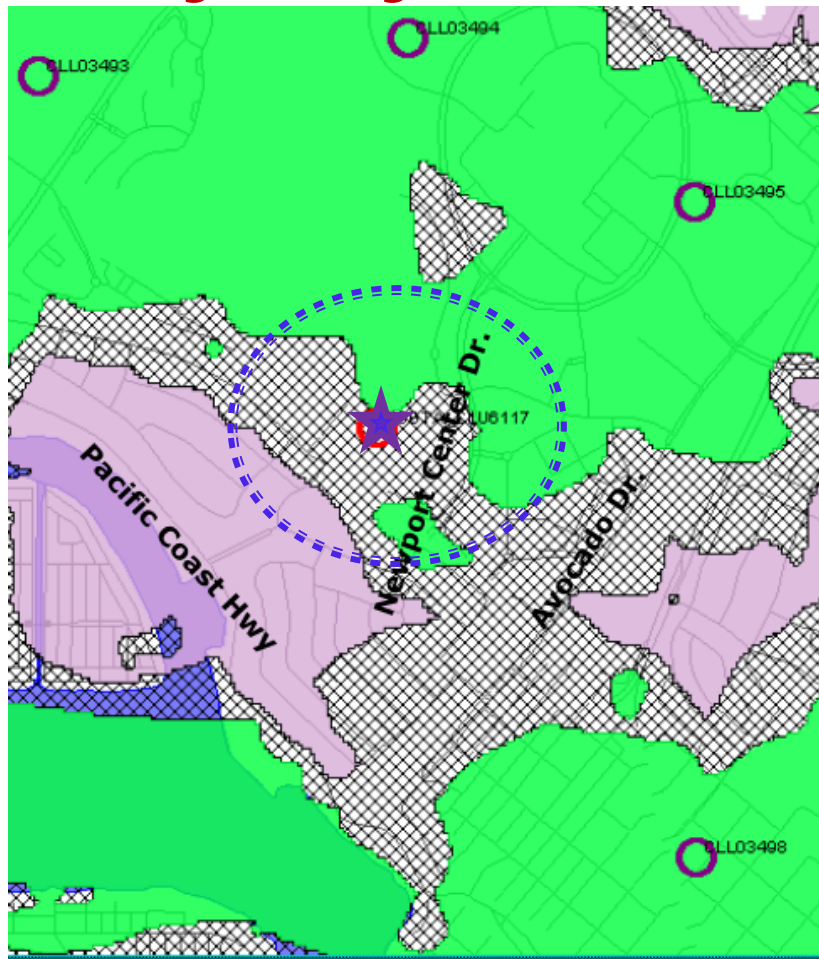
Proposed Coverage

Coast Hwy and surrounding sites predicted coverage

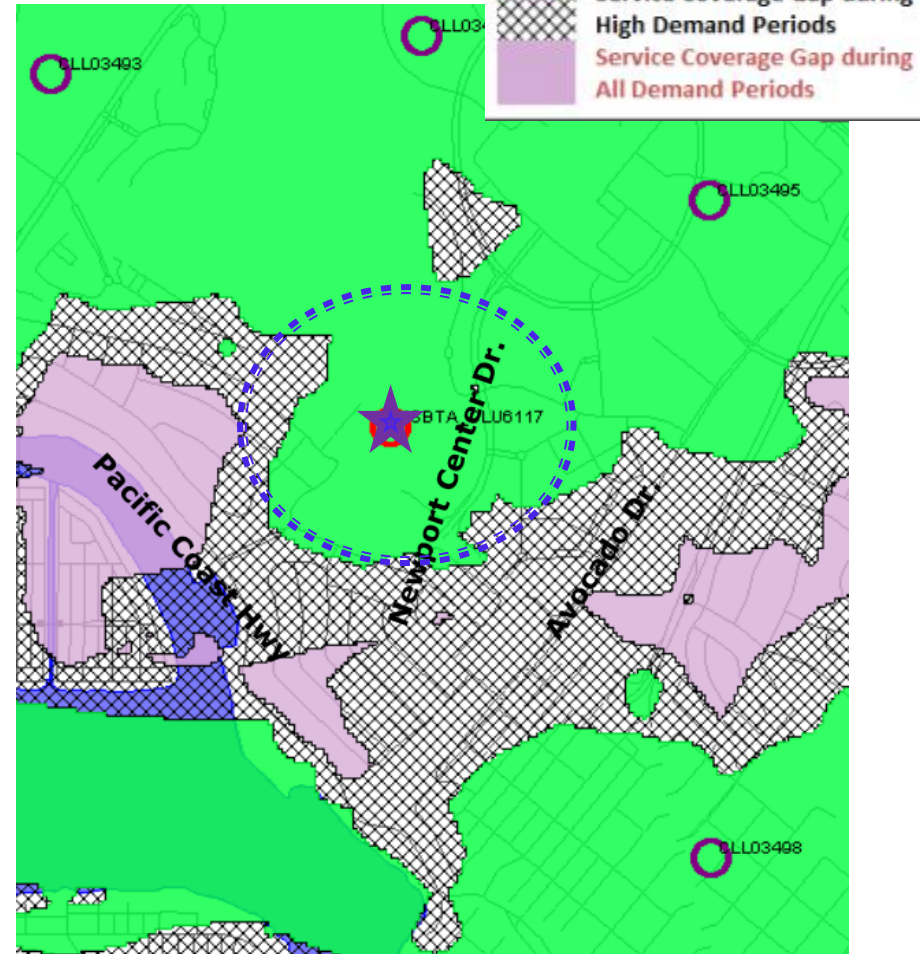


AT & T Coverage Map

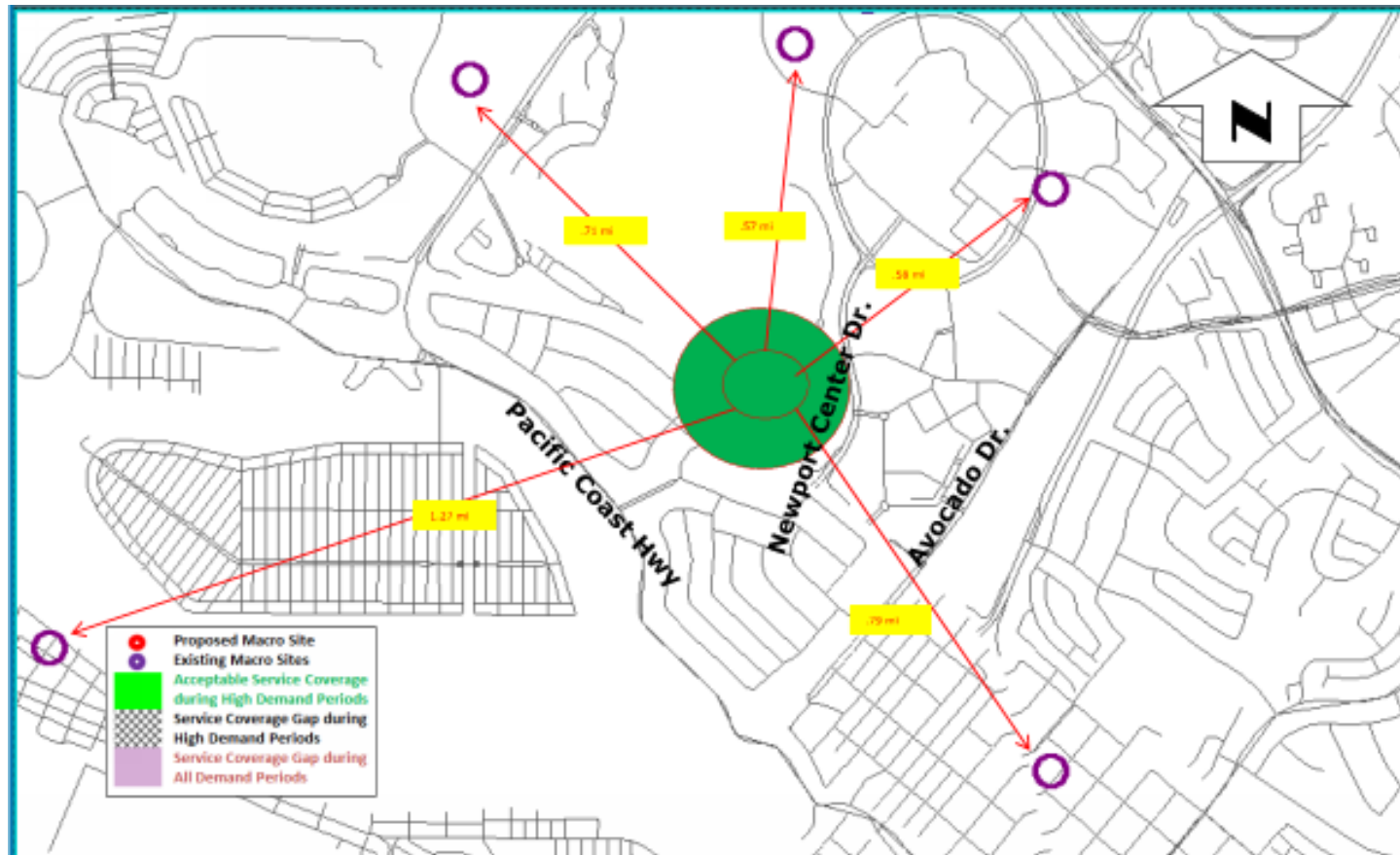
Existing Coverage



Proposed Coverage



Capacity Enhancements- AT&T



RF Emissions

Regulatory Authority

Section 704 of the Telecommunications Act states that, ***"No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."***

- AT&T and Verizon have submitted RF Compliance Reports confirming the antennas will operate in compliance with FCC regulations.



For more information contact:

Jaime Murillo
949-644-3209
jmurillo@newportbeachca.gov
www.newportbeachca.gov