

Verizon Eastbluff Monopole Telecom

Planning Commission - September 13, 2018
Item No. 3c Additional Materials Presented At Meeting
Verizon Eastbluff Monopole Telecom (PA2017-256)



Planning Commission
Public Hearing
September 13, 2018





Proposed
Facility

Eastbluff
Elementary School

Eastbluff Park
& Boys and
Girls Club

CN ANOMALY
69
CN ANOMALY
69
CN ANOMALY
69
CN ANOMALY
69



Project Description

- Conditional Use Permit – Class 4 Installation
 - 47-foot tall slimline monopole (from existing grade)
 - Three feet in diameter
 - Painted to blend into surroundings
 - Three sectors of panel antennas
 - Supporting equipment atop replaced trash enclosure





Project Rendering





Project Rendering



View from sidewalk



Project Rendering

Proposed antennas mounted
within proposed slimline pole



View from Eastbluff Drive

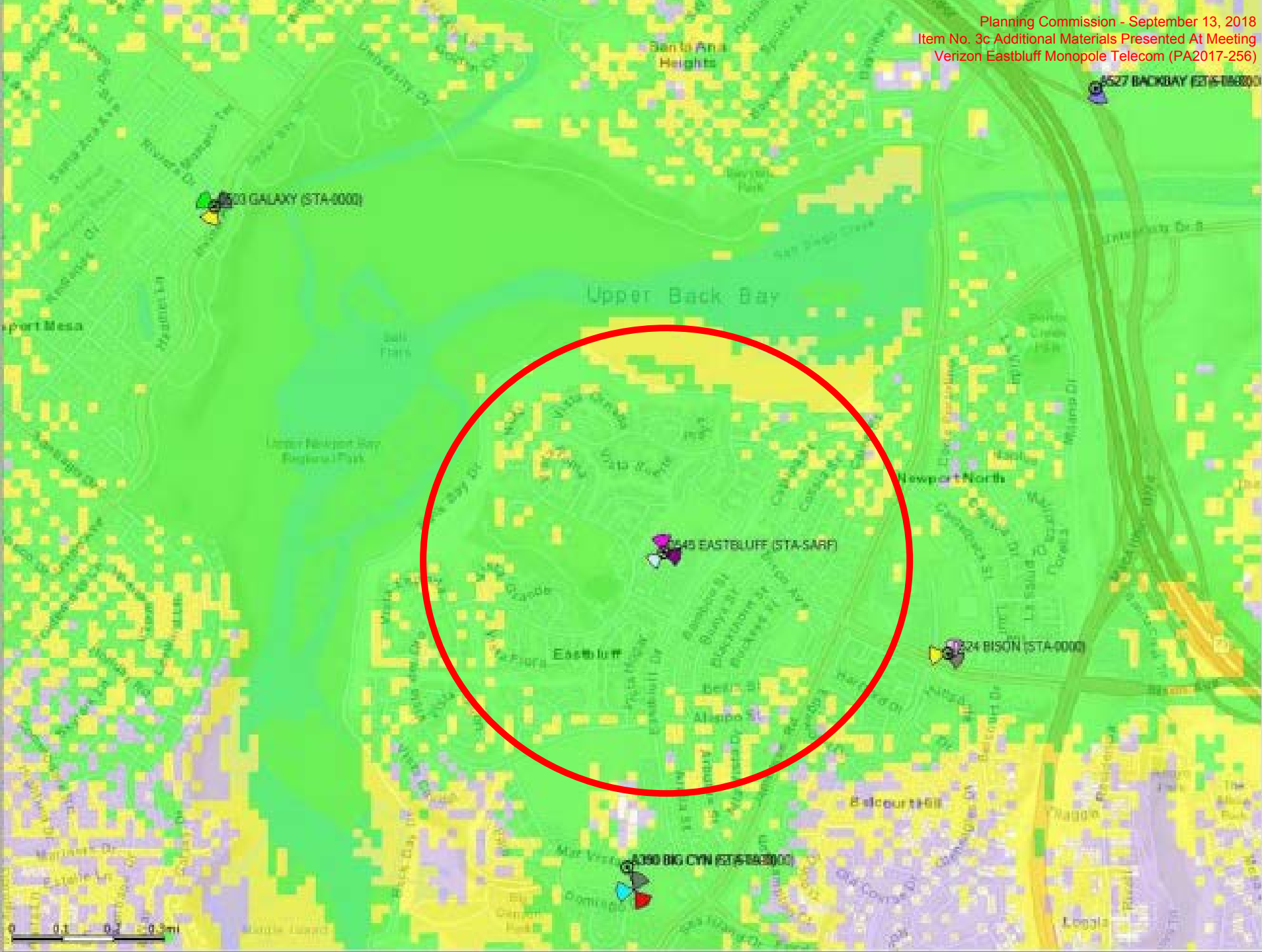


Project Rendering



Proposed antennas mounted
within proposed slimline pole

View from North Bluff Private Park





Findings/Considerations

- Visual compatibility
 - Sited away from public roads and residential
 - Blends with commercial “back-of-house”
- Compliance with design standards
 - Within maximum 50-foot height limit
- Alternative site locations
- Alternative higher preference installation
 - Preferred design by property owner
 - Alternatives pursued by applicant, but not feasible



Recommendation

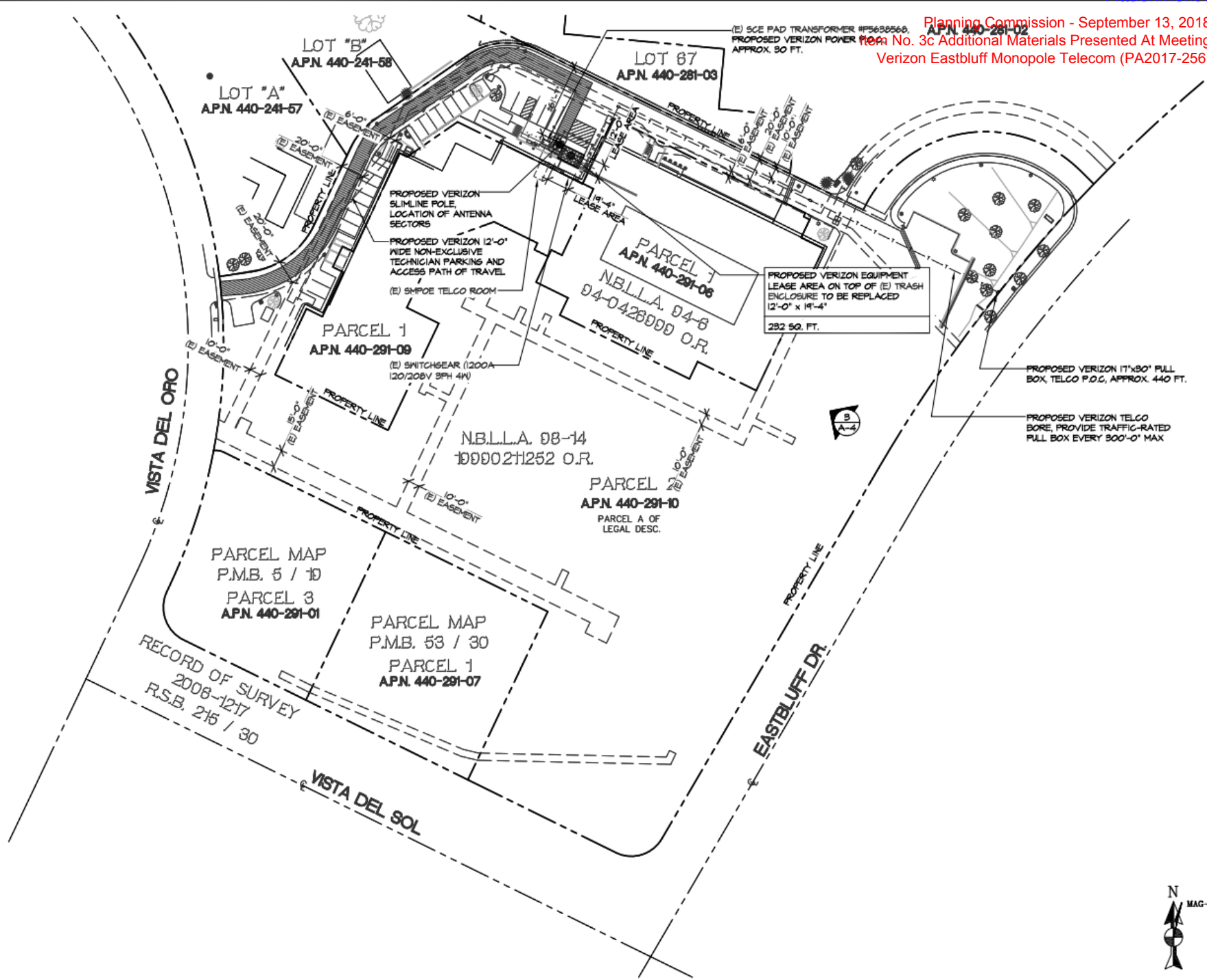
- Conduct a public hearing;
- Find project exempt from CEQA; and
- Adopt Resolution No. PC2018-027 for approval.

- Notable conditions of approval:
 - COA#5 – limits height to 47 feet from existing grade.
 - COA#6 – ensures facility retains original appearance and is maintained in good condition.
 - COA#18 – requires Planning Division inspection prior to final.



For more information contact:

Benjamin M. Zdeba, AICP
949-644-3253
bzdeba@newportbeachca.gov
www.newportbeachca.gov



RF EMISSIONS NOTE:
 BASED ON WORST-CASE PREDICTIVE
 MODELING, THERE ARE NO MODELED
 EXPOSURES ON ANY ACCESSIBLE
 ROOFTOP WALKING/WORKING SURFACE
 RELATED TO VERIZON'S PROPOSED
 ANTENNAS THAT EXCEED THE FCC'S
 OCCUPATIONAL AND/OR GENERAL
 PUBLIC EXPOSURE LIMITS AT THIS SITE.

TIG NOTE:
 PAINT DRAW DOWN APPROVAL IS
 REQUIRED AT TIME OF CONSTRUCTION
 FOR ENCLOSURE AND SLIMLINE POLE.

PROPOSED VERIZON (6) STACK
 MOUNTED PANEL ANTENNAS
 MOUNTED ON PROPOSED SLIMLINE
 POLE

PROPOSED VERIZON 47'-0" TALL
 SLIMLINE POLE PAINTED
 VISTA '0523 FELICITY' FLAT FINISH

PROPOSED VERIZON
 COAX CABLE BRIDGE
 (6" W x 2'-0" H)

PROPOSED VERIZON
 ACCESS LADDER
 PAINTED TO MATCH
 ENCLOSURE

PROPOSED VERIZON
 CMU WALL TRASH ENCLOSURE
 W/ SMOOTH STUCCO FINISH,
 FINISH & COLOR TO MATCH
 (E) BUILDING, VERIFY 30/30
 FINISH IN FIELD

