



# Monterey County Zoning Administrator

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066

## Agenda Item No. 3

Legistar File Number: ZA 17-034

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Current Status: Agenda Ready

Matter Type: ZA

**PLN160808 - PENTECOSTAL CHURCH OF GOD OF AMERICA CENTRAL  
DISTRICT OF CALIFORNIA (LEASE TO VERIZON WIRELESS) (Continued from  
June 8, 2017)**

Public hearing to consider the construction of a wireless telecommunication facility (WCF)

**Project Location:** 264 San Juan Grade Road, Salinas, Greater Salinas Area Plan

**Proposed CEQA Action:** Categorically Exempt per CEQA Section 15301(e)(1)

**RECOMMENDATION:**

Staff recommends the Zoning Administrator adopt a Resolution to:

- a. Find the project Categorically Exempt per Section 15301(e)(1) of CEQA Guidelines;  
and
- b. Approve a Use Permit and Design Approval to allow the construction of a  
telecommunication facility (WCF) consisting of the installation of a 57 foot high  
columnar monument design containing an electronic transceiver, eight antennae, and  
sixteen radio remote units.

A draft resolution includes findings and evidence for consideration (**Exhibit C**)

Staff recommends approval subject to 9 conditions.

**PROJECT INFORMATION:**

**Agent:** Ben Hackstedde, Sequoia Development Services for Verizon Wireless

**Property Owner:** Pentacostal Church of God of America Central District of California

**APN:** 211-162-021-000

**Parcel Size:** 0.7 of an acre

**Zoning:** "MDR/5" (Medium Density Residential, 5 units per acre)

**Plan Area:** Greater Salinas Area Plan

**Flagged and Staked:** No

**SUMMARY:**

On 28 February 2017, Sequoia Development Services, Inc., on behalf of Verizon Wireless, submitted an application for the construction of an unmanned wireless telecommunication facility that will be attached to the south side of an existing single-story church building. The area comprises predominantly low-lying single family homes and row crops with very limited commercial properties available. Other sites in the area were analyzed by Verizon's RF engineers for the greatest potential to reduce significant service gaps. With that objective, the alternative sites were not viable due to redundancy that would not improve wireless service for subscribers. Verizon prefers to pursue colocation opportunities; in this instance, no co-locatable sites were observed in the area.

The vertical visual effect of a 57-foot tall structure in this setting is a challenge to either integrate or screen; however, appropriate design of the structure could make a favorable visual impact. Staff determined that staking and flagging would be an excessive action for the purpose of visualizing the mass and form of the project; and it is not required because the project is not in “D” or “VS” zoning district, is not ridgeline development, and does not include a variance to height restriction. A photosimulation of a monopine that resembles a conifer tree was first submitted with the application. Upon Staff’s request, the applicant resubmitted a columnar monument design that is consistent with the character of the neighborhood and the adjoining church. Placement on the site is optimal for integration with the existing church building. Pursuant to the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), 42 U.S.C. § 2000cc *et seq.*, Planning Staff supports the discretion of Pentacostal Church of God and Verizon Wireless to decide whether or not to implement the cross into the design.

DISCUSSION:

Detailed discussion is provided in **Exhibit B**.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Bureau of Environmental Health  
RMA-Public Works  
Water Resources Agency  
RMA-Environmental Services  
Monterey County Fire Protection District

Prepared by: Jaime Scott Guthrie, Associate Planner, ext. 6414

Reviewed by: Jacqueline R. Onciano, Chief of Planning

Approved by: Carl P. Holm, AICP, Director of RMA

Attachments:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Draft Resolution, including:

- Conditions of Approval
- Site Plans, Elevations
- Photo simulations

Exhibit D - Vicinity Map

Exhibit E - Report:

- “Verizon Wireless Proposed Base Station (Site No. 262017)”  
(LIB170047) Hammett & Edison, Inc. 16 November 2016

cc: Front Counter Copy; Jacqueline R. Onciano, Chief of RMA-Planning, Ben Hackstedde, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Michael DeLapa, Executive Director); Project File PLN160808.