

PLANNING COMMISSION

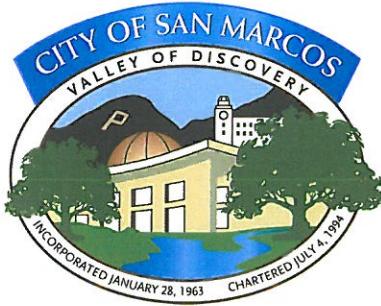
ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

11/16/15

Crown Castle, P13-0059
Agenda # 2

- Staff Memo dated 11/16/15

Date 11/16/15
Time 5:15 PM



Memorandum

TO: Planning Commission
FROM: Planning Division
DATE: 11/16/15
SUBJECT: Planning Commission Packet 11/16/15 – Item #2
Crown Castle, P13-0059
Modifications to Resolution PC 15-4492

Page 3, Condition D(1)

Provide a letter from a City-approved biologist that verifies the proposed landscaping materials and planting locations will continue to be consistent with conclusions of the Biological Resources Letter prepared by Karl Osmundson of Michael Brandman and Associates, and dated November 19, 2007. Any new impacts identified as the result of the project shall be mitigated in accordance with the methods established by the 2007 Osmundson Biological Resources Letter, **to the extent amended by the updated letter.**

Page 5, Condition E(3)(c)

~~The landscape plan shall designate the tallest specimens available in the thirty-six (36) inch box size for each proposed tree, as determined by the City's arborist.~~

Page 8, Condition E(3)(l)

Prior to the installation of the approved plant materials, the applicant shall temporarily install seven (7) non-metal rods of a height no less than (10) feet in all of the proposed locations of the required trees. Planning Division/Public Works staff shall evaluate the screening value provided from the proposed tree locations, and may request the relocation of some of the proposed tree sites based on field observations. Any deviations from the approved landscape plans shall be approved by the ~~City Planning Division/Public Works staff~~ and noted on the job set of the approved landscape plans. Prior to final inspection for the Landscape Permit, a set of "as built" drawings shall be submitted to the City for record of the final approved location of all project trees.



Page 11, Condition H(6)

All reasonable recommendations (as determined by the City) of the Certified Arborist provided in the annual report (**per Condition H.5 above**) or a specific request to take action from the City, shall be implemented by the applicant/operator within thirty (30) days of notice. Failure of the applicant/operator to implement any reasonable recommendation by the Certified Arborist shall be considered a violation of this permit and may result in enforcement action, ~~including permit modification and/or revocation pursuant to SMMC Chapter 20.545.~~

Page 11, Condition H(7)

On November 16, 2020, all screening trees installed pursuant to the requirements of this permit and as approved in the Landscape Permit shall **reasonably** provide the level screening identified in the photo simulations dated October 22, 2015. If it is determined by the City that the trees are not providing the level of screening identified in the photo simulations after five (5) years of growth (or by November 16, 2020), ~~it shall be considered a violation of this permit and this may result in enforcement action, including permit modification and/or revocation pursuant to SMMC Chapter 20.545.~~

Page 11, Condition H(8)

At all times, trees and other live plant materials installed for the purposes of screening the project facility shall be maintained in a healthy and thriving manner, providing adequate screening of the faux-tree monopole and equipment enclosure. If any of said trees and/or landscape materials perish or are otherwise destroyed, then the applicant/operator shall replace it in kind, size, and quantity to provide the same screening value as determined appropriate by the Planning Division Manager, and the City's arborist.

Page 13, Condition I

~~If a modification or renewal of this Conditional Use Permit is processed and the existing Telecommunications Facility is not concealed from public view and/or is not placed underground because it was not technically feasible to do so when the permit was issued for such Telecommunications Facility, the applicant shall take such actions as are necessary to place such Telecommunications Facility underground when it becomes technically feasible to do so or to conceal such Telecommunications Facility from the public view by methods including, but not limited to, landscaping and other screening~~



measures. If a modification or renewal of this Conditional Use Permit is processed and the existing Telecommunications Facility is not concealed from public view and/or is not placed underground because it was not technically feasible to do so when the permit was issued for such Telecommunications Facility, the applicant shall take actions to place underground such of the Telecommunications Facility which may reasonably be placed underground to conceal such Telecommunications Facility from the public view by methods including, but not limited to, landscaping and other screening measures.

Page 13, Condition K

~~To the extent that a co-location is technically possible, the applicant/operator shall not oppose the potential future installation of other wireless communication antennas that consolidate at this site. To help minimize the number of wireless sites in the City, the applicant shall reasonably and fairly cooperate with third-party requests to collocate wireless facilities at this site.~~

Page 13, Condition L

The Planning Division may, but is not obligated to inspect the premises annually to ensure compliance with all conditions of this permit. If the Planning Division determines that compliance is not being achieved, ~~then a public hearing shall be scheduled for possible Permit modification or revocation. this may result in enforcement action.~~