



# City of Nevada City

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**TO:** Planning Commission

**FROM:** Amy Wolfson, City Planner

**HEARING DATE:** January 21, 2016

**APPLICANT:** Epic Wireless Wireless, Inc (for Verizon Wireless)

**OWNER:** Kenneth & Kay Baker (Trste), Gary & Patricia Tittle (Trste); County of Nevada

**RE:** **Architectural Review Application for a Proposed Rooftop-mounted Antennae at 109 North Pine Street (Friar Tucks, Yobobo, Off-Broad Street)**

## **ACTION REQUESTED**

1. Approve the architectural review application for eight (8) cellular antennas, and a 4-foot diameter microwave dish, affixed to various points of the rooftop of 109 North Pine Street, and screened with faux “stealth chimney” fixtures.

**NOTE:** Application has been made for the Conditional Use Permit component of this project proposal, further discussed below. At this time, Planning Commission action is only being requested for the Architectural Review component of the application.

## **SITE SPECIFICATIONS**

**Lot Size** 6,098 square feet (0.14 ac.)

**Zoning** GB-HD (General Business – Historical District)

**Setbacks** Front yard: 30-feet, Rear Yard: 25-feet, Interior side yards: 5-feet

**Building Height** 40-feet

**Historical District** Inside

## **PROJECT TIMELINE**

Staff has determined that it may best serve the applicant, as well as staff, to receive direction regarding Architectural Review prior to the review of the Conditional Use Permit. An Initial Distribution Notice has been sent out for agency comment on the Use Permit proposal and no delay in Use Permit processing is anticipated by performing architectural review in advance of the Use Permit hearing. Obtaining direction in this manner will facilitate a more comprehensive discussion for the Aesthetic and Land Use sections of the Initial Study that will be prepared pursuant to the California Environmental Quality Act (CEQA) and used to make a recommendation for environmental determination, if not determined to be exempt. Due to the City’s sensitivity to exterior alterations within the Historic District, staff has determined that this approach will benefit the applicant insomuch that it will allow time to make design changes, if necessary, prior to taking the Use Permit to public hearing. If the current design is approved, or if direction can be provided to the applicant for minor re-design, then staff will proceed in the normal timeline provided for discretionary Conditional Use Permits. Otherwise, the applicant will have the option of re-designing the project in an

effort to meet aesthetic sensibilities associated with the Historical District and in an effort to be compatible with Motherlode Architecture.

### **REGULATORY CONSIDERATION**

The General Business District is intended to provide for the sale of a variety of commodities, performance of services, tourist oriented sales, and other types of general enterprise. Public and quasi-public uses, defined as including public utility distribution facilities and communication equipment buildings, are permitted with a Conditional Use Permit. Architectural Review is required for any exterior alteration of a structure. The applicant has submitted applications for both Architectural Review and for a Conditional Use Permit. The Use Permit proposal has been distributed for agency review and staff is anticipating comments soon.

The City Council has declared the area defined as the Historical District to be one of great historical interest and aesthetic value. The preservation of this area has been determined to be essential to the economic and cultural life of the city. As such, all buildings within said district which are altered as to their exterior appearance within public view are required to do so in a manner which substantially conforms with the Motherlode type of architecture pursuant to Zoning Ordinance Section 17.68.070. Motherlode Architecture is defined as that type of architecture generally used in the Motherlode region of the state of California during the period from 1849 to 1900. The determination of whether a building conforms to Motherlode Architecture shall include all factors which affect the external appearance of the building, including without limitation, architectural elevations, building materials, colors, finishes, lighting, ornamental devices and signs.

Zoning Ordinance Section 17.80.020 requires that satellite and antenna installation be subject to architectural review and encourages their placement to areas that are not generally visible from public streets. Whenever visible placement of such facilities is technically required in order to receive communication signals, the installation shall be screened in a manner approved during architectural review.

### **BUILDING HISTORY**

The original structure at the subject location was constructed in the 1880s with a second story added in 1912. The 1898 Sanborn Map identifies the structure as primarily constructed of brick. The building was listed as a contributing building for the Historical District's inclusion in the National Register of Historic Places. The entire structure was destroyed by fire in March 2002. Due to its contributing status, the City Council determined that reconstruction should occur in a manner that replicated the previous structure as nearly as possible. The Planning Commission approved the reconstruction of the building on April 25, 2002. The present building closely resembles the original building architecture, including a brick face and roof parapet, along with iron trim details.

### **SITE SELECTION**

The applicant explored the possibility of locating new towers on several of the surrounding hilltops and decided that these alternatives would likely face opposition for aesthetic reasons. It was their determination that a smaller, roof-mounted facility would limit the visual impact in this service area while providing the required coverage and capacity objectives. The applicant also looked at various other building rooftops in the area including the County Courthouse. These structures were eliminated as potential antenna sites due to lack of roof space, lack of response from landlords, unacceptable equipment platforms for the proposed Verizon equipment, etc. It is important to note that the proposed project does not provide co-location opportunity for multiple carriers. If another carrier was to propose antennae in the city's historical district, that carrier would have to find a completely new location to install communication equipment. The current proposal has potential to set precedence and provide an example for the manner in which the city prefers to see these types of improvements installed within the historical district.

## **PROJECT PROPOSAL**

The applicant is proposing to install eight (8) cellular antennas mounted on four (4) pipe mounts, along with a 4-foot diameter microwave dish, affixed to various points of the rooftop of 109 North Pine Street. Equipment cabinets serving the communication facility will be located on the second floor, inside the existing building. The applicant is proposing to screen the antennas and microwave dish with four faux “stealth chimney” fixtures, which allow radio waves to have an unobstructed pathway between user devices and antennae. Other equipment associated with the antennae, including a standby generator and HVAC condenser, are proposed with low enough profiles to be screened by the building’s existing parapet from most public view sheds.

These faux chimney panels will be constructed of Fiberglass Reinforced Plastic (FRP), and is advertised by the manufacturer as being a material designed in a manner that does not corrode, rot, rust, or warp. The panels are factory coated with an industrial grade urethane paint that may be touched-up or repainted with latex paints (See attachment 3, letter from STEALTH). The applicant is proposing paint and texture that mimics the brick face of the building. The top of the chimney structures will reach 50-feet above the ground elevation which amounts to a range between 3.5-feet and 9.5-feet above the height of the building parapet, depending on the elevation. The stealth chimney fixtures will be visible from several public vantage points within downtown Nevada City (see attachment 4&5, photo simulations). The height limitation in the General Business District is 40-feet. Zoning Ordinance Section 17.84.030 indicates that these height limits do not apply to radio transmission towers, which staff has determined to be applicable to the proposed antennae. Access to the lease area is proposed from the interior of the building and each “chimney” includes an access panel placed in a manner that is not visible from public view sheds. The equipment lease area is proposed within a third story room in the existing structure. The facility will be unmanned and will require only occasional trips for maintenance purposes.

## **RECOMMENDED CONDITIONS**

1. Prior to issuance of building permits, the applicant must obtain approval for a Conditional Use Permit pursuant to Zoning Ordinance, Section 17.88.
2. A Planning Commissioner(s) shall be appointed to act as liaison with the project applicant and to review and approve any minor modifications to the project. If the changes are beyond the scope of the liaison, the matter shall be referred to the Planning Commission for their approval. The Liaison will provide periodic status reports of the project to the Commission
3. A regular maintenance schedule shall be established in order to repair and provide paint touch-up to the faux chimney structures as necessary to ensure compatibility with the building architecture. A copy of the maintenance schedule shall be submitted to the Planning Department prior to issuance of any building permits.

## **ATTACHMENTS:**

1. Architectural Review Application
2. Construction Plans (site plan and elevations)
3. STEALTH letter to Epic Wireless
4. Photo Simulations (w/ faux chimney)
5. Photo Simulations (w/o faux chimney)



Submitted to  
10/27/2015

**CITY OF NEVADA CITY**  
317 Broad Street • Nevada City, California 95959 • (530) 265-2496

OFFICE USE ONLY	
Filing Fees	
Chk	Cash
Bus. Lic.	

### APPLICATION FOR ARCHITECTURAL REVIEW

Applicant/Property Owner

EPIC WIRELESS/C/O MARK LOSAUGH  
 Name 8700 AUBURN FOULM RD FOR VERIZON WIRELESS  
 Address GRANITE BAY, CA. 95746  
 City, State 916 203-4067  
 Phone

Check all that apply:

- A New Building
- Changes to Existing
- In the Historic District
- Other (Describe) \_\_\_\_\_
- Number of existing units \_\_\_\_\_
- Year of original construction \_\_\_\_\_

Supporting data must be attached:

- Color chips
- Material specs, i.e. roofing, windows, etc.
- Elevations/Site plans – 10 folded copies

Address and Assessor's parcel number of property where construction is proposed (also complete attached location key map):

109 North Pine St., Nevada City  
Street Address

05-397-01-000  
Assessor's Parcel Number

Nearest cross street \_\_\_\_\_

New floor area proposed NA S.F.

Briefly describe proposed project:

Installation of cellular antennas enclosed in stealth "chimney" structures on the roof, in addition to equipment cabinets installed inside existing suite on second floor.

Number of dwelling units on property 2

COMPLETE FOR ALTERATIONS TO EXISTING BUILDINGS:

Construction will involve (check all that apply):

- Foundation replacement
- Siding replacement -  All siding or  Repairs over \_\_\_\_\_ %
- Roof replacement
- Use of metal framed windows
- Removal of old materials. Describe: \_\_\_\_\_

NA

DESCRIPTION OF NEW CONSTRUCTION OR ALTERATIONS: Attach architectural elevations or perspective drawing showing all materials, colors, finish, lighting, ornamental devices, and any signs. The Commission prefers color chips.

SUPPORTING DOCUMENTS: Read and complete the attached pages and include any other statements or attach supporting information to substantiate that the architecture is consistent with the Mother Lode Era, or is otherwise consistent with the surroundings. Attach **TEN FOLDED COPIES** of the elevations and/or supporting information, including a site plan showing the existing and proposed building setbacks from all property lines. **ALL BUILDING DIMENSIONS, INCLUDING BUILDING HEIGHTS, MUST BE SHOWN ON THE ELEVATIONS.**

I am the owner or authorized agent for the subject property. If agent, submit letter from property owner.

Mark Losaugh  
Signature

9/28/15  
Date

FOR OFFICE USE ONLY

Approved by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



STEALTH Concealment Solutions, Inc.  
3034-A Ashley Phosphate Road, North Charleston, SC 29418  
tel 843.207.8000 toll-free 800.755.0689 fax 843.207.0207

Mark Lobaugh  
Epic Wireless, Inc.  
8700 Auburn Folsom Road, suite 400  
Granite Bay, CA. 95746

Dear Mark,

New customers are often interested in knowing how STEALTH can confidently warranty our work.

Let's start with a look at our concealment panels. The panels use durable, reinforced plastic or fiberglass skins. These materials are impervious to water and weather elements, but require protection from UV degradation. Every panel is factory coated inside and out with an industrial grade urethane paint that provides UV protection and is easily touched up or repainted with latex paints without adhesion promoters.

The concealment panels are typically supported by structural fiberglass (generally referred to as FRP – Fiberglass Reinforced Plastic) framing members. FRP is specifically designed not to corrode, rot, rust, or warp, making it the ideal framing material for RF-sensitive designs where structural steel is not an option.

STEALTH has installed sites in many corners of the globe, and high performance across various climate types is a key objective. Many of our sites are over a decade old, and continue to withstand harsh weather conditions. We do, however, recommend owners inspect their sites regularly and budget for ongoing maintenance.

A comprehensive maintenance review should include visual inspection of all concealment components, inspection/tightening of all fasteners and repainting exposed surfaces as required to maintain the UV protective barrier. Panel attachment fasteners should be snug to the panel, but not over-tightened. This allows for expansion and contraction of the materials over time and reduces stresses at the attachment points.

Our goal is always to deliver high-quality concealment systems that stand the test of time.

STEALTH® Concealment Solutions, Inc.  
Telephone: 800-755-0689  
[www.stealthconcealment.com](http://www.stealthconcealment.com)

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INTEGRITY.  
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*Existing*



*Proposed*



Proposed Verizon Installation

view from Broad Street looking north at site



278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 5-18-2015

*Existing*



*Proposed*



view from Broad Street looking north at site

278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 7-6-2015

Existing



Proposed



view from Commercial Street looking east at site  
278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 7-6-2015

*Existing*



*Proposed*



view from Commercial Street looking west at site  
278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 5-18-2015

*Existing*



*Proposed*



view from Commercial Street looking west at site  
278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 7-6-2015

**Existing**



**Proposed**



view from North Pine Street looking south at site

278749 Historic Nevada City  
109 North Pine Street, Nevada City, CA  
Photosims Produced on 7-6-2015