

RESOLUTION NO. PC-2025-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA UPHOLDING THE
ZONING ADMINISTRATOR'S APPROVAL OF A MINOR
CONDITIONAL USE PERMIT (PMCP-24-0029) FOR A NEW
WIRELESS COMMUNICATION FACILITY IN THE MG ZONE
FOR PROPERTY AT 2065 PLACENTIA AVENUE**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS
AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application PMCP-24-0029 was filed by John McDonald (Eukon Group), authorized agent for the property owner, Public Storage Partners LTD requesting approval of Planning Application PMCP-24-0029 is a request for a Minor Conditional Use Permit (MCUP) to allow for a new 55-foot tall wireless facility disguised as a pine tree (mono-pine) on a property with an existing, similar 55-foot tall mono-pine. The support facility for the mono-pine is proposed to be located inside three existing storage units adjacent to the proposed mono-pine.

WHEREAS, a duly noticed decision was made by the Zoning Administrator on July 17, 2025, with all persons having the opportunity to submit written comments for and against the proposal;

WHEREAS, on July 24, 2025, Council Member Reynolds submitted a "Call to Review" Application (PAPL-25-0004) for the Zoning Administrator's approval of PMCP-24-0009;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 8, 2025, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the CEQA per Section 15303 (Class 3) New Construction or Conversion of Small Structures; and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit

B, the Planning Commission hereby **APPROVES** Call to Review Application PAPL-25-0004, upholding the Zoning Administrator's approval of Planning Application PMCP-24-0029, with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Call to Review PAPL-25-0004 and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 8th day of September, 2025.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025-____ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on September 8, 2025 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2025-__

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) & 13-144(b) because:

Finding: *“The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.”*

Facts in Support of Findings: The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The height and disguise of the new facility will match the existing wireless facility on the property, ensuring visual consistency and minimizing aesthetic impact. The use will be conducted on a proposed mono-pole on a site with an existing mono-pole facility and at a height that is necessary to provide coverage and will not generate substantial noise, excessive traffic or otherwise have detrimental effects on the surrounding uses.

Finding: *“Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.”*

Facts in Support of Finding: The project will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood in that the FCC has jurisdictional authority with regard to the health and safety of telecommunications facility. Additional conditions have been added to ensure that antenna frequency does not interfere with the frequency used for public safety communications and that all equipment remain in good working condition. The installation of the new antennas and equipment area will comply with all applicable Building and Fire Codes.

Finding: *“Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.”*

Facts in Support of Finding: The proposed antennas and equipment area are located in an existing mini-storage facility mono-pole. With the approval of a minor conditional use permit for structure height above standard, the antennas and equipment area comply with all zoning requirements and is consistent with the General Plan land use designation in that the equipment will be screened from view from other surrounding developments. In addition, the location of the equipment area is not visible from offsite areas. Granting the minor conditional use permit will provide improved wireless services to

residents and visitors to the City, on a site that has an existing facility for another carrier (Verizon), also disguised as a mono-pine tree. The proposed antenna will be compatible with the existing uses located in the surrounding area and will not generate noise or parking impacts.

Finding: *“Strict conformance with the development standards specified will unreasonably limit, or prevent, reception or transmission of signals, or result in excessive expense in light of the cost of purchase, installation and operation of the antenna(s).”*

Facts in Support of Finding: Adhering to a 30-foot height limit for the proposed wireless communication facility will unreasonably limit reception or transmission of signals or result in additional expense. Wireless communication facilities function based on line-of-sight technology, which means that in order to send and receive a signal one antenna must “see” the other. Standard heights for wireless facilities in typical suburban environments are often 55 feet above ground. This height is usually adequate to avoid signal interference caused by other buildings and trees and is sufficient to be seen by other antennae on the same network. Restricting the wireless communication facility to a height of 30 feet would diminish the antennas ability to send or receive signals and would necessitate placing more antennas in order to provide roughly the same coverage for the same geographic area as one antenna located at 55-foot high. This will result in additional expenses to acquire property leases and then to purchase, install, and operate the additional antennas. Additionally, the site contains an existing, another 55-foot-tall wireless facility disguised as a mono-pine tree.

Finding: *“The deviation from applicable development standards represents the minimum adjustment necessary to prevent unreasonable limitations on the reception or transmission of signals.”*

Facts in Support of Finding: Strict compliance with all development standards (e.g., setbacks, height) would severely limit the functionality and coverage of the facility. The height and placement of the proposed mono-pine are essential to ensure effective signal propagation and service and mimic the existing facility on site. Additionally, as mentioned in their applicant letter, the proposed height does not allow AT&T to close the entire gap in coverage, however, is a minimum necessary to make this site effective while matching the existing on-site facility. The letter also states that any further reduction in height would compromise service and coverage quality. The proposed deviations represent the minimum necessary to maintain reliable signal transmission while achieving stealthing objectives.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures. This project proposes the construction of a new wireless facility disguised as a pine tree (mono-pine), with the support facility for the mono-pine proposed to be located inside three existing storage units adjacent to the mono-pine. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location, and would not impact any historic resources.
- C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL (PMCP-24-0029)

- Plng.
1. The use of this property as a mini-warehouse storage development with two wireless facilities disguised as mono-pines shall comply with the approved plans and these conditions of approval.
 2. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to final building inspection. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 3. Any change in the design or operational characteristics of the wireless communication facility shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
 4. At all times, the applicant shall not prevent City of Costa Mesa from having adequate spectrum capacity on City's 800 MHz radio frequency.
 5. The applicant shall provide a 24-hour phone number to which interference problems may be reported.
 6. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to City's designated representative upon activation of the facility.
 7. The applicant shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit and shall be responsible for the failure of any lessee or other users under the control of applicant to comply.
 8. All antennas shall be mounted as shown on the plans with appropriate screening to minimize visual impacts to surrounding properties and uses. Antennas shall be painted to match the foliage of the mono-pine. Supports shall be painted to match branches.

9. The proposed mono-pine tree shall be maintained such that it will resemble a pine tree for the life of the project, free from fading and loss of limbs. Branching shall be a minimum of 25 feet in diameter at the lower branches and tapering up to shorter branches toward to top, but in all cases branching shall extend forward of all antenna panels in order to provide adequate screening; minimum vertical spacing shall be provided to ensure the appearance of a tree while not interfering with the proposed facility. The equipment enclosure shall be painted to match the existing facility.
10. Maximum height of the antennas shall not exceed 55-feet of height as measured from existing grade.
11. All proposed equipment cabinets, antennas, wiring, cables, and conduit shall be well maintained and kept in good condition at all times. Any broken, damaged, faded, and exposed material shall be replaced and approved by Planning staff prior to installation.
12. Any future modifications to the equipment or antennas shall be done with prior approval of Planning staff and may require filing and approval of a minor conditional use permit to ensure compliance with applicable zoning codes.
13. Antenna frequencies shall not interfere with the frequency used for public safety communications.
14. The conditions of approval and code requirements of Zoning Application PMCP-24-0029 shall be blueprinted on the face of the site plan sheet of the plan check submittal package.
15. The applicant shall defend, with attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

16. No transmitting antenna or facility, except as categorically excluded by the Federal Communication Commission, shall exceed the radiofrequency (RF) radiation and maximum permissible exposure (MPE) limits for electrical and magnetic field strength and power density established by the National Council on Radiation Protection and Measurements (NCRP) and the 1992 ANSI/IEEE for an "uncontrolled environment." It shall be the responsibility of the applicant to provide evidence of compliance with applicable standards.

CODE REQUIREMENTS

The following list of State and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa. The applicant is also required to comply with any other applicable State and local laws not provided below.

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| Plng. | <ol style="list-style-type: none">1. Approval of the planning / zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.2. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.3. Antennas shall comply with the Antenna Development Standards in Section 13-142 of the Costa Mesa Zoning Code. |
| Bldg. | <ol style="list-style-type: none">4. Comply with the requirements of the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance. |

5. Plans shall be prepared by a California licensed Architect or Engineer. Plans shall be wet stamped and signed by the licensed Architect or Engineer prior to the issuance of building permits.
6. Construction / improvements that encroach within Public Utility Easements shall require written approvals from the utility companies associated with that easement.
- Bus. 7. All contractors and subcontractors must have valid business licenses to
Lic. do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.