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Irvine, CA 92618
2/5/2025

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Associate Planner
Economic and Development Services Department
77 Fair Drive
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Subject: Applicant Letter for Proposed Project Approval

Dear Justin,

I am writing to formally submit the application for the proposed AT&T wireless telecommunications facility at 2065 Placentia Avenue. This letter provides a general description of the project, details on proposed equipment and screening, and justifications for the required Minor Conditional Use Permit (MCUP), including responses to the findings required for approval as specified in the Costa Mesa Municipal Code (CMMC).

General Description of the Proposed Project

The proposed project involves constructing an AT&T wireless telecommunications facility totaling approximately 535 square feet. This includes a 55-foot tall monopine designed to match the height and stealthing of the existing wireless facility on the property, ensuring visual consistency and minimizing aesthetic impact.

Additionally, the project designates an area at the rear of the property for outdoor equipment and a backup generator, which will be installed within one of three existing storage units adjacent to the monopine. This placement minimizes both visual and acoustic impacts.

Proposed Equipment and Screening

The facility will include:

- (12) Panel Antennas
- (48) Remote Radio Units
- (8) DC9 Surge Suppressors
- (1) DC50 Surge Suppressor
- (2) GPS Antennas
- (1) Power Plant
- (2) Utility Trenches
- (1) Ciena Panel
- (1) Telco Box
- (1) Electrical Panel
- (2) Stacked Purcell Cabinets

(1) 20kW, 54-gallon Diesel Backup Generator

To mitigate any potential visual or noise impact, appropriate screening measures will be implemented. This includes:

- **Sound Barriers:** The generator will be housed inside one of the existing storage units to limit noise. A noise study has been provided to demonstrate compliance.
- **Architectural Design Elements:** The monopine will replicate the appearance and scale of the existing facility on-site. AT&T explored three siting options: front of property, rear of property, and colocation with the existing monopine. Due to existing tenants on the current structure, colocation is not feasible. The rear location was selected to reduce off-site visibility and comply with *13-142 Development standards* that states no front yard location is permitted.

Justification of Compatibility with Surrounding Developments

The proposed project has been designed with careful consideration of its compatibility with the surrounding developments, particularly the adjacent residential zones. The following factors support this compatibility:

- **Aesthetics:** The architectural style and materials will be consistent with or complementary to neighboring properties by stealthing the facility as a monopine.
- **Zoning Compliance:** The structure is sited as far as possible from residential property lines and Placentia Avenue, replicating the layout of the existing facility. All ancillary equipment will be fully screened from off-site views.
- **Community Benefit:** This project addresses a documented wireless service gap in the area, contributing positively to local telecommunications infrastructure. Please refer to the attached propagation maps.

As required by CMMC Title 13, Section 13-29(g)(2), the following findings support the approval of the MCUP:

1. Substantial Compatibility:

The proposed facility is substantially compatible with existing developments, particularly the existing monopine on-site while also being situated on a commercial property. The use of a stealth monopine minimizes aesthetic impacts, ensuring it does not detract from the character of the area.

2. No Detriment to Health, Safety, or Welfare:

The project complies with all local, state, and federal safety standards, including those related to RF emissions and generator noise. The generator is housed to reduce acoustic impact, and the installation does not introduce public safety concerns. Please see the attached passing EME report and noise study.

3. Consistency with the General Plan and Applicable Specific Plans:

The proposed use aligns with the site's General Plan designation and applicable zoning. Wireless facilities are conditionally permitted, and the proposal conforms to the intent of the City's policies regarding infrastructure development on commercial properties.

4. Strict Conformance Would Unreasonably Limit Signal Transmission:

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 monopine are essential to ensure effective signal propagation and service and mimic the existing facility on site.

5. Minimum Necessary Adjustment:

The proposed height does not allow AT&T to close the entire gap in coverage, however, is minimum necessary to make this site effective while matching the existing on site facility. The proposed deviations represent the minimum necessary to maintain reliable signal transmission while achieving stealthing objectives. Any further reduction in height would compromise service and coverage quality.

This proposal adheres to the standards set forth in CMMC Title 19, Telecommunications Regulations, ensuring compliance with local ordinances and design guidelines.

Thank you for your time and consideration of this application. Should you have any questions or need additional materials, please don't hesitate to contact me.

Sincerely,
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