



## Legislation Details

**File #:** 24-552      **Version:** 1      **Name:**  
**Type:** Public Hearing Item      **Status:** Agenda Ready  
**File created:** 5/28/2024      **In control:** Planning Commission  
**On agenda:** 7/3/2024      **Final action:**  
**Title:** SUBJECT: Conditional Use Permit #1277, initiated by AT&T Mobility, on behalf of The Church of the Nazarene of Merced, California, property owner. This application involves a request to construct a 55-foot-tall wireless communication tower in the form of a stealth mono-pine tree at 1717 E. Olive Avenue, generally located at the northeast corner of E. Olive Avenue and Parsons Avenue, with a General Plan designation of Low Density Residential (LD), and a Zoning classification of (R-1-6)  
\*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
1) Environmental Review #24-10 (Categorical Exemption)  
2) Conditional Use Permit #1277

### SUMMARY

AT&T Mobility is requesting approval to construct a 55-foot-tall wireless communication tower in the form of a stealth mono-pine tree at 1717 E. Olive Avenue (Attachment D) within a Low Density Residential (R-1-6) Zone. The project is located at the northeast corner of E. Olive Avenue and Parsons Avenue within a developed lot occupied by the Bear Creek Community Church of the Nazarene. Per Merced Municipal Code Land Use Table 20.58-2 - Review Procedures for Support Towers for Wireless Communication Facilities, a site plan review is required for stealth facilities within an R-1 Zone that are over 140% of the maximum height allowed within this zone. However, as described in the background section of this report, because the Site Plan Review Committee is referring this request to the Planning Commission, the land use permit required is now a conditional use permit. Staff is recommending approval of this application subject to the conditions contained in the Staff Report.

### RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-10 (Categorical Exemption), and Conditional Use Permit #1277, including the adoption of the Draft Resolution at Attachment A, subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. ATT A - #4137 CUP #1277.pdf, 2. ATT B - Location Map.pdf, 3. ATT C - Overall Site Plan.3.26.24.pdf, 4. ATT D - Elevations .pdf, 5. ATT E - AT&T Photo Sims.Updated.4.15.2024.pdf, 6. ATT F - AT&T Coverage Map 3 miles.pdf, 7. ATT G - Radio Frequency emission compliance report.pdf, 8. ATT H - Alternative Site Analysis.pdf, 9. ATT I - Draft SP #544 - 1717 E Olive Ave (Monopine wireless).pdf, 10. ATT J - Public Comments.pdf, 11. ATT K - Public Hearing Notice Map for CUP #1277.pdf, 12. ATT L - Cat Ex-CUP 1277 (ERC 24-10).pdf, 13. ATT M - Presentation.pdf

| Date | Ver. | Action By | Action | Result |
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