

# Hanrahan Appeal of the AT&T Wireless Facility at the Christ of the King Episcopal Church

Board of Supervisors  
December 2, 2014

14APL-00000-00025

# Legal Framework

- County regulation of telecommunications facilities is limited by the Federal Telecommunications Act
- Local governments cannot act based on perceived health effects of RF emissions
- County can deny a wireless communication facility permit application for aesthetic reasons under certain conditions.

# PROPOSED PROJECT SITE

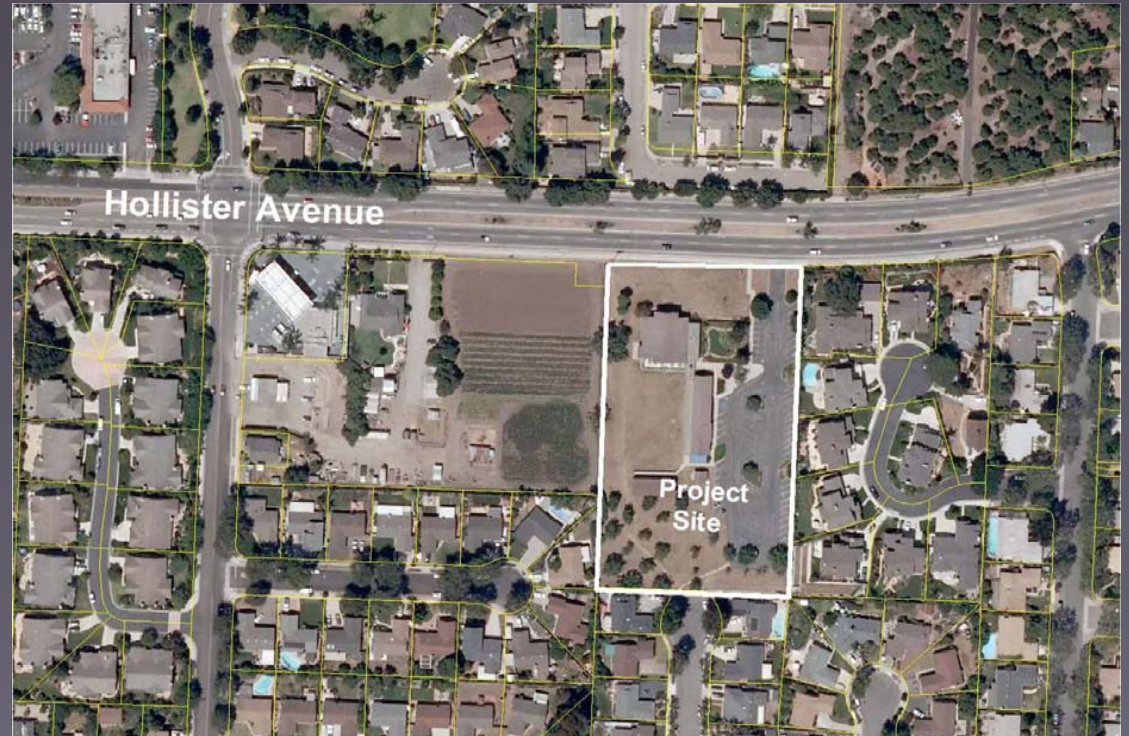
5073 Hollister Avenue

Zoned DR-4.6

Site: 2.97 acres

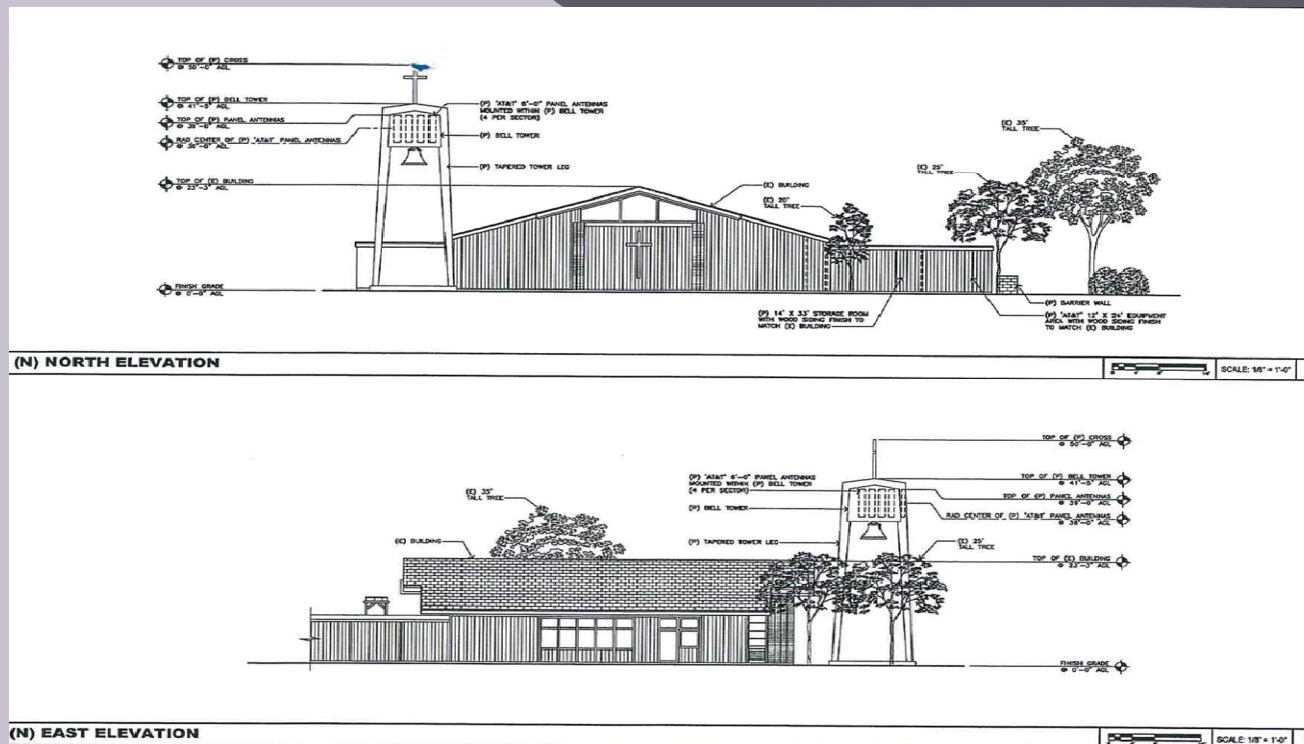
Goleta  
Community Plan  
area: Urban,  
Inland

Current use:  
Christ of the King  
Episcopal Church  
76-CP-027



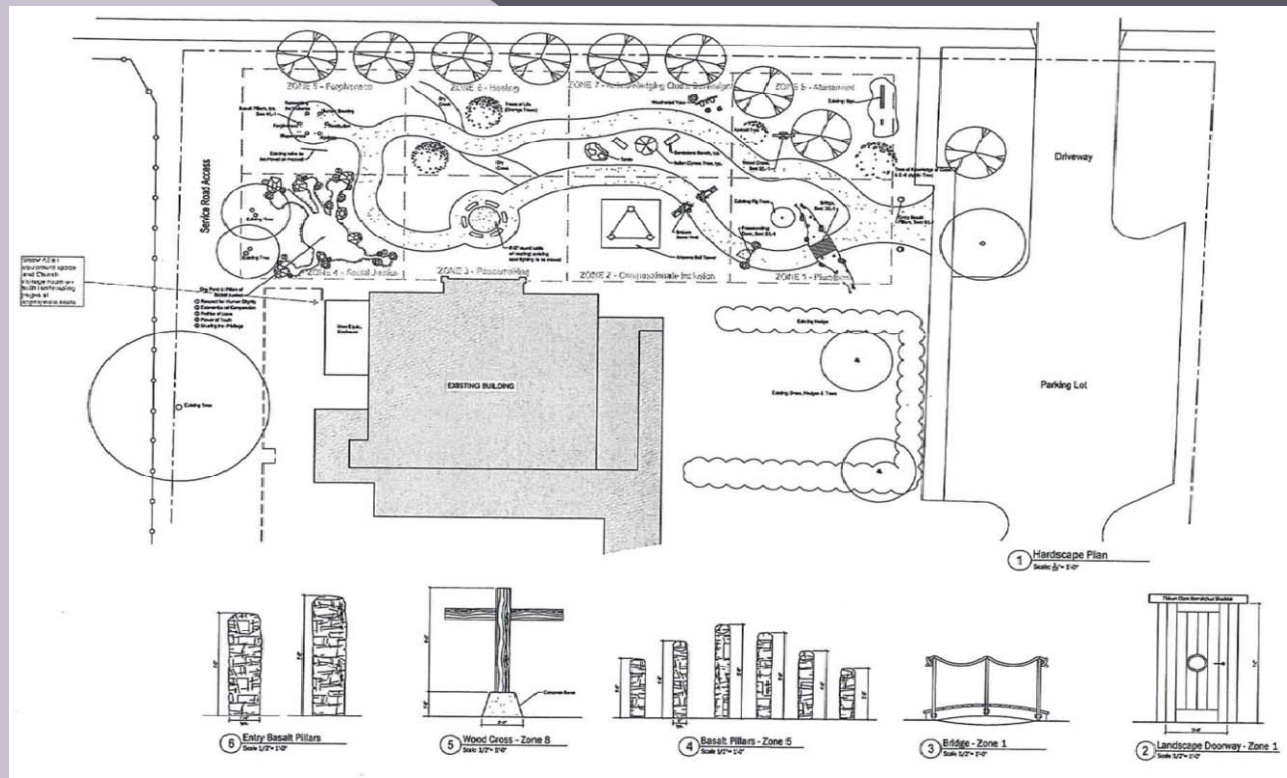
# Proposed Project

- 50 ft. tall antenna support structure camouflaged to resemble a church bell tower
- Twelve (12) 6-ft. panel antennas
- New 14' x 33' church storage enclosure



# Proposed Project

- 12' x 24' AT&T equipment enclosure
- Project partially screened by proposed "Reconciliation Garden"



# Appeal Issue No. 1

The appellant contends that the 50' steel tower will block the mountain views and that the Planning Commission did nothing to address 'good neighbor' policies to protect the appellant's views of the mountains from San Domingo Drive

# Appeal Issue No. 1

## Response:

- Visual simulations show that the facility would have minimal impact on the views of the Santa Ynez mountains.
- Compatible with the existing manmade environment.
- Complies with all of the LUDC telecommunication facilities development standards.
- “Good Neighbor” provisions are voluntary and apply only to residential development.









Proposed New Faux  
Bell Tower Location

## Appeal Issue No. 2

The appellant contends that the Planning Commission and AT&T failed to properly address the Federal policies for site specific Radio Frequency radiation reports. Additionally, the RF report did not consider the two-story homes located nearby.

# Appeal Issue No. 2

## Response:

- RF report concluded that the maximum power density generated by the AT&T antennas would be 2.46 percent of the FCC's occupational limit
- For two-story structures, the RF report concluded that the public exposure limit would be less than 1% at 100 ft from proposed antenna structure
- Closest two-story residence is approximately 200 feet east of the project site

## Appeal Issue No. 3

The appellant contends that the Planning Commission abused its discretion, and did not provide sufficient information and community outreach needed for a Major Conditional Use Permit. Additionally, the property value impacts, aesthetics and views and safety were not vetted with neighbors



# Appeal Issue No. 3

## Response:

- All of the LUDC requirements for noticing were adhered to
- The project is within FCC limits
- P&D does not regulate on the basis of property values
- The proposed project would have minimal impact on the Santa Ynez mountains as viewed from San Domingo Drive

# Staff Recommendation:

- Deny the appeal, Case No. 14APL-00000-00025, thereby upholding the Planning Commission's approval of the project;
- Make the required findings for the project, including CEQA findings;
- Determine the project is exempt from CEQA pursuant to Section 15303 and 15304 of the State Guidelines for the Implementation of the California Environmental Quality Act; and
- Approve de novo the Conditional Use Permit for the proposed telecommunications facility, 13CUP-00000-00014, subject to the conditions.