

**CITY OF COALINGA
VARIANCE TO
ZONING ORDINANCE APPLICATION**

CUP 20-02 (Variance)
Application Number

5/27/2020
Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: New Cingular Wireless PCS, LLC dba AT&T c/o Complete Wireless Consulting
Applicant's Mailing Address: 2009 V St, Sacramento, CA 95818
Telephone Number: 916-764-2632 Assessor Parcel No. 071-134-18
Property Location (Street Address): 117 Truman Street, Coalinga, CA 93210
Legal Description (lot, block, tracts, etc.): Please see sheet LS2 of site plans for full legal description of the property.

PROPERTY USE INFORMATION:

Current Zoning: Service Commercial (CS) Existing Use: RV Storage
Existing Number of Lots: 1 Proposed Number of Lots: 1
Area of Parcel (s) 0.19 acres
Proposed Use: AT&T proposes to build an unmanned, wireless telecommunications facility and associated ground equipment. The proposed facility would be 73' tall, and the ground compound would be 2500 square feet. Please see the Project Support Statement for further information.

The answers to the following questions must be made full and complete.

1. What are the special circumstances applicable to the property involved or to the intended use of the property, including size shape topography location, or surroundings (but not including monetary hardship), That do not apply generally to other property in the same zone or vicinity? Owing to topography, a shorter facility will not be able to provide wireless coverage to the surrounding area. This is the case for existing communication facilities in the City, including the 116' tall wireless facility at 990 West Elm Road and the 80' facility at 100 1st St. Please see project support statement, coverage maps, and alternative site analysis for further information.

2. What are the reasons that the property involved is unique and that such variance is necessary for the preservation and enjoyment of a substantial property right? Please see attached alternate site analysis and coverage maps for further information on the limited options for placing a wireless facility that would adequately fill the existing coverage gap in the City of Coalinga.

3. Would the proposed uses be materially detrimental to the public welfare or injurious to persons or property in the vicinity? The proposed facility would be stealthed (see attached photosimulations) to minimize visual impact. Improved wireless coverage would be beneficial to the surrounding area and Coalinga as a whole.

4. What were the original deed restrictions, if any, affecting the use of the property involved? Give the expiration date of these restrictions.

N/A

5. When was the above described property acquired by the applicant? Applicant acquired a leasehold interest in a portion of the property earlier this year for the purpose of building the proposed wireless facility.

6. What are the provisions of the ordinance from which you are requesting a variance? The maximum height in the CS zone is 50'. AT&T is requesting 73', which would be the minimum functioning height of the tower.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER (S) are required as applicable.

The forgoing statement and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.


Signature of APPLICANT/AGENT

Kevin Gallagher, Complete Wireless Consulting
Name of APPLICANT/AGENT (Please Print)

2009 V St, Sacramento, CA 95818
Mailing Address

916-764-2632
Telephone Number

Signature of OWNER

Name of OWNER (Please Print)

Mailing Address

Telephone Number