December 29, 2022

Crown Castle
Brigitte Porter
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Granite Bay, CA 95746
brigitte@streamlineeng.com

RE: Application for Minor Design Review, Site Plan Review, and Administrative Exception #P21-0752
(2164 E Dr Martin Luther King Jr Blvd; APN: 171-370-03)

Applicant,

This letter provides the City of Stockton’s approval of Minor Design Review, Site Plan Review, and Administrative Exception Application No. P21-0752 for the installation of a new Wireless Communication Facility, at 2164 East Dr Martin Luther King Jr Boulevard (Charter Way), located in the Commercial, General (CG) Zoning district, herein referred to as the “Project.” The Project will consist of the removal of an existing monopole Wireless Communication Facility and the installation of a new stealth Wireless Communication Facility with the incorporation of a stealth design. The Administrative Exception will allow the new stealth Wireless Communication Facility height to be increased by the maximum allowed 10%, to achieve a total height of 82'-0” tall. This approval is based on the following findings and requirements.

Design Review

Pursuant to §16.120.050(D)(1) of the Stockton Municipal Code (SMC), the project has been reviewed by Staff for compliance with the Citywide Design Guidelines and the Development Code standards. As a result of this review, staff recommends approval. The Director confirms staff’s recommendation based on the original findings and project-specific requirements described below.

Site Plan Review Committee

On May 18, 2022 and in conformance with SMC §16.152.010, the Site Plan Review Committee (SPRC) reviewed the revised Project and made a recommendation to the Director that the project is in compliance with the requirements of SMC §16.152.010 and approval should be granted. The Director concurs with the SPRC recommendation and hereby issues approval.
Design Review Findings

Citywide Design Guidelines Consistency

1. **Finding:** The proposed development is consistent with all applicable provisions of this Development Code and other applicable City ordinances. (SMC §16.120.060(A))

2. **Finding:** The general design considerations, including the character, quality, and scale of design are consistent with the purpose/intent of this chapter and the Guidelines and other design guidelines that may be adopted by the City. (SMC §16.120.060(B))

3. **Finding:** The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., awnings, exterior lighting, screening of equipment, signs, etc.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, and/or between the different types of uses in a mixed-use development. (SMC §16.120.060(C))

4. **Finding:** The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings. (SMC §16.120.060(D))

5. **Finding:** The general landscape design, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, planned maintenance, and protection of landscape elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment. (SMC §16.120.060(E))

6. **Finding:** The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazard. (SMC §16.120.060(F))

7. **Finding:** The building design and related site plans, including on-site parking and loading, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site. (SMC §16.120.060(G))

8. **Finding:** Special requirements or standards have been adequately incorporated, when applicable, into the building and/or site design (e.g., American Disabilities Act regulations, historic preservation, mitigation measures, open space, utilities, etc.). (SMC §16.120.060(H))

Administrative Exception Findings

1. **The granting of the exception will enable the site to be utilized in such a way as to not create a hardship in meeting a specific standard.** (SMC §16.112.050(A))

Pursuant to SMC §16.44.040 (Wireless Communications Facilities) the standard maximum allowed height is 75'-0". An Administrative Exception would allow a 10% height increase to a maximum height of 82'-6". The proposed project height of 82'-0" is permitted with an Administrative Exception. Increasing the project height from 75'-0" feet to 82'-0" will allow for collocation of other carriers, which will limit the need for additional wireless facilities in the area. Granting the exception to
increase the height of the wireless facility from 75’-0” to 82’-0” does not prevent the project from conforming with all other applicable development standards and its stealth design achieves the goal of screening from the public right-of-way due to its orientation in the existing park.

2. **The subject site would be physically suitable for the proposed administrative exception. (SMC §16.112.050(B))**

The subject site is zoned Commercial General (CG), which allows minor wireless facilities by right per SMC §16.20.020 (Allowable land uses and permit requirements). The subject site has a Wireless Facilities approval (WF015-06) and has been developed and served by existing utilities. The project provides setbacks, landscaping, and parking as required by Government Code §65915(p)(3)(C). All of this is accomplished in conformance with all applicable development standards; thereby, demonstrating the site is physically suitable for the Project.

3. **The granting of the exception, with conditions that are imposed, will not be detrimental to the public convenience, health, interest, safety, or general welfare of the City or injurious to the property or improvements in the zone or neighborhood in which the property is located. (SMC §16.112.050(C))**

The Project concerns the increase in the maximum height for a new stealth wireless facility in a Commercial General (CG) zone, which is necessary to construct the facility to maximize its use to serve the surrounding area. Granting the exception to increase the height will not be detrimental to public convenience, health, interest, safety, or general welfare of the City, or injurious to the property or improvements in the zone or neighborhood in which the Project is located.

4. **The granting of the exception will be consistent with the general land uses, objectives, policies and programs of the General Plan, any applicable specific plan, precise road plan, or master development plan, and the intent of this Development Code. (SMC §16.112.050(D)).**

Granting the exception, would be consistent with the general land uses, objectives, policies, and programs of the General Plan, and the intent of this Development Code. The granting of this exception is related to a minimal increase in the maximum structure height.

**Project- Specific Requirements**

**Design Review, Site Plan Review, Administrative Exception**

1. The project approved by this action shall conform to the plans, elevations, and color/material board included as Exhibits A and B.

2. The replacement Monopine Cassion to replace the existing Wireless Communication Facility shall be composed of an (8’) eight-foot diameter, as specified in Exhibit A.

3. The approved foliage type for the new Stealth Wireless Communication Facility is Pine 70% Green/30% Brown Foliage specified in Exhibit B.

4. The new (6’) six-foot tall CMU wall shall be composed of masonry as previously approved in WF015-06.
5. The connex storage container on-site shall be removed or a Temporary Activity Permit pursuant to SMC §16.164.030 shall be required for the existing accessory structure.

6. Prior to Building Permit submittal, a 20’ access easement shall be recorded on the west side of the subject parcel with the Engineering Division, as specified in Exhibit A. All work performed in the City public right-of-way or within utility easements shall be subject to the appropriate Engineering permits. A copy of the recorded easement shall be required at time of Building Permit submittal.

7. Submit the appropriate Building and Fire permits for any alterations to the wireless facility and equipment on site.

8. The maximum height of the wireless facility located at this site shall not exceed 82’-6” as specified in Exhibit A.

9. The installation of the new stealth Wireless Communication Facility shall not expand outside the footprint of the existing wireless facility enclosure location.

**Standard Requirements**

10. Changes to the approved plans shall be reviewed in accordance with Stockton Municipal Code §16.04 (Changes to an Approved Project).

11. Plans submitted for purposes of building permit(s) shall reflect compliance with the American Disabilities Act and standards at Development Code Table 2-3, including all other aspects of Municipal Code Title 16 (Development Code), as applicable.

12. The use shall be carried out in compliance with all applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.

13. Compliance with these requirements is mandatory. Failure to comply with these requirements is unlawful, constitutes a public nuisance, and is subject to the remedies and penalties identified in the Stockton Municipal Code, including but not limited to, monetary fines and revocation or modification of said Design Review, Site Plan Review, and Administrative Exception approval.

14. This approval shall become void unless the required building permit is submitted within 12 months of the approvals effective date. An extension may be requested in accordance with SMC §16.120.080(D).

15. All work performed under a building permit for which drawings and plans have been approved under the procedures and requirements of SMC §16.120.010 shall conform to the approved drawings and plans. The signed and/or stamped plans shall be submitted before, or at the same time as, the building permit application.

16. This approval shall become void unless the required building permit application is submitted within 12 months of the design review being issued. An extension may be requested in conformance with SMC §16.96 (Expiration and Extensions); however, any extension shall be in compliance with the
requirements of this Development Code and adopted design guidelines in effect at the time of the extension request.

California Environmental Quality Act

The Site Plan Review and Design Review are Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines §15268 (Ministerial Projects). Site Plan Review approvals are ministerial actions as stated in SMC §16.152.050(C)(5) (Ministerial Action) that are not subject to SMC §16.88.040 (Environmental Determination). Design Review is a ministerial action as well given the proposed use is allowed by-right (see SMC §16.120.040(A) and §16.120.050(D)(1)(a)).

This Administrative Exception is Categorically Exempt from CEQA pursuant to CEQA Guidelines §15302 (Class 2, Replacement or Reconstruction) Replacement because the project entails the replacement of an existing wireless facility tower with a new tower at the same site, which will have substantially the same purpose and capacity.

Conclusion

The Site Plan Review aspect of this decision is effective immediately. The Design Review aspect of this decision is appealable to the Planning Commission in accordance with SMC §16.120.080(A) and Chapter §16.100 (Appeals). An appeal must be made to the Community Development Department in writing within (10) ten days and accompanied by the requisite fee. The Site Plan Review aspect of this decision is effective immediately. The Design Review approval shall become valid (10) ten days after approval unless the action is appealed.

The Administrative Exception is appealable to the Planning Commission in accordance with SMC §16.112.080(A) and Chapter §16.100 (Appeals). An appeal must have been made in writing to the Community Development Department within (10) ten days and accompanied by the requisite fee.

If you have any questions, please do not hesitate to contact me at Adrina.Cholula@stocktonca.gov or (209) 937-8605.

Regards,

Adrina Cholula, Assistant Planner
City of Stockton
Community Development Department

Attachments:
Exhibit A – Project Plans
Exhibit B – Color/Materials
**PROJECT INFORMATION**

- **SITE NAME:** SR572 CANO FUNERAL HOME
- **COUNTRY:** SAN JOSE
- **APN:** 1101-09-0004
- **SITE ADDRESS:** 2164 DR MARTIN LUTHER KING JR BLVD.
- **PROPRIETOR:** SR572 CANO FUNERAL HOME
- **PROJECT MANAGER:** T-MOBILE WEST LLC
- **CONSTRUCTION MANAGER:** STREAMLINE ENGINEERING AND DESIGN INC.

**DRIVING DIRECTIONS**

1. From I-5, take the exit for SR-99 E.
2. Go straight onto SR-99 E for 2.5 miles.
3. Take the exit for 21st Street and SR-99 W.
4. Continue straight onto SR-99 W for 1.5 miles.
5. Make a left turn onto DR MARTIN LUTHER KING JR BLVD.

**CODE COMPLIANCE**

- **2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, CCR**
- **2019 CALIFORNIA ELECTRICAL CODE, PART 2, TITLE 24, CCR**
- **2019 CALIFORNIA PLUMBING CODE, PART 2, TITLE 24, CCR**
- **2019 CALIFORNIA PIPELINE SAFETY CODE, PART 2, TITLE 24, CCR**
- **2019 CALIFORNIA INDOOR AIR QUALITY, PART 2, TITLE 24, CCR**
- **2019 CALIFORNIA MECHANICAL CODE, PART 3, TITLE 24, CCR**
- **2019 CALIFORNIA ENERGY CODE, PART 4, TITLE 24, CCR**

**DISABLED ACCESS REQUIREMENTS**

- The facility is designed not to have barriers that will prevent access to emergency egress. Access a requirement are not required in accordance with California State Building Code, Title 24, Sections 1016-2016.

**SHEET INDEX**

- **T-1** TITLE SHEET
- **T-2** NOTES
- **T-3** OVERALL SITE PLAN & SITE PLAN
- **T-4** EQUIPMENT PLAN & DETAILS
- **T-5** ANTENNA PLAN & DETAILS
- **T-6** ELEVATIONS
- **T-7** STRUCTURAL DETAILS
- **T-8** ELECTRICAL PLAN
- **T-9** GROUNDING PLAN & DETAILS
The construction notes for the funeral home project are detailed below:

### Construction Notes

1. **Excavation & Foundation**: Excavation must be performed according to the specified guidelines to ensure stability and adherence to local building codes. All excavation work must be done by qualified personnel, and the site must be properly secured to prevent any accidents.

2. **Structural Steel**: All structural steel must be designed and installed by certified professionals. The steel must meet the required specifications and be tested for strength and durability. The connections must be verified through a post-tension field inspection.

3. **Concrete Core/Drilling**: Concrete must be poured using high-quality materials and mixed according to the specifications. The core drilling must be performed by experienced professionals to avoid any damage to the surrounding structures.

### Structural Steel Notes

1. All steel construction must be performed by licensed and insured contractors. The steel must meet the required specifications and be tested for strength and durability.

2. All structural steel must be designed by a licensed engineer to ensure compliance with the building codes and standards. The engineer must provide detailed drawings and specifications for on-site review.

3. All structural steel connections must be verified through a post-tension field inspection. The connections must be tested for strength and durability.

### Expansion & Epoxy Anchors

1. Expansion and epoxy anchors must be installed in accordance with all requirements of the local building codes. The anchors must be tested for strength and durability.

2. All anchors must be installed by licensed and insured contractors. The anchors must meet the required specifications and be tested for strength and durability.

3. All anchors must be designed by a licensed engineer to ensure compliance with the building codes and standards. The engineer must provide detailed drawings and specifications for on-site review.

4. All anchors must be tested for strength and durability. The tests must be performed by an independent testing agency.

5. All anchors must be inspected by a licensed inspector to ensure compliance with the building codes and standards.

6. All anchors must be certified by the manufacturer to ensure compliance with the building codes and standards.

### Preliminary: Not for Construction

**Sheet Title:** T-2

**Sheet Number:** P21-0752

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**Battery Information**

**Battery Capacity:** (in Ah) 1200-2500

**Battery Type:** 12 V, 140 Ah

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**Battery Data Chart**

<table>
<thead>
<tr>
<th>Battery Model</th>
<th>Battery Type</th>
<th>Capacity (Ah)</th>
<th>Weight (lbs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 V, 140 Ah</td>
<td>12 V, 140 Ah</td>
<td>1200-2500</td>
<td>1400</td>
</tr>
</tbody>
</table>

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**Antenna Schedule**

<table>
<thead>
<tr>
<th>Antenna Type</th>
<th>Antenna Model</th>
<th>Frequency (MHz)</th>
<th>Antenna Type</th>
<th>Antenna Model</th>
<th>Frequency (MHz)</th>
<th>Antenna Type</th>
<th>Antenna Model</th>
<th>Frequency (MHz)</th>
</tr>
</thead>
</table>
These plans and specifications, as instruments of service, are and shall remain the property of Streamline Engineering and Design Inc. Whether the projects for which they are made are executed or not. These drawings and specifications shall not be used by any person or entity on other projects without prior written consent of the engineer.

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Exhibit A

Notice
New antenna to be mounted by crane. Proceed interfering, do not touch, and not responsible for the removal of any debris. Follow proper elevation and connections for new antenna connections.

- All antenna mounts & tower cables to be removed prior to installation of new antennas.
- Follow proper elevation and connections for new antenna connections.
- Do not touch antennas, do not work on antennas to interfere with mounting.
- Do not remove or alter any existing tower mounting.

Ground Level:
- Crown Castle 8'-6" Tall Wall
- (N) Antenna by Others, Ty
- (N) Antenna by Others, Ty
- (N) Movable Antenna, Ty of 6
- (N) Movable Antenna, Ty of 3
- (N) Movable Antenna, Ty of 3
- (N) Movable Antenna, Ty of 3
- (N) Movable Antenna, Ty of 3

East Elevation:
- Crown Castle 8'-6" Tall Wall
- (E) Movable Antenna, Ty of 6
- (E) Movable Antenna, Ty of 6
- (E) Movable Antenna, Ty of 6
- (E) Movable Antenna, Ty of 6
- (E) Movable Antenna, Ty of 6
- (E) Movable Antenna, Ty of 6
- (E) Movable Antenna, Ty of 6
- (E) Movable Antenna, Ty of 6

SR572 Cano Funeral Home
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2164 Dr Martin Luther King Jr Blvd, Stockton, CA 95205
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phoe: 916-660-1930
E-mail: kevin@streamlineeng.com Fax: 916-660-1941