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AT&T Project Number: CSL04566
AT&T Project Name: AT&T Land Line Switch

City of Ojai
CUP 20-005 & DRP 20-004
Project Comment Letter

Project Location

Approx. Address: 202 WEST OJAI AVENUE
APN: 021-0-104-070
Zoning: Commercial C-1

Project Representative (revised)

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Planning Department Comment Responses:

1. Include a preliminary title report which would include easements locations as well as any liens currently on the property.
 - a. Title report attached as Exhibit A
2. Include existing elevations in all directions which highlight the existing height of the screen wall located atop the existing AT&T building.
 - a. Update on pages A-3, A-4, A-5, and A-6
3. Provide an existing site plan which includes the location of the screen wall and all other rooftop equipment. The site survey (Sheet No. LS-1) includes several call-out of roof top equipment but doesn't provide a call-out for the existing screen wall. Additionally, all existing easements provided in the preliminary title report for this site must be plotted for clarification purposes.
 - a. Page LS-1 shows the location of the existing screen wall. It is displaying the proposed lease area only for legal clarification. For more details on existing and proposed screen walls and roof details, please see pages A-1 through A-6.
 - b. LS-2 states all existing recorded notes on the property. They all state in bold that they are not plottable on the map.

4. Identify how the panels will be located/concealed on the rooftop of the existing AT&T building. The call-out (Sheet No. A-4) on the plans states the panel antennas location (in a dashed line), but no detail as to how the panels will be concealed. A detail sheet could help clarify this information
 - a. Updated on pages A-3, A-4, A-5, and A-6. It is clouded to better explain that all antennas will be placed behind the new screen walls. The new screen walls will completely replace the previous screen walls.
5. Clarify the location of each photographic-simulation on the site plan for View 1 through View 4.
 - a. Updated Photo-simulations attached as Exhibit B. Drawings also now show on A-1 the location that each photo was taken from.
6. Provide a color and finished material palette for the proposed screening.
 - a. It will be mailed with the application.
7. Provide a photograph and address of a similarly designed and completed rooftop wireless facility, and under roughly the same setting as the proposed wireless facility. No information was included which addresses this requirement.
 - a. Attached as Exhibit C. All locations are out of state.
8. Include additional information within your Alternative Site Analysis section of your submitted Application for a Wireless Communication Facility, which includes the Project Information, Justification, and Alternative Site Analysis. The additional information needs additional factual detailed and meaningful comparative analysis between each alternative candidate and the proposed site that explains the substantive reasons why the applicant rejected the alternative candidate(s).
 - a. Updated Alternative Site Analysis attached that helps to better address your concerns/questions as Exhibit D
9. Include a structural analysis report with your next submittal. The structural analysis report must be prepared, signed and sealed by a California-licensed engineer, which assesses whether the proposed wireless communication facility demonstrates planned compliance with all applicable building codes.
 - a. Structural analysis is attached as Exhibit E
10. Include collocation consent with your next submittal. Collocation consent is a written statement, signed by a person with the legal authority to bind the applicant and the project owner, which indicates whether the applicant is willing to allow other transmission equipment owned by others to collocate with the proposed wireless communication facility whenever technically and economically feasible and aesthetically desirable.
 - a. Collocation consent attached as Exhibit F
11. Include additional information which clarifies the rationale for preferred location(s), as the commercial zones preference within the Ojai Municipal Code is no. six as least preferred. The information must identify a rationale for why the following preferences were not considered. The more-preferred locations include: Parcels owned or controlled by the City, Parcels owned or controlled by other government entities, Parcels principally used as a golf course, Parcels in agricultural zones, or Parcels in industrial zones.
 - a. Additional information was provided in the alternative site analysis as Exhibit D
12. Provide clarifying information as to proposed location of the wireless facility. The Ojai Municipal Code identifies Most strongly disfavored locations which states that permitted or construction wireless facilities shall not extend above the ridgeline.
 - a. The facility will only be increasing the ridgeline by 2ft. It proposes to remove the existing screen wall and replace it with a radio frequency transparent material so our antennas can be behind the screening and not visible at all.

13. Provide details for any proposed lighting. Lighting proposed on the rooftop must be compliant with Title 10, Chapter 2, Article 16.5 of the Ojai Municipal Code.
 - a. Updated per page A-2, section 1. It is clouded on the top of the page stating, "All lighting will be on timers and hooded per title 10, Chapter 2, Article 16.5, of the Ojai Municipal Code."
14. Identify on the site plan the proximity to the nearest residential structure and residential district boundary. Approximation would be provided in feet and take from the edge of the subject wireless facility to the residential district boundary or residential structure.
 - a. Updated per page A-1, Section 1. It shows that the nearest residential is approximately 400ft away.