



Chad Ortlieb
Principal Planner

Mike Vigliotta
City Attorney

Schylar Moreno
Administrative Assistant

AGENDA

Design Review Committee October 02, 2024

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

MARY ANNE SKORPANICH
Chair

JERICO FARFAN
Vice Chair

ANNE MCDERMOTT
Committee Member

ROBERT GROSSE
Committee Member

GREG LEDESMA
Committee Member

MICHAEL LOPEZ
Committee Member

VACANT
Committee Member

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website at www.cityoforange.org.

Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for the DRC's consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to DRC Members for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 15 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE**

Vice Chair Jerico Farfan

1.2 ROLL CALL**2. PUBLIC COMMENTS**

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on September 18, 2024.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [September 18, 2024 DRC Meeting Minutes](#)

3.2. A request for a new wireless colocation facility for AT&T on the rooftop of the existing Elks Lodge building, 211 E. Chapman Avenue (Design Review No. 5152-24).**Recommended Action:**

Approval by the Design Review Committee with staff recommended conditions.

Attachments: [Staff Report](#)
 [Attachment 1 -Vicinity Map](#)
 [Attachment 2- Letter of Explanation](#)
 [Attachment 3 - Project Plans](#)
 [Attachment 4 - Photo Simulations](#)
 [Attachment 5 - Section 106 Report](#)
 [Attachment 6 - DPR Form](#)
 [Attachment 7 - Paint Color Sample](#)
 [Attachment 8 - Development Standards Table](#)
 [Attachment 9 - Elks Letter of Support](#)

4. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, October 16, 2024 at 5:30 p.m., in the Council Chamber.

I, Schyler Moreno, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: September 26, 2024



Agenda Item

Design Review Committee

Item #: 3.1.

10/2/2024

File #: 24-0561

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Schyler Moreno, Administrative Assistant

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on September 18, 2024.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- September 18, 2024 Regular Meeting minutes



Agenda Item

Design Review Committee

Item #: 3.1.

10/2/2024

File #: 24-0561

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Schyler Moreno, Administrative Assistant

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on September 18, 2024.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- September 18, 2024 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Design Review Committee

September 18, 2024

1. OPENING/CALL TO ORDER

Chair Skorpanich called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Chair Skorpanich led the flag salute.

1.2 ROLL CALL

Present: Farfan, McDermott, Grosse, Ledesma, and Skorpanich

Absent: Lopez

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on September 4, 2024.

ACTION: Approved minutes as presented.

3.2. A request to install new wall signage at 845 E. Chapman Avenue (Design Review No. 5149-24).

ACTION: Approved Design Review No. 5149-24.

Approval of the Consent Calendar

A motion was made by Committee Member Ledesma, seconded by Committee Member McDermott, to approve the Consent Calendar as presented. The motion carried by the following vote:

Ayes: Farfan, McDermott, Grosse, Ledesma, and Skorpanich

Noes: None

Absent: Lopez

4. NEW BUSINESS

- 4.1. A request to construct a new single-family residence with a detached one-car garage in the Old Towne Orange Historic District, 323 E. River Avenue (Design Review No. 5136-24).**

Public Speakers:

The following spoke on behalf of the project:

Jim Balding, Architect; and Mike Muhonen, Owner.

Diana Zdenek spoke in support of specific changes to the project.

A motion was made by Committee Member McDermott, seconded by Committee Member Grosse, to recommend approval of Design Review No. 5136-24 to the Planning Commission with the following recommendation:

The front gate and fence are not to exceed 42 inches.

The motion carried by the following vote:

Ayes: Farfan, McDermott, Grosse, Ledesma, and Skorpanich

Noes: None

Absent: Lopez

- 4.2. A request to construct an addition to and remodel of an existing one-story single-family dwelling at 1791 N. Ridgewood Street in the Fairmeadow Eichler Historic District (Design Review No. 5142-24).**

Public Speakers:

The following spoke on behalf of the project:

Robert Imboden, Applicant Representative.

A motion was made by Committee Member Ledesma, seconded by Committee Member McDermott, to approve Design Review No. 5142-24. The motion carried by the following vote:

Ayes: Farfan, McDermott, Grosse, Ledesma, and Skorpanich

Noes: None

Absent: Lopez

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:26 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, October 2, 2024 at 5:30 p.m., in the Council Chamber.

Chad Ortlieb
Principal Planner



Agenda Item

Design Review Committee

Item #: 3.2.

10/2/2024

File #: 24-0574

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Arlen Beck, Associate Planner

1. SUBJECT

A request for a new wireless colocation facility for AT&T on the rooftop of the existing Elks Lodge building, 211 E. Chapman Avenue (Design Review No. 5152-24).

2. SUMMARY

The applicant proposes to install a new rooftop colocation wireless communication facility at the existing Elks Lodge building in the Old Towne Orange Historic District to increase overall coverage, capacity, and call quality.

3. RECOMMENDED ACTION

Approval by the Design Review Committee with staff recommended conditions.

4. BACKGROUND INFORMATION

Applicant: New Cingular Wireless PCS, LLC (AT&T Mobility), Sonal Thakur

Owner: Orange Elks Lodge Building Association, Robert Wilson (Elks VP)

Property Location: 211 E. Chapman Avenue

General Plan Designation: Old Towne Mixed Use-15S, 6-15 du/ac; Max. 0.6 FAR
(OTMIX-15S)

Zoning Classification: Old Towne Mixed Use Spoke Street-15S (OTMU-15S)

Existing Development: Elks Lodge Building

Associated Application: Minor Site Plan Review No. 1175-24.

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The major exterior components of this project include:

- Remove the existing abandoned 3-foot by 3-foot Fiberglass Reinforced Polyester (FRP) enclosure and replace with a new 6-foot by 6-foot FRP enclosure matching existing height.

- Install three 4-foot panel antennas (one per sector) and three 31-inch panel antennas (one per sector) all within the proposed FRP enclosure.
- Install six remote radio units (RRU) and three surge suppression devices (Raycap) on the rooftop at the proposed roof mounted H-frame.
- Install two Global Positioning System (GPS) antennas onto the existing abandoned rooftop chimney.
- Install a new cable tray from point of connection (POC) to the equipment lease area.

6. EXISTING SITE

The site is developed with the two-story Elks Lodge building which measures 48 feet high to the top of the parapet wall. According to historic Sanborn Fire Insurance maps, the site has historically been the location of the Elks Lodge building since its construction in 1924. The existing building is comprised of a currently vacant tenant space at 201 E. Chapman Avenue, a coffee shop and stationary store (Contra) at 115 N. Orange Street, and the Elks Lodge at 211 E. Chapman Avenue. The existing building is a contributor to the Old Towne Orange Historic District.

7. EXISTING AREA CONTEXT

The Elks Lodge building is located on the north side of the 200 block of E. Chapman Avenue in the National Register listed Old Towne Orange Historic District. The site is zoned Old Towne Mixed Use-15S (OTMU-15S). The property to the north of the site is zoned OTMU-15 and is used as a surface parking lot. Properties to the south of the site across Chapman Avenue are zoned OTMU-15 and are one- and two-story office and retail uses. The property to the east is zoned OTMU-15S and used as a one-story building with retail and offices. The property to the west across Orange Street is zoned OTMU-15S and is developed with a two-story office building and surface parking lot.

8. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1 Visibility of Equipment:

The applicant is proposing to take over an existing vacated wireless lease space at the project site. The antennas will be completely screened by the proposed 6'x6' FRP enclosure which will match the building's exterior color. Exterior equipment includes:

- three 4-foot panel antennas (one per sector)
- three 31-inch panel antennas (one per sector) all within the proposed FRP enclosure
- two GPS antennas attached to the existing abandoned chimney
- a new roof mounted H-frame with RRU and Raycap devices
- a new roof mounted cable tray

All equipment is located near the center of the building's rooftop. Photo simulations have been included as Attachment 4 to show the visibility of the proposed 6-foot by 6-foot FRP enclosure, which

is the only part of the proposed project visible from the street level. The proposed 6-foot by 6-foot FRP enclosure will match the height of the existing enclosure will be minimally visible from the street level. The proposed colocation will result in minimal changes to the rooftop that can be reversed in the future should the wireless communications facility no longer be in use.

Issue 2 Impact on the Historic District and Historic Properties:

Prior to scheduling the DRC hearing, the applicant provided proof of compliance with Section 106 of the National Historic Preservation Act of 1966 (NHPA) prepared by a consultant meeting the Secretary of the Interior's Professional Qualifications standards. The report concluded that there will be no direct adverse impacts to historic properties within the ½ mile radius Area of Potential Effect (APE). The documentation of the reviews was provided to the State Historic Preservation Office (SHPO) on April 24, 2024, via Form 621. In a letter dated May 29, 2024, SHPO concurred that the proposed undertaking will have no impact in the direct APE and the Visual APE. As a result, the preparation of an Environmental Assessment is not required, and no further Section 106 action is required for the proposed wireless installation.

Staff concurs with SHPO and the Section 106 report. The project will be limited to the rooftop and will not result in the addition of any exterior equipment that will alter the streetscape or appearance of the Historic District. The proposed 6-foot by 6-foot FRP enclosure will match the height of the existing enclosure and will be minimally visible from street level. Should the wireless communication facility be discontinued in the future, the exterior alterations are reversible and will not impact the overall integrity of the building's structure.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to 156 owners and occupants within 400 feet of the project on or before September 19, 2024, and the site was posted on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), because it consists of a new co-located wireless facility located at the rooftop of an existing building in the same lease dimensions of a previous wireless facility that it is replacing.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for

the project (OMC 17.10.070.G.1).

The proposed project conforms to the Historic Preservation Design Standards, which are the prescriptive standards and design criteria for projects within the Historic District. The proposed project complies with the Historic Preservation Design Standards for Old Towne, in that the Mechanical equipment is located in areas that are minimally visible from the street, the proposed equipment will be mounted on a flat roof with parapet walls and is fully screened, and the proposed equipment is attached using the least invasive method, without damaging historic features of the building as outlined under the Mechanical Systems section of the OTDS.

- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).

As proposed, the major wireless components will be contained at the rooftop and within the basement lease space. The proposed rooftop equipment will be minimally visible from the street, painted to match the building, and will not result in an impact or loss of integrity of the Historic District. The project will not have any adverse impacts on the Direct or surrounding historic properties. Furthermore, should the wireless communication facility be discontinued in the future, the exterior alterations are reversible and will not impact the overall integrity of the building's structure.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

The project is internally consistent and has an integrated design theme by matching the existing building's wall color to the proposed FRP screening. The screening is also visually compatible with other wireless facility and mechanical equipment screening on the roof of the building.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved October 2, 2024, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee.
2. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting.
3. The applicant agrees, as a condition of City's approval of Design Review No. 5152-24, to

indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. In accordance with Orange Municipal Code (OMC) Section.17.12.025.B.5, any owner of a wireless communication facility and any person or entity leasing property for a wireless communication facility shall provide written notification to the City of the discontinuance of the use of a wireless communication facility for wireless communication purposes for any period of longer than thirty (30) days. The notice shall state the date the facility was discontinued and shall be addressed to City of Orange, Community Development Department at 300 East Chapman Avenue, Orange, CA 92866 and shall be placed in the United States mail within thirty-one (31) days of such discontinuance.
8. Any wireless communication facility whose use has been terminated or otherwise revoked

shall be removed within ninety (90) days of the date of termination or revocation. Failure to comply with this provision shall constitute a public nuisance, which may be abated pursuant to OMC Chapter 8.04.

9. Any wireless communication facility, other than the applicant, interested in collocating on the transmission tower will be subject to a Land Use Application submittal and review with the Planning Division.
10. Maintenance of the facility equipment shall occur in perpetuity for the duration of the existence of the site and wireless improvements. The facility and all improvements shall be removed if the use is discontinued for a period greater than 30 days, unless a time extension is granted by the Community Development Director.
11. Should the project necessitate any new or upsized exterior visible vents, conduit, or transformers, utility meters, or support upgrades of the like, which are not shown on the approved plans and are visible from any grade elevation, the project shall return to the Design Review Committee for approval.
12. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless building permits are pulled within two (2) years of the original approval.
13. All construction activities shall conform to the City's Noise Ordinance, OMC Chapter 8.24, and shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays

14. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Letter of Explanation
- Attachment 3 - Project Plans
- Attachment 4 - Photo Simulations
- Attachment 5 - Section 106 Report
- Attachment 6 - DPR Form
- Attachment 7 - Paint Color Sample (physical example provided at meeting)
- Attachment 8 - Development Standards Table
- Attachment 9 - Elks Letter of Support



Agenda Item

Design Review Committee

Item #: 3.2.

10/2/2024

File #: 24-0574

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Arlen Beck, Associate Planner

1. SUBJECT

A request for a new wireless colocation facility for AT&T on the rooftop of the existing Elks Lodge building, 211 E. Chapman Avenue (Design Review No. 5152-24).

2. SUMMARY

The applicant proposes to install a new rooftop colocation wireless communication facility at the existing Elks Lodge building in the Old Towne Orange Historic District to increase overall coverage, capacity, and call quality.

3. RECOMMENDED ACTION

Approval by the Design Review Committee with staff recommended conditions.

4. BACKGROUND INFORMATION

Applicant: New Cingular Wireless PCS, LLC (AT&T Mobility), Sonal Thakur

Owner: Orange Elks Lodge Building Association, Robert Wilson (Elks VP)

Property Location: 211 E. Chapman Avenue

General Plan Designation: Old Towne Mixed Use-15S, 6-15 du/ac; Max. 0.6 FAR
(OTMIX-15S)

Zoning Classification: Old Towne Mixed Use Spoke Street-15S (OTMU-15S)

Existing Development: Elks Lodge Building

Associated Application: Minor Site Plan Review No. 1175-24.

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The major exterior components of this project include:

- Remove the existing abandoned 3-foot by 3-foot Fiberglass Reinforced Polyester (FRP) enclosure and replace with a new 6-foot by 6-foot FRP enclosure matching existing height.

- Install three 4-foot panel antennas (one per sector) and three 31-inch panel antennas (one per sector) all within the proposed FRP enclosure.
- Install six remote radio units (RRU) and three surge suppression devices (Raycap) on the rooftop at the proposed roof mounted H-frame.
- Install two Global Positioning System (GPS) antennas onto the existing abandoned rooftop chimney.
- Install a new cable tray from point of connection (POC) to the equipment lease area.

6. EXISTING SITE

The site is developed with the two-story Elks Lodge building which measures 48 feet high to the top of the parapet wall. According to historic Sanborn Fire Insurance maps, the site has historically been the location of the Elks Lodge building since its construction in 1924. The existing building is comprised of a currently vacant tenant space at 201 E. Chapman Avenue, a coffee shop and stationary store (Contra) at 115 N. Orange Street, and the Elks Lodge at 211 E. Chapman Avenue. The existing building is a contributor to the Old Towne Orange Historic District.

7. EXISTING AREA CONTEXT

The Elks Lodge building is located on the north side of the 200 block of E. Chapman Avenue in the National Register listed Old Towne Orange Historic District. The site is zoned Old Towne Mixed Use-15S (OTMU-15S). The property to the north of the site is zoned OTMU-15 and is used as a surface parking lot. Properties to the south of the site across Chapman Avenue are zoned OTMU-15 and are one- and two-story office and retail uses. The property to the east is zoned OTMU-15S and used as a one-story building with retail and offices. The property to the west across Orange Street is zoned OTMU-15S and is developed with a two-story office building and surface parking lot.

8. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1 Visibility of Equipment:

The applicant is proposing to take over an existing vacated wireless lease space at the project site. The antennas will be completely screened by the proposed 6'x6' FRP enclosure which will match the building's exterior color. Exterior equipment includes:

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All equipment is located near the center of the building's rooftop. Photo simulations have been included as Attachment 4 to show the visibility of the proposed 6-foot by 6-foot FRP enclosure, which

is the only part of the proposed project visible from the street level. The proposed 6-foot by 6-foot FRP enclosure will match the height of the existing enclosure will be minimally visible from the street level. The proposed colocation will result in minimal changes to the rooftop that can be reversed in the future should the wireless communications facility no longer be in use.

Issue 2 Impact on the Historic District and Historic Properties:

Prior to scheduling the DRC hearing, the applicant provided proof of compliance with Section 106 of the National Historic Preservation Act of 1966 (NHPA) prepared by a consultant meeting the Secretary of the Interior's Professional Qualifications standards. The report concluded that there will be no direct adverse impacts to historic properties within the ½ mile radius Area of Potential Effect (APE). The documentation of the reviews was provided to the State Historic Preservation Office (SHPO) on April 24, 2024, via Form 621. In a letter dated May 29, 2024, SHPO concurred that the proposed undertaking will have no impact in the direct APE and the Visual APE. As a result, the preparation of an Environmental Assessment is not required, and no further Section 106 action is required for the proposed wireless installation.

Staff concurs with SHPO and the Section 106 report. The project will be limited to the rooftop and will not result in the addition of any exterior equipment that will alter the streetscape or appearance of the Historic District. The proposed 6-foot by 6-foot FRP enclosure will match the height of the existing enclosure and will be minimally visible from street level. Should the wireless communication facility be discontinued in the future, the exterior alterations are reversible and will not impact the overall integrity of the building's structure.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to 156 owners and occupants within 400 feet of the project on or before September 19, 2024, and the site was posted on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), because it consists of a new co-located wireless facility located at the rooftop of an existing building in the same lease dimensions of a previous wireless facility that it is replacing.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for

the project (OMC 17.10.070.G.1).

The proposed project conforms to the Historic Preservation Design Standards, which are the prescriptive standards and design criteria for projects within the Historic District. The proposed project complies with the Historic Preservation Design Standards for Old Towne, in that the Mechanical equipment is located in areas that are minimally visible from the street, the proposed equipment will be mounted on a flat roof with parapet walls and is fully screened, and the proposed equipment is attached using the least invasive method, without damaging historic features of the building as outlined under the Mechanical Systems section of the OTDS.

- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).

As proposed, the major wireless components will be contained at the rooftop and within the basement lease space. The proposed rooftop equipment will be minimally visible from the street, painted to match the building, and will not result in an impact or loss of integrity of the Historic District. The project will not have any adverse impacts on the Direct or surrounding historic properties. Furthermore, should the wireless communication facility be discontinued in the future, the exterior alterations are reversible and will not impact the overall integrity of the building's structure.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

The project is internally consistent and has an integrated design theme by matching the existing building's wall color to the proposed FRP screening. The screening is also visually compatible with other wireless facility and mechanical equipment screening on the roof of the building.

13. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans (date stamped approved October 2, 2024, and in the project case file), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee.
2. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting.
3. The applicant agrees, as a condition of City's approval of Design Review No. 5152-24, to

indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. In accordance with Orange Municipal Code (OMC) Section.17.12.025.B.5, any owner of a wireless communication facility and any person or entity leasing property for a wireless communication facility shall provide written notification to the City of the discontinuance of the use of a wireless communication facility for wireless communication purposes for any period of longer than thirty (30) days. The notice shall state the date the facility was discontinued and shall be addressed to City of Orange, Community Development Department at 300 East Chapman Avenue, Orange, CA 92866 and shall be placed in the United States mail within thirty-one (31) days of such discontinuance.
8. Any wireless communication facility whose use has been terminated or otherwise revoked

shall be removed within ninety (90) days of the date of termination or revocation. Failure to comply with this provision shall constitute a public nuisance, which may be abated pursuant to OMC Chapter 8.04.

9. Any wireless communication facility, other than the applicant, interested in collocating on the transmission tower will be subject to a Land Use Application submittal and review with the Planning Division.
10. Maintenance of the facility equipment shall occur in perpetuity for the duration of the existence of the site and wireless improvements. The facility and all improvements shall be removed if the use is discontinued for a period greater than 30 days, unless a time extension is granted by the Community Development Director.
11. Should the project necessitate any new or upsized exterior visible vents, conduit, or transformers, utility meters, or support upgrades of the like, which are not shown on the approved plans and are visible from any grade elevation, the project shall return to the Design Review Committee for approval.
12. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless building permits are pulled within two (2) years of the original approval.
13. All construction activities shall conform to the City's Noise Ordinance, OMC Chapter 8.24, and shall be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays

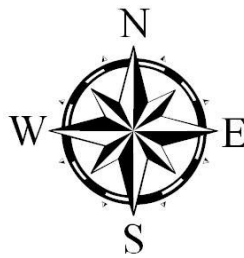
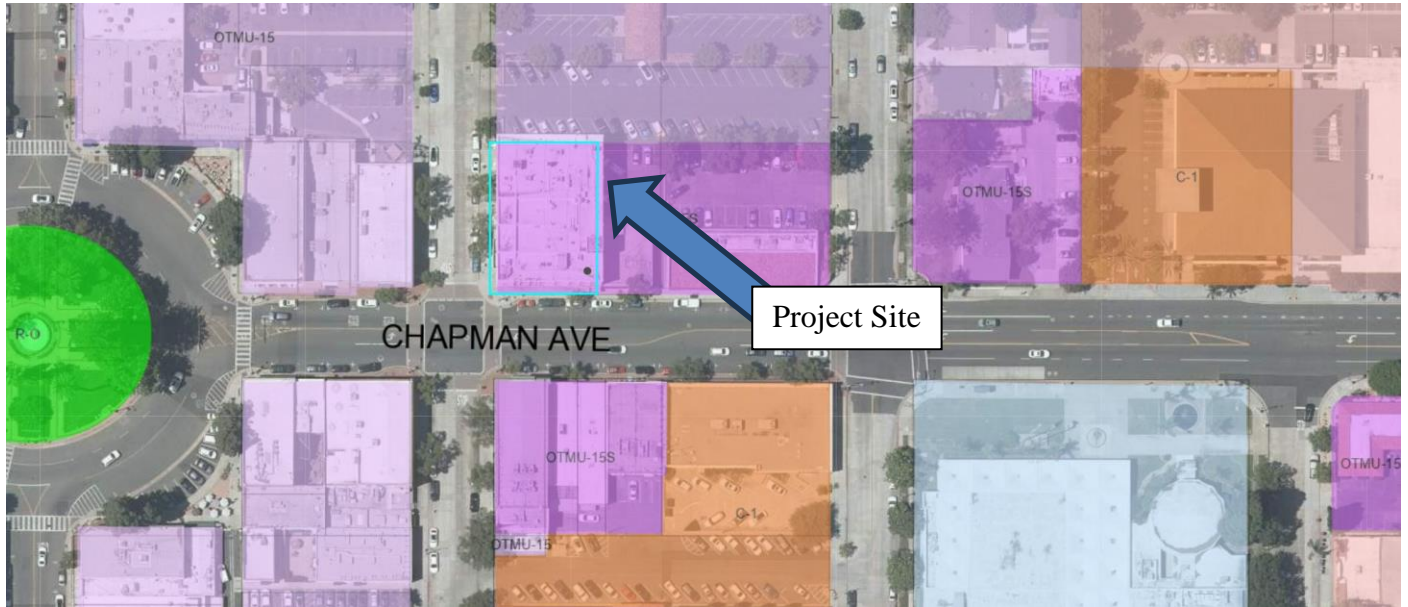
14. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Letter of Explanation
- Attachment 3 - Project Plans
- Attachment 4 - Photo Simulations
- Attachment 5 - Section 106 Report
- Attachment 6 - DPR Form
- Attachment 7 - Paint Color Sample (physical example provided at meeting)
- Attachment 8 - Development Standards Table
- Attachment 9 - Elks Letter of Support

Vicinity Map

211 E. Chapman

Design Review No. 5152-24



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



City of Orange
Application for an Eligible Facilities Request (EFR)
6409 Colocation, on the Rooftop of an Existing
Base Station

Project Information and Justification

AT&T is requesting approval of an Eligible Facilities Request (EFR), consistent with Section 6409 (a) of the Middle Class Tax Relief Act, to allow for the colocation of new AT&T wireless equipment on the rooftop of an existing building/base station. The proposed Wireless Telecommunications Facility is for the operation and construction of an unmanned, stealth, wireless telecommunications facility and presents the following project information for your consideration.

Project Name: CLL01157

Project Location

Address: 211 East Chapman Avenue
Orange, CA 92866
APN: 039-252-07
Land Use: Orange Elks Lodge Building Association
Zone: OTMU-15S
General Plan: OTMIX
Site Coordinates: 33.788236, -117.851778

Authorized Project Representative

Sonal Thakur, Eukon Group
65 Post, Suite 1000
Irvine, CA 92618
949-557-1616
sonal.thakur@eukongroup.com

Property Owner

Orange Elks Lodge Building Association
POC: Robert Wilson, Vice President
211 East Chapman Avenue
Orange, CA 92866
wilsonNb@aol.com

EukonGroup

Corporate Offices:
65 Post, Irvine, CA 92618
949-55-EUKON Office

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (“AT&T”) is proposing to colocated a new wireless telecommunications facility (“WTF”) on the rooftop of the Elks Lodge building, to serve residents and businesses in this portion of the community. The presence of this AT&T wireless facility will address a long standing gap in coverage in this portion of the City of Orange, by improving signal quality and capacity within AT&T’s existing wireless network. The wireless facility will help AT&T provide and improve critical wireless services in this area.

AT&T estimates that since introduction of the iPhone in 2007, mobile data usage has increased 360,000% on its network. AT&T forecasts its customers’ growing demand for mobile data services to continue. Customer needs require AT&T to design and maintain its network to provide and improve wireless signal quality and to increase data rates sufficient to stream video. Areas that do not meet this minimal standard, or where wireless service is otherwise compromised, represent service issues that must be addressed.

Specifically, this proposed WTF will help improve AT&T’s wireless services by improving primary coverage and offloading network traffic carried by existing facilities in the area. In addition, faster data rates allow customers to get on and off the network quickly, which produces more efficient use of AT&T’s limited spectrum. By placing the WTF in areas where AT&T’s existing wireless telecommunications facilities are constrained and where AT&T experiences especially high network traffic, AT&T can address the existing and forecasted demand and support 5G speeds in the near future.

Improving signal quality and Increasing data speed is critical to providing the mobile experience customers demand and to manage the unprecedented increase in mobile data usage on AT&T’s network. The Center for Disease Control and Prevention (CDC) tracks the rates at which American households are shifting from landlines to wireless telecommunications. According to the CDC’s latest Wireless Substitution Report, more than 70 percent of Americans rely exclusively or primarily on wireless communications in their homes.¹ In addition, the FCC estimates that 70 percent of all 911 calls are made from wireless devices.² And with AT&T’s selection by FirstNet as the wireless service provider to build and manage the nationwide first responder wireless network, each new or modified facility will help strengthen first responder communications.

AT&T selected the proposed facility as the best available means to address its service objectives in this portion of the City of Orange. The overall site location and design will comply with applicable code provisions, General Plan, and other published siting guidelines. In addition, the proposed facility fully complies with applicable design criteria. The project will involve the placement of panel antennas and associated equipment on a building rooftop behind FRP screening, which will be painted and textured to match the existing building, existing Verizon and T-Mobile facilities. It will not adversely affect the surrounding properties and will have a minimal physical and aesthetic footprint in this area.

¹ See *Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-June 2018*, available at <http://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201812.pdf>.

² See *911 Wireless Services*, available at <https://www.fcc.gov/consumers/guides/911-wireless-services>.

Project Description

The proposed unmanned, AT&T wireless telecommunications facility is on the rooftop of the existing Elks Lodge building, located in Historic Old Towne/The Plaza. The Elks Lodge building previously had three separate wireless carriers operating from the rooftop, all with land use entitlements formally approved by the City of Orange. Sprint, Verizon and T-Mobile were all operating on the subject building's rooftop. On April 1, 2020, T-Mobile officially completed its merger with Sprint. T-Mobile then was tasked with auditing and reviewing all of the Sprint and T-Mobile wireless site portfolios, to determine which sites would be modified, retained, and which would be decommissioned. The Sprint rooftop facility on the Elks Lodge building decommissioned in 2023, and T-Mobile would continue to operate on the rooftop.

AT&T's signal strength and network coverage in the Old Town Plaza area, and associated outskirts is poor. According to AT&T's RF Engineers, AT&T has been attempting to provide coverage to this area of town for over a decade. However, it has been challenging to find a viable candidate to locate and construct a macro site in this area of the City, due to various issues, including, but not limited to, landlord interest, construction feasibility, City easement approvals, and AT&T RF Engineering approval (meeting RF engineering coverage objectives).

Due to the T-Mobile and Sprint merger, Sprint gave the Elks Lodge notice that they would be decommissioning their equipment (T-Mobile would continue to operate on the rooftop). The Elks Lodge therefore reached out to AT&T Mobility management, directly, to advise that Sprint would be vacating their lease area. Several Elks Lodge members, visitors and residents of the Old Town and Orange area are AT&T customers. They have noticed they are not able to get a strong signal and coverage in the area, compared to other Elks Lodge members, friends and colleagues who are Verizon and T-Mobile customers, and are able to obtain strong reliable coverage in the Plaza and larger Old Town/City area. This is directly due to the presence of Verizon and T-Mobile having macro facilities on the Elks Lodge building.

Old Town is a major destination place that generates a lot of vehicular and foot traffic, from residents, businesses, Chapman University students, and other visitors. Aside from the daily draw and appeal of the Historic Old Town restaurants and shops, annual festivals and events like the Orange Plaza Rotary Annual Classic Car Show, City of Orange Treats in the Streets and Christmas Tree Lighting Ceremony, and the International Street Fair, continue to generate extremely large volumes of people visiting the Plaza and this area of the City of Orange. AT&T, being one of the major wireless carriers, therefore needs to have strong coverage and signal in their network, to be able to meet the demands of the customers visiting this area of the City.

With Sprint's departure and decommission from the Elks Lodge, with three wireless carriers operating, AT&T is now able to locate equipment where Sprint was previously operating. Sprint equipment was screened behind FRP material, at the middle of the rooftop. Verizon's equipment is behind FRP screening at the south east portion of the roof; T-Mobile's equipment is at the northwest corner/end of the building's rooftop.

AT&T is proposing to locate equipment in the vacated Sprint location. Additionally, AT&T proposes to expand the FRP screened lease area by an additional 3'x3', to match size and dimensions of the the expanded lease area that T-Mobile was approved for (and currently has constructed and on-air), at the northeast corner of the Elks Lodge building rooftop.

This proposed rooftop colocation, that utilizes the lease area of a previously operating carrier, now decommissioned, employs the least intrusive means of providing much needed coverage and signal to the AT&T network, and this area of the City. AT&T's RF Engineers are able to obtain a great line of sight at this rooftop elevation and location, and are allowed the same/equitable rights to develop and advance their network, as the City currently entitled to the two other major wireless carriers: Verizon and T-Mobile.

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE AND REPLACE (1) EXISTING FRP SCREEN ON ROOFTOP
- (6) PROPOSED AT&T PANEL ANTENNAS ON ROOFTOP
- (6) PROPOSED AT&T RRUS ON ROOFTOPS
- (6) PROPOSED RRUS AT BASEMENT LEVEL
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSORS AT BASEMENT LEVEL
- (3) PROPOSED AT&T DC9 SURGE SUPPRESSORS AT ANTENNAS
- (1) PROPOSED AT&T GPS ANTENNAS ON ROOF TOP
- (1) PROPOSED AT&T POWER PLANT AT BASEMENT LEVEL
- (1) PROPOSED AT&T BATTERY CABINET AT BASEMENT LEVEL
- (2) PURCELL CABINETS AT BASEMENT LEVEL
- (1) CIENA PANEL AT BASEMENT LEVEL
- (1) TELCO BOX AT BASEMENT LEVEL
- (1) ELECTRICAL PANEL AT BASEMENT LEVEL

AT&T's minimal equipment, in the decommissioned Sprint PCS lease area location, will be screened from view and consistent with the existing and previously proposed aesthetics of the building. The minor modifications proposed to locate AT&T's equipment and screen the equipment from view do not result in negatively impacting any public views, or the existing degree and fabric of the historic Elks Lodge rooftop and overall building. It does not result in impacting the degree or level of concealment currently and previously approved for other wireless carriers (3 carriers) to operate from the building's rooftop. AT&T's proposed project scope does not require or result in any excavation, only proposes 3 cabinets, and utilizes an old existing lease area spot abandoned by Sprint PCS. The proposal is consistent with the criteria and requirements of the Eligible Facilities Request Act (Section 6409 (a)- Wireless Facility Siting, Middle Class Tax Relief Act)

This employs the least intrusive means of providing much needed signal and coverage to the AT&T network, in this area of the City of Orange. Locating on a commercial rooftop, behind FRP screening is superior to collocating on an existing monopalm tower at grade, from an aesthetic standpoint. Additionally, monopalms limit the amount of equipment that AT&T's RF engineers can install on the tower, which are needed to get the best coverage and signal possible, and work with the existing AT&T wireless facilities in the network and surrounding area- so that signal and calls can be handed off to one another seamlessly, without dropping.

The facility location was chosen to fill a specific coverage gap in AT&T's wireless network in Orange. AT&T's RF Engineers are trying to improve the existing poor signal and coverage in this tourist/destination commercial corridor of the City of Orange. Old Town Orange, which includes the Historic Plaza, as well as area outside of the plaza, generates a lot of traffic and visitors, who frequent the restaurants, commercial establishments, City Hall, Chapman University, professional

offices or the overall Old Town area surrounding the plaza. Installation of the AT&T site on the Elks Lodge rooftop (locating in the space previously utilized by Sprint PCS), will drastically improve coverage in building, in-vehicle and pedestrian level coverage levels, to the north, south, east and west. Coverage maps from AT&T's Engineering department have been submitted for the City's reference, which show the existing conditions, coverage to be provided by the proposed site, and how deployment of this site would work with the AT&T network in this part of the City, by receiving and handing off calls and signal between other AT&T sites. The installation of proposed AT&T Site CLL01157, on the Elks Lodge rooftop building would improve and strengthen coverage and signal levels at all levels: in-building, in-vehicle, and pedestrian levels. Coverage strength and levels are improved along Chapman Avenue and Glassell Street, and extend all the way to Sycamore Avenue to the north, Culver Avenue to the South, North Cypress Street to the west, and Cambridge Avenue to the East. By strengthening and filling this coverage gap in the AT&T network and city, it will also assist with seamless transferring of calls and data from one tower to another, minimizing dropped calls or signal, as AT&T customers typically experience when in or near the Orange Plaza area of the City, and the immediate fringes and outskirts. Additionally, the presence of AT&T's wireless facility on the Elks Lodge rooftop will also provide FirstNet service, which is the only network built with and for first responders, and those who support them.

Historic Preservation Design Standards (HPDS)

AT&T's third party consultant, Environmental Assessment Specialists, Inc. (EAS) submitted FCC Form 621 and required documentation, to the State of California's Department of Parks and Recreation, Office of Historic Preservation. On May 29, 2024, Julianne Polanco, State Historic Preservation Officer, reviewed AT&T's documentation showing compliance with Section 106 of the National Historic Preservation Act of 1966.

The State Historic Preservation Officer, Julianne Polanco determined that AT&T's proposed rooftop colocation **will NOT** adversely affect historic properties.

Alternative Sites Analysis

AT&T analyzed and considered multiple parcels and locations to construct a wireless macro site that would address the AT&T network needs and objectives, for the longstanding gap in coverage in this area of the City of Orange. Several locations were not viable for one reason or another. The current proposed location to colocate (with Verizon and T-Mobile) on the Elks Lodge building is the most optimal and preferred.

- **10 Plaza Square (Masonic Lodge):** AT&T initially submitted an application to propose a wireless facility on the rooftop of this restaurant location in the plaza. However, the project was deemed to be infeasible, based on comments issued by the City's Public Works Department- Real Property Agent. A new transformer was installed on the south side of the parking lot trash enclosure. It was sized for the current needs for the restaurants at 109 and 111 South Glassell, because the owner of 10 Plaza Square did not want to partake, at the time. The Real Property Agent for the City advised that it would now, therefore need to be upsized, at the cost of the restaurant owner. A new SCE easement would be required from the transformer to a new meter for the AT&T wireless equipment, in the utility closet/meter room at 10 Plaza Square. The easement would be in the City parking lot, alley and sidewalk in the plaza. The alley is encumbered with easements,

utility lines and cannot accommodate any more easements. Additionally, the easement would need to be granted to SCE, not the property owner of 10 Plaza Square. Also, the Real Property Representative advised that no conduit would be allowed to be mounted to the building's exterior; it must be inside the building in a meter room or similar, to the roof for the cellular equipment. Given these substantial hurdles, this location was ultimately deemed to be infeasible.

- **130 N. Lemon (City Metrolink/Lemon Parking Structure):** This City owned building is not a designated historical building, but is located in the historic district. Initially, City Staff (Public Works and planning) discussed and considered preliminary designs for AT&T locating on the building's rooftop, in a faux brick staircase/elevator shaft. However, after more consideration and discussion, City of Orange Public Works and Planning staff advised that they ultimately do not want to allow any wireless facilities on this structure. They felt that it would adding to this structure could potentially open the floodgates for the rest of the buildings in Old Towne (not designated as historic) to be modified and potentially stray away from the existing historic character of the overall area. The City does not want to allow any type of additions or modifications to the City Metrolink/Lemon Parking Structure- all development types, not just wireless.
- **407 E. Chapman (City Main Library):** Dish Wireless has already taken the available cupola spot for wireless in the Main Library, and in lease negotiations with the City of Orange. This is not a viable location for AT&T. AT&T's RF Engineers asked if a second cupola could be added to the library building's rooftop. Eukon Group advised that the City would not support this, and this was further confirmed by City of Orange planning staff. The City advised they do not want a second carrier on the roof due to overcrowding and overall aesthetics. The Main Library was designed with a lot of work and forethought; the building was designed and constructed with a space for a wireless carrier to utilize. The Main Library is a prominent and noteworthy building that the City and residents have a lot of pride in. The existing architecture and design does not lend itself to colocation for a second wireless carrier, and it would not be well received and supported by the City.
- **Monoflagpole at Main Library-** AT&T's RF Engineers inquired if a stealth flag pole(s) could be installed somewhere at the Main Library. Both Eukon Group and City Staff advised that would not be appropriate and supported, in light of the existing flags at this location and the lack of space.
- **176 S. Grand Avenue (City of Orange- Old Fire Headquarters):** Eukon Group and AT&T approached the City of Orange to see if a stealth flag pole(s) could be proposed on the property of the old Fire Station Headquarters. The City advised this was not feasible, as the City is still discussing and analyzing what this building and parcel will be used for in the future. There is discussion to potentially demolish the building, but the plans for new development are still unknown and being discussed. With these unknowns, allowing any wireless or new development on this parcel will not be supported for the time being.
- **300 East Chapman Avenue (City Hall):** AT&T looked at the potential of locating stealth flag poles on the sides of the City Hall building or even in the front grass area along

Chapman Avenue. Planning Staff advised that T-Mobile is already utilizing the flags on the west side of the building, and the City would not support any additional flag poles on the property, as too many flags on the City Hall building would result in an odd aesthetic.

Project Objectives

To close a Significant Gap in this area, any combination of the following reasons may apply:

- Coverage: No Service, or insufficient Service in the area (Good, Average, or Marginal) and can apply specifically to the type of service provided (Voice or Data – GSM, 3G, 4G). Specifically, this proposed location addresses the following needs:
 - Upgrading LTE coverage from predominantly Marginal levels to Good signal levels.
 - Reducing the incidence of poor call quality or dropped calls when moving from an outdoor setting to an indoor setting.
- Capacity: Existing service is insufficient to meet existing demand by customers in and traversing through the area. Existing facilities servicing the area are overloaded preventing service, dropped calls or complete denial of service during peak usage hours.
- Quality: Service exists but strength of signal is weak, scarce or inadequate for use.

All the points above establish a Significant Gap in the coverage of service provided by AT&T. In this specific case, this location was selected because AT&T Radio Frequency (RF) engineers have identified a capacity gap in the area around the intersection of Chapman Avenue and Glassell Street, in the Old Town Plaza. AT&T's RF engineers seek to provide coverage to the surrounding commercial, residential and amusement park areas. The proposed site seeks to reduce network stress on the existing AT&T network. As a high-traffic area in commercial, amusement park, destination place corridor, and residential neighborhood, this area is experiencing an unusually high demand for service, as shown on the RF Coverage Maps. Currently there is lack of consistent Good and Average levels of coverage, which means the user experience is poor and/or spotty in the area. This new wireless telecom facility is the least intrusive option that will give relief to surrounding facilities and improve overall service in the area for both Data and Phone service. Because of the centrality of the coverage gap, and the specific distance requirements needed to prevent signal interference, AT&T selected the present site as the least-intrusive means of addressing the capacity gap.

The current existing levels of coverage in this area of the city are at poor and marginal levels. With the deployment of the proposed monopine tower, coverage and signal will be dramatically improved, such that strong coverage and signal is achieved at all levels of service. A strong signal will be provided to pedestrians outdoors, drivers in their vehicles, and individuals indoors in their houses, offices or other buildings. Coverage maps showing the existing signal and coverage,

compared with levels that will be provided after installation of the wireless facility have been submitted as part of this application.

Safety – RF Emissions FCC Compliance

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure. AT&T has submitted an RF Certification Letter and EME Report (prepared by an independent third party RF consultant) confirming the proposed project site will be compliant with the FCC guidelines and standards regarding all health and safety regulations.

The proposed AT&T stealth, rooftop colocation (EFR 6409) is well designed, utilizes the decommissioned Sprint PCS location and the least intrusive means of providing wireless coverage to the AT&T network and City of Orange. On June 6, 2022, AT&T submitted this project to the City of Orange, for Preliminary Application Review (MNSP 1170-24). On June 22, 2024, the City's Planning Division deemed the application complete, and advised that an application for a Minor Site Plan Review Design Review Committee.

We respectfully request the City of Orange approve the submitted project, and look forward to working with you towards its successful completion and approval.

Sincerely,

Sonal Thakur
Authorized AT&T Representative

Eukon Group
sonal.thakur@eukongroup.com
949-557-1616

T-1

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA
ZONE SIX STATE PLANE COORDINATE SYSTEM BASED ON THE
NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25).
DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON
THE SMARTNET REFERENCE NETWORK.

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED
ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B'
MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY
OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL
ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA
SIX STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND
DISTANCES DIVIDE BY 0.99997925

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE
"X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID
#06059C0161J, DATED 12/03/2009

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD
INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY
OF THE PROPERTY.

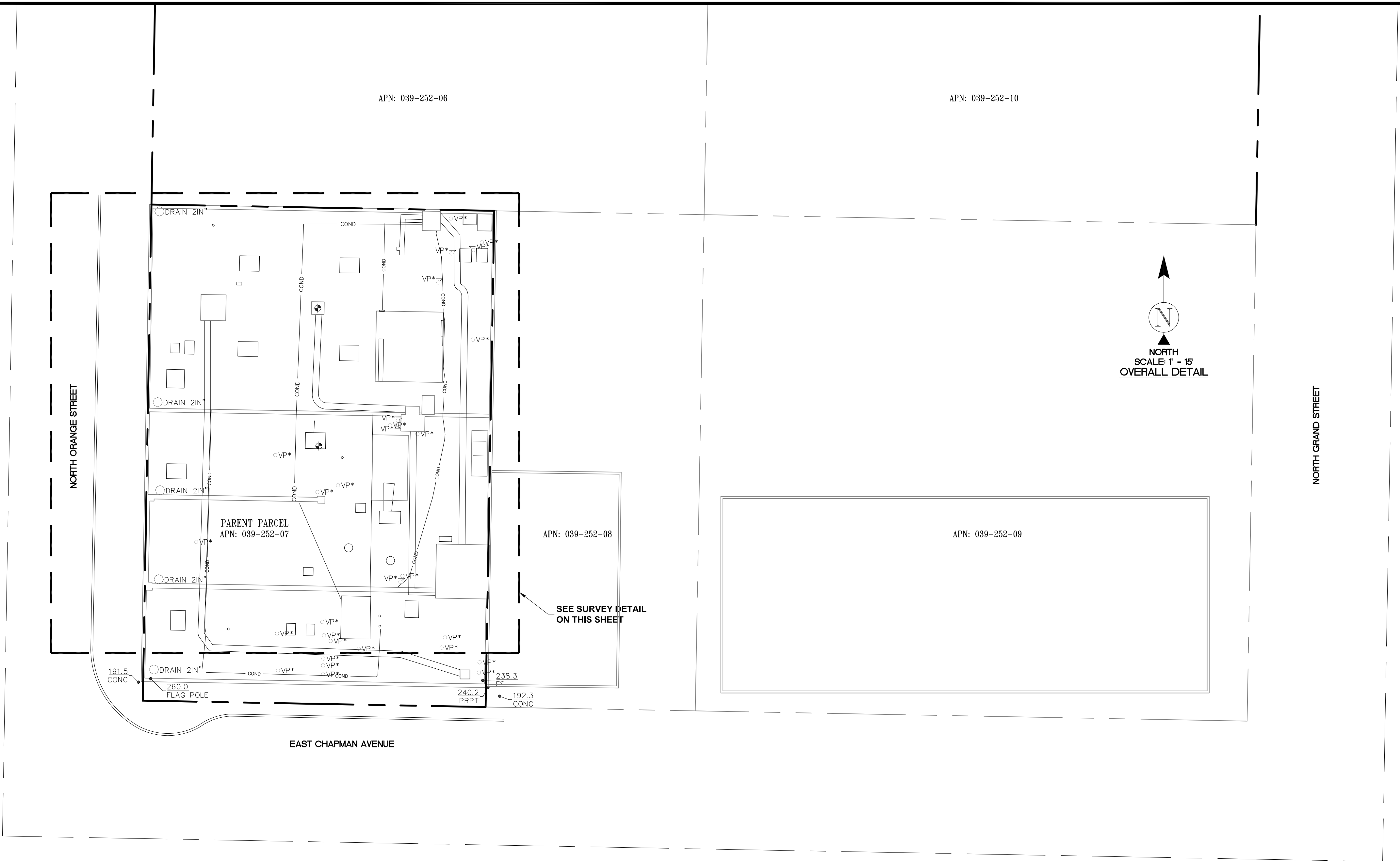
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES

POSITION OF GEODETIC COORDINATES - ALL SECTORS
LATITUDE 33° 47' 17.63" (33.788231) NORTH (NAD83)
LONGITUDE 117° 51' 06.40" (117.851778) WEST (NAD83)
GROUND ELEVATION @ NW BLDG. CORNER 191.7' (NAVD88)

POSITION OF GEODETIC COORDINATES - BLDG. CENTER
LATITUDE 33° 47' 17.30" (33.788139) NORTH (NAD83)
LONGITUDE 117° 51' 06.39" (117.851775) WEST (NAD83)
GROUND ELEVATION @ NW BLDG. CORNER 191.7' (NAVD88)

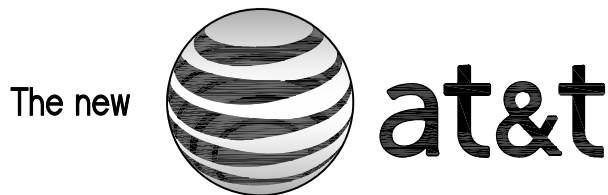
THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, THAT WOULD BE DISCLOSED IN SUCH TITLE REPORT.

TO BE PROVIDED BY TITLE.



FOR EXAMINATION ONLY

APPLICANT:



1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

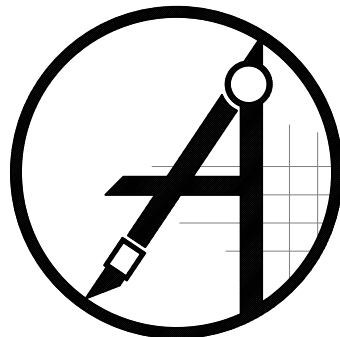
DRAWN BY: AC

CHECKED BY: NS

REVISIONS:

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A	11/28/23	PRELIMINARY	(AC
REV	DATE	DESCRIPTION	



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

PROJECT INFORMATION:

CLL01157

211 E. CHAPMAN AVE.
ORANGE, CA 92866
ORANGE COUNTY

SHEET TITLE:

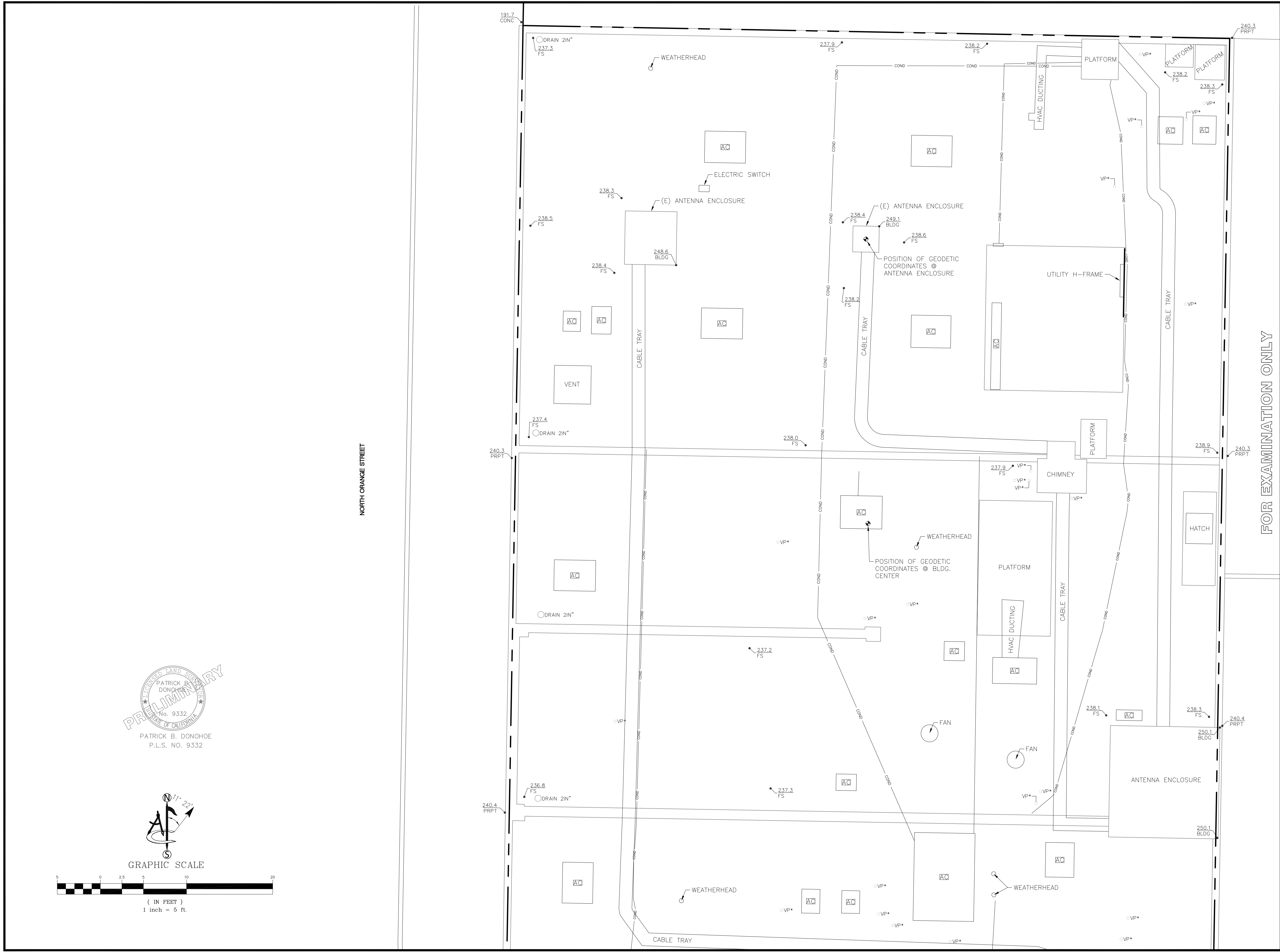
SITE SURVEY

SHEET NUMBER:

LS-1

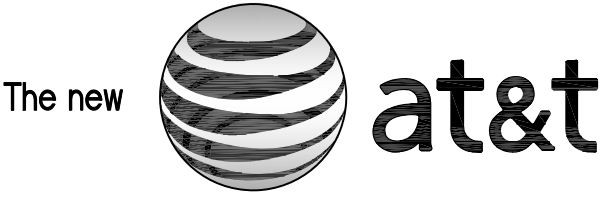
PATRICK B. DONOHUE
No. 9332
STATE OF CALIFORNIA

PATRICK B. DONOHUE
P.L.S. NO. 9332



FOR EXAMINATION ONLY

APPLICANT:



The new **at&t**

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:



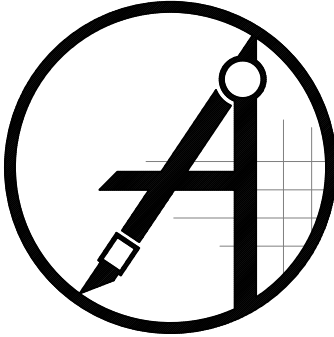
Eukon
an SFC Communications, Inc. Company

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: AC

CHECKED BY: NS

REVISIONS:			
A	11/28/23	PRELIMINARY	(AC)
REV	DATE	DESCRIPTION	



ambit consulting

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:

CLL01157

211 E. CHAPMAN AVE.
ORANGE, CA 92866
ORANGE COUNTY

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-2



PATRICK B. DONOHOE
P.L.S. NO. 9332

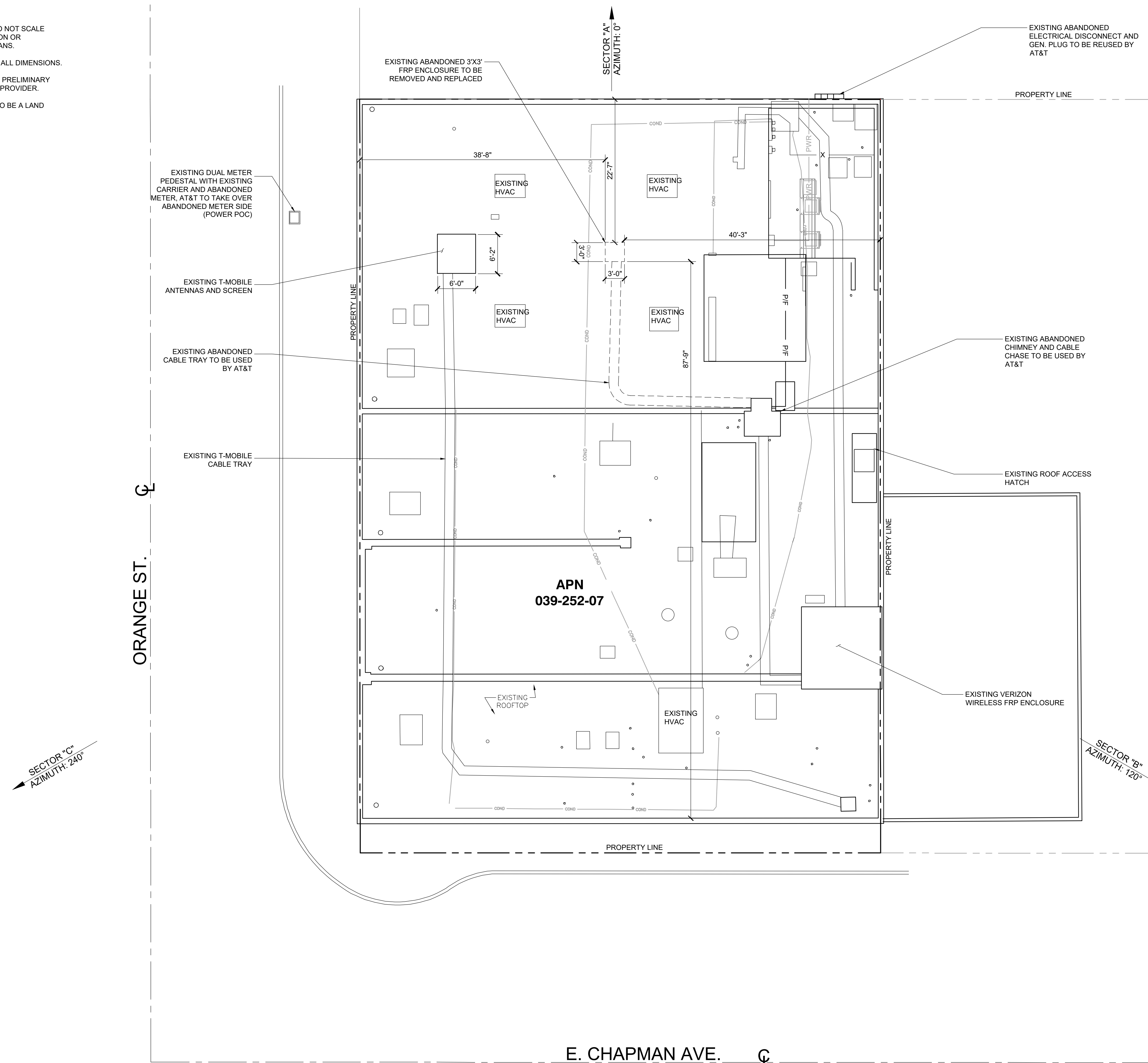


GRAPHIC SCALE



(IN FEET)
1 inch = 5 ft.

- NOTES:**
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
 3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
 4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



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TUSTIN, CA 92780



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
-----------	--------------------------	--------------------

BA/PG	GD	RB
-------	----	----

ZONING
DRAWINGS

[illegible]

PROJECT INFORMATION

CLL01157

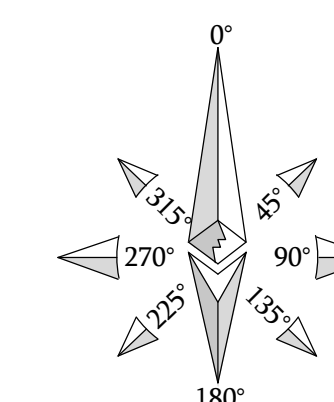
211 E. CHAPMAN AVE.
ORANGE, CA 92804

SHEET TITLE

EXISTING SITE PLAN

SHEET NUMBER

A-1



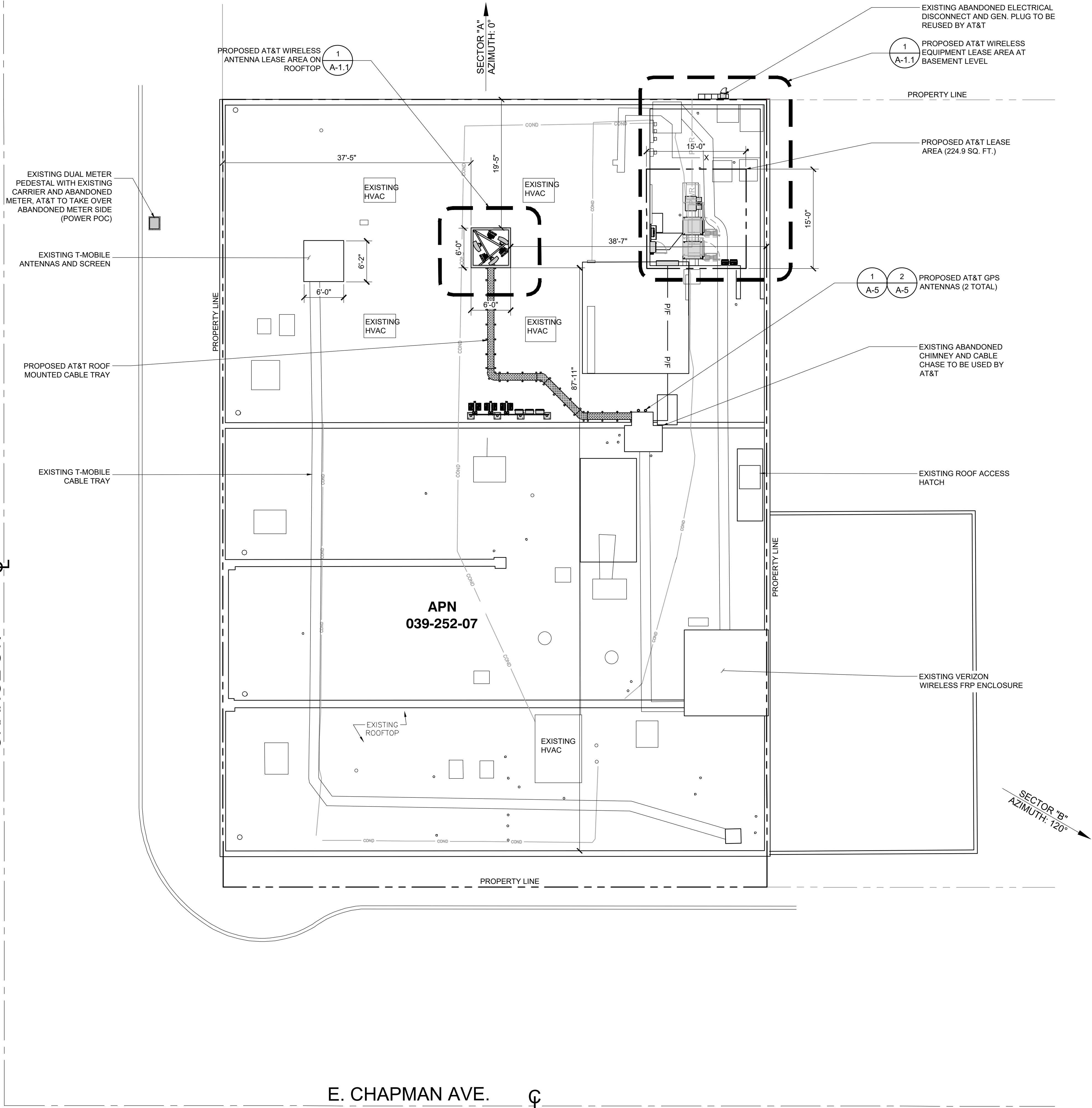
EXISTING SITE PLAN

SCALE	8'	0	4'	8'	16'
1/8"=1'-0"					

3

NOTES:

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BA/PG	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/27/23	90% ZONING DRAWINGS
B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION

CLL01157

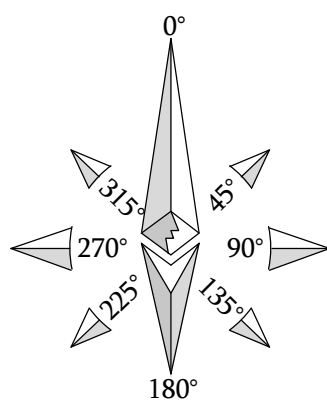
211 E. CHAPMAN AVE.
ORANGE, CA 92804

SHEET TITLE

PROPOSED
SITE PLAN

SHEET NUMBER

A-1.1

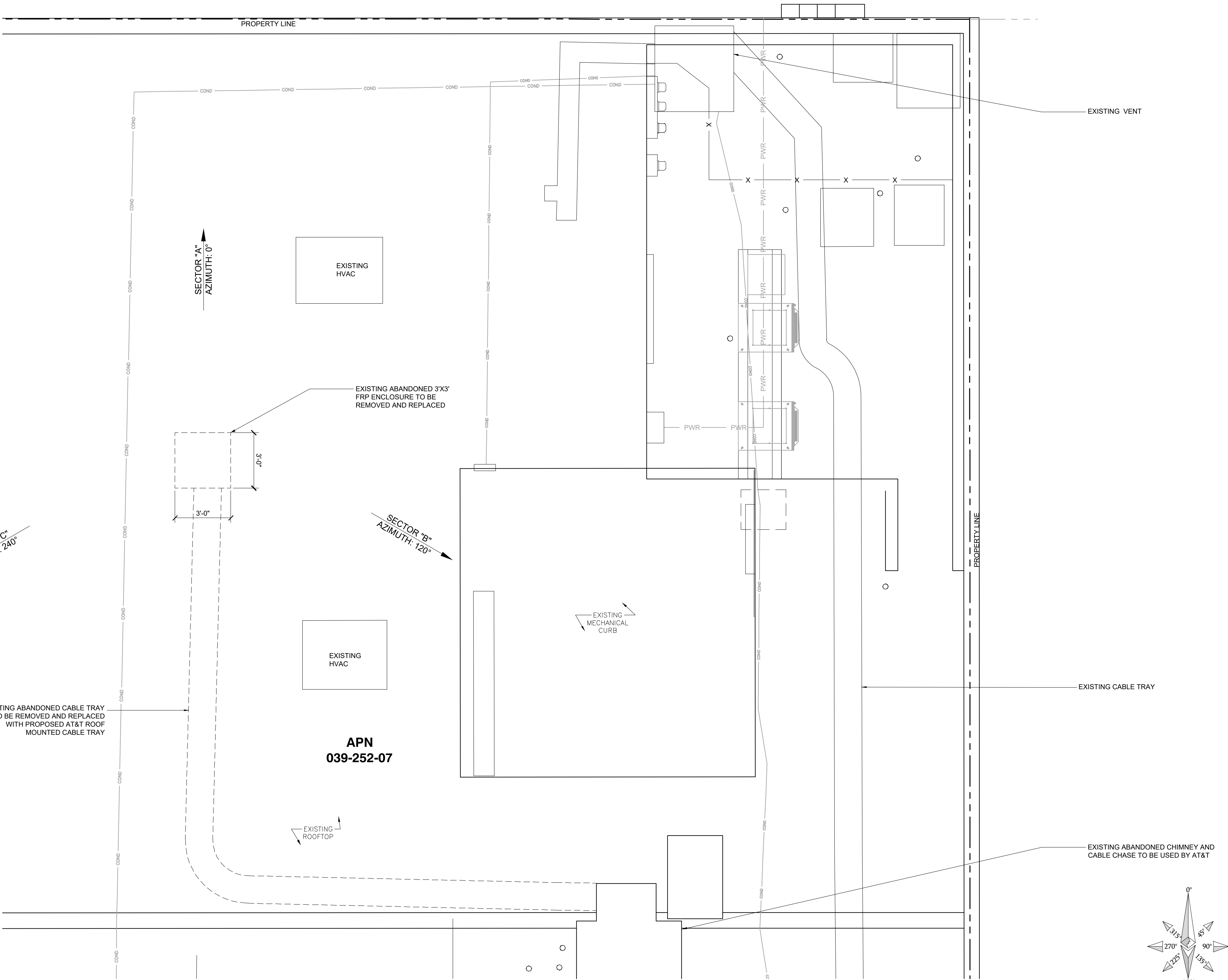


SCALE	8"	0	4"	8"	16"	32"
1/8"=1'-0"						

1

NOTES:

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ZONING
DRAWINGS

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B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION

CLL01157

211 E. CHAPMAN AVE.
ORANGE, CA 92804

SHEET TITLE

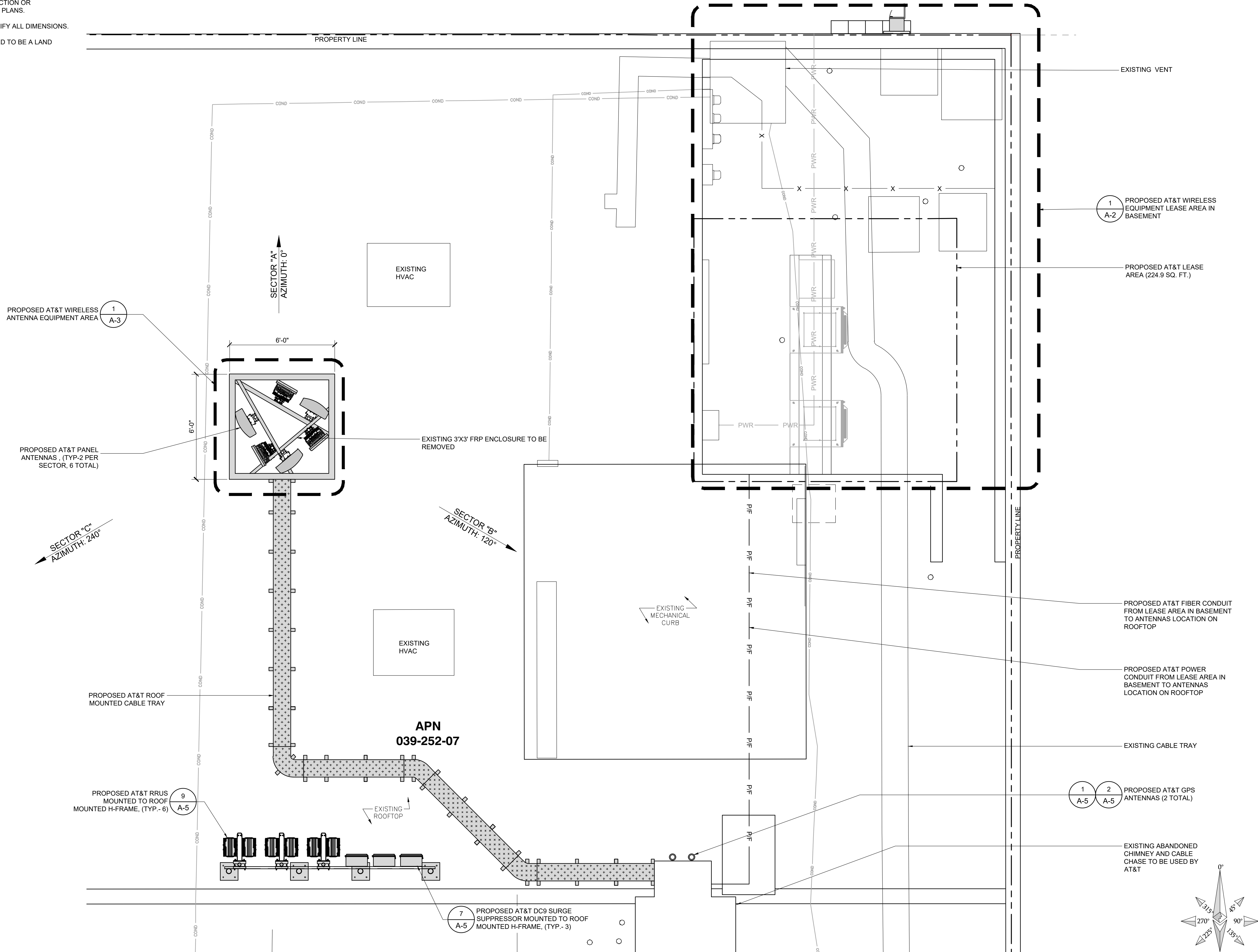
EXISTING PARTIAL
ROOF PLAN

SHEET NUMBER

A-1.2

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
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ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/27/23	90% ZONING DRAWINGS
B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION

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211 E. CHAPMAN AVE.
ORANGE, CA 92804

SHEET TITLE
PROPOSED
PARTIAL
ROOF PLAN

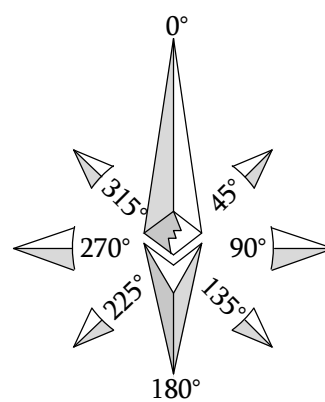
SHEET NUMBER

A-1.3

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS

EXISTING ABANDONED GEN PLUG
TO BE REMOVED AND REPLACED
W/ PROPOSED AT&T CAMLOCK

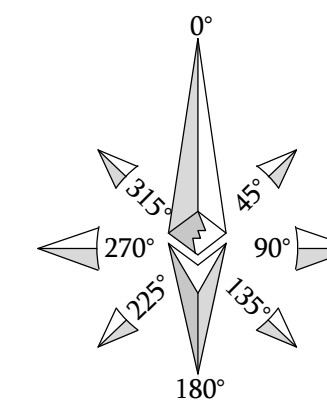
EXISTING ABANDONED ELECTRICAL
DISCONNECT TO BE REUTILIZED BY AT&T



SCALE
1/2"=1'-0"



PROPOSED EQUIPMENT PLAN AT BASEMENT



SCALE
1/2"=1'-0"



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DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
A	10/27/23	90% ZONING DRAWINGS
B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION

CLL01157

211 E. CHAPMAN AVE.
ORANGE, CA 92804

SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

A-2

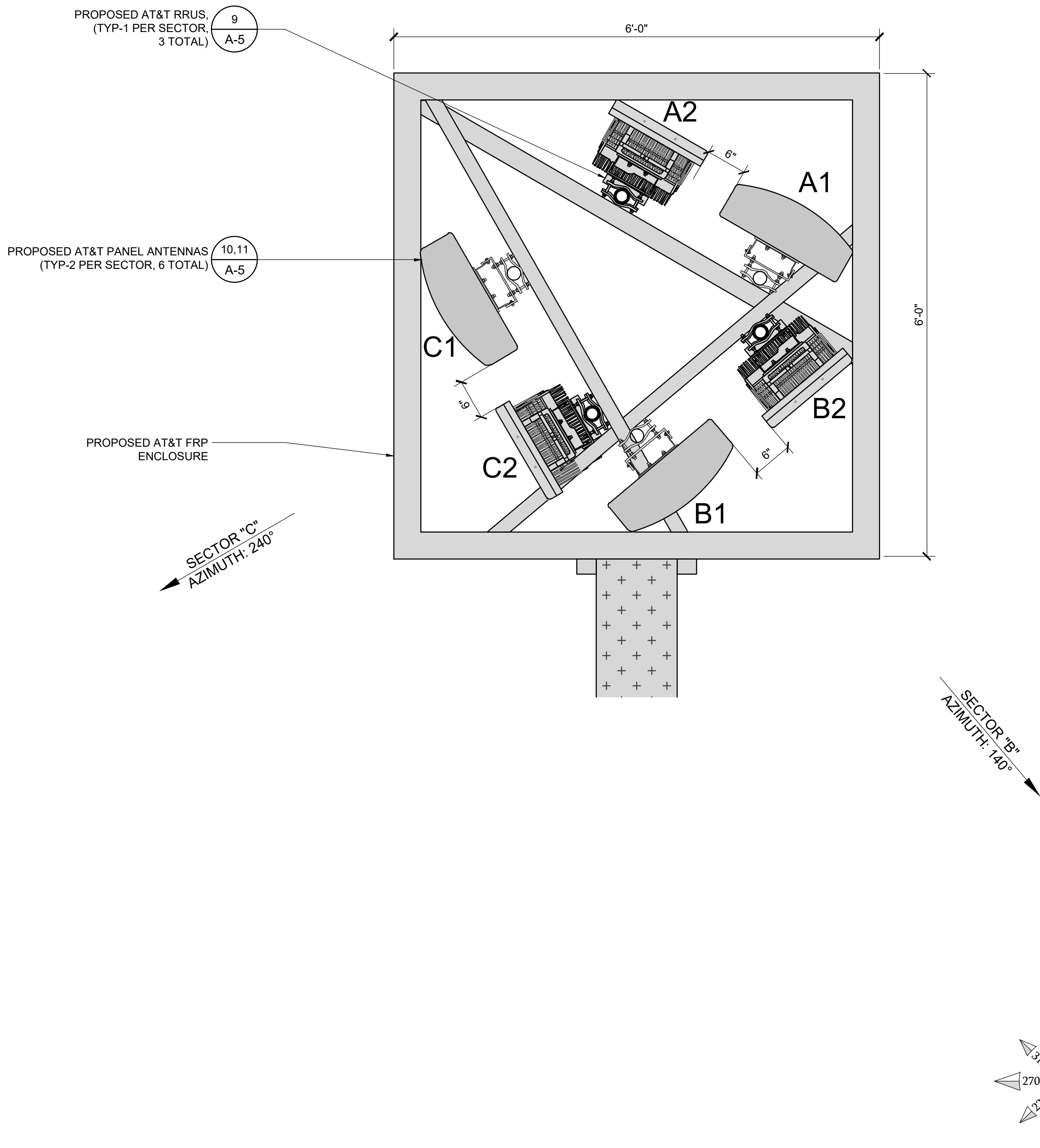
	OPTIMUM ANTENNA REQUIREMENTS (VERIFY WITH CURRENT RFDS)							
	SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE	
							LENGTHNUMBER	
ALPHA SECTOR	A1	LTE	PANEL ANTENNA	4'	40°	53'-4"	±96'	1 FIBER 4 PWR 8 COAX
	A2	C-BAND	PANEL ANTENNA	31"	40°	54'-1"		
	A3	-	-	-	-	-		
	A4	-	-	-	-	-		
	A5	-	-	-	-	-		
BETA SECTOR	B1	LTE	PANEL ANTENNA	4'	140°	53'-4"	±96'	1 FIBER 4 PWR 8 COAX
	B2	C-BAND	PANEL ANTENNA	31"	140°	54'-1"		
	B3	-	-	-	-	-		
	B4	-	-	-	-	-		
	B5	-	-	-	-	-		
GAMMA SECTOR	C1	LTE	PANEL ANTENNA	4'	240°	53'-4"	±96'	1 FIBER 4 PWR 8 COAX
	C2	C-BAND	PANEL ANTENNA	31"	240°	54'-1"		
	C3	-	-	-	-	-		
	C4	-	-	-	-	-		
	C5	-	-	-	-	-		

- NOTES TO CONTRACTOR
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
 - CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
 - CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
 - CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

SCALE NOTE:
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REMOTE RADIO UNITS						
SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			
			ABOVE	BELOW	SIDES	
ALPHA SECTOR	A1	ERICSSON RRU (LTE) @ ANTENNAS	±5'	16"	8"	0"
	A1	ERICSSON RRU (LTE) @ ANTENNAS	±5'	16"	8"	0"
	A1	-	-	-	-	-
	A1	-	-	-	-	-
	A2	ERICSSON RRU (LTE) @ EQUIPMENT	±100'	16"	8"	0"
	A2	ERICSSON RRU (LTE) @ EQUIPMENT	±100'	16"	8"	0"
	A2	-	-	-	-	-
	A2	-	-	-	-	-
BETA SECTOR	B1	ERICSSON RRU (LTE) @ ANTENNAS	±5'	16"	8"	0"
	B1	ERICSSON RRU (LTE) @ ANTENNAS	±5'	16"	8"	0"
	B1	-	-	-	-	-
	B1	-	-	-	-	-
	B2	ERICSSON RRU (LTE) @ EQUIPMENT	±100'	16"	8"	0"
	B2	ERICSSON RRU (LTE) @ EQUIPMENT	±100'	16"	8"	0"
	B2	-	-	-	-	-
	B2	-	-	-	-	-
GAMMA SECTOR	C1	ERICSSON RRU (LTE) @ ANTENNAS	±5'	16"	8"	0"
	C1	ERICSSON RRU (LTE) @ ANTENNAS	±5'	16"	8"	0"
	C1	-	-	-	-	-
	C1	-	-	-	-	-
	C2	ERICSSON RRU (LTE) @ EQUIPMENT	±100'	16"	8"	0"
	C2	ERICSSON RRU (LTE) @ EQUIPMENT	±100'	16"	8"	0"
	C2	-	-	-	-	-
	C2	-	-	-	-	-

SURGE SUPPRESSION SYSTEM				
SYSTEM	MANUFACTURER	PART NUMBER	QTY	LOCATION
	RAYCAP	DC50-48-60-0-25E	1	MOUNTED AT PROPOSED EQUIPMENT
	RAYCAP	DC9-48-60-24-8C-EV	3	MOUNTED AT ROOFTOP



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BA/PG	GD	RB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/27/23	90% ZONING DRAWINGS
B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION

CLL01157

211 E. CHAPMAN AVE.
ORANGE, CA 92804

SHEET TITLE

ANTENNA PLANS
AND SCHEDULE

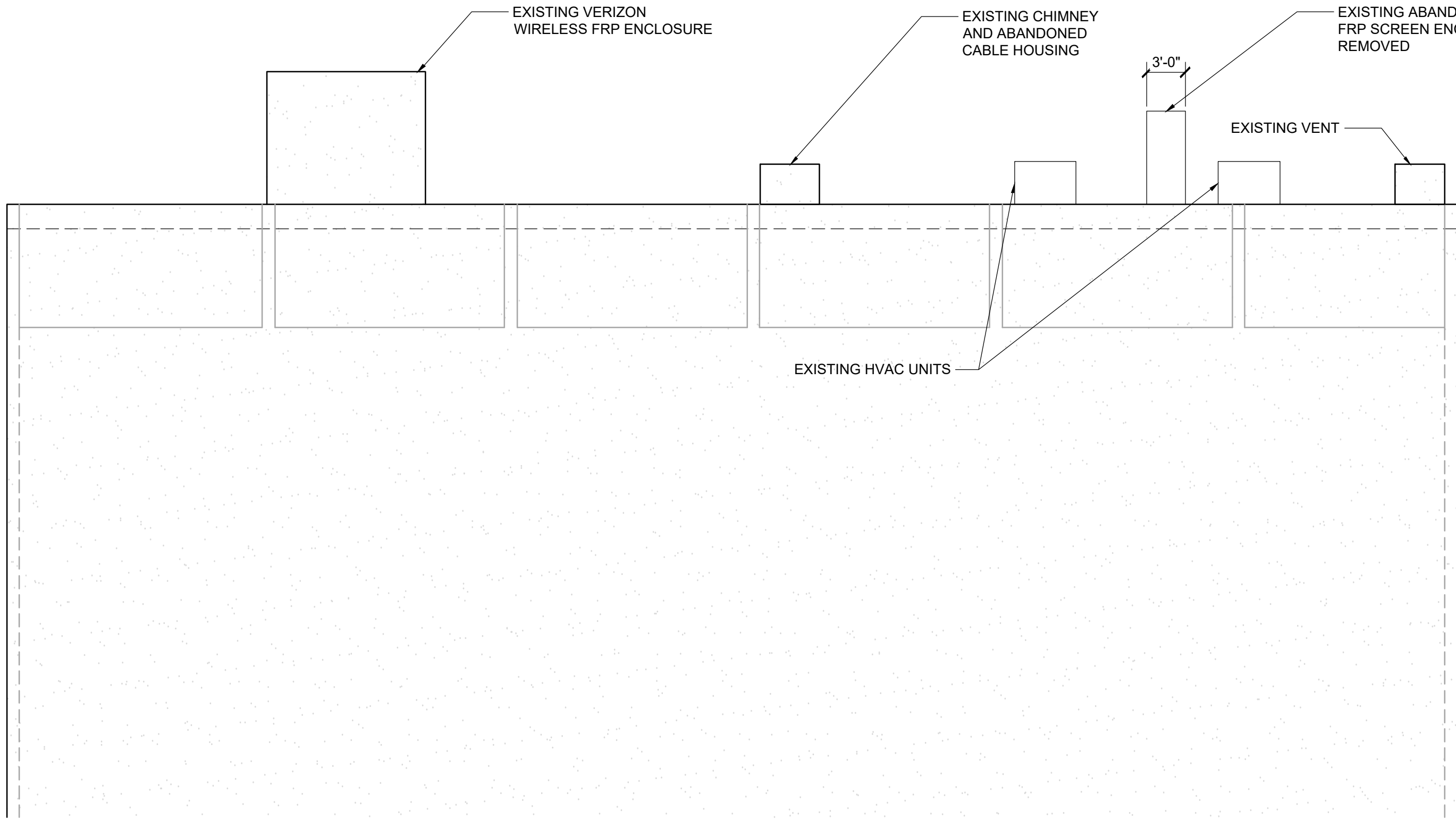
SHEET NUMBER

A-3

NOTE:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

- TOP OF EXISTING ENCLOSURE
ELEV. 58'-0"
- TOP OF EXISTING AC UNIT
ELEV. 51'-6"
- TOP OF PARAPET
ELEV. 48'-0"
- TOP OF EXISTING ROOF TOP
ELEV. 44'-7"



- TOP OF EXISTING ENCLOSURE
ELEV. 58'-0"
- TOP OF EXISTING ENCLOSURE
ELEV. 55'-4"
- TOP OF PARAPET
ELEV. 48'-0"
- TOP OF ROOF TOP
ELEV. 46'-1"

GROUND LEVEL
ELEV. 0'-0" (REF)

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BA/PG	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
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0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION

CLL01157

211 E. CHAPMAN AVE.
ORANGE, CA 92804

SHEET TITLE

ELEVATIONS

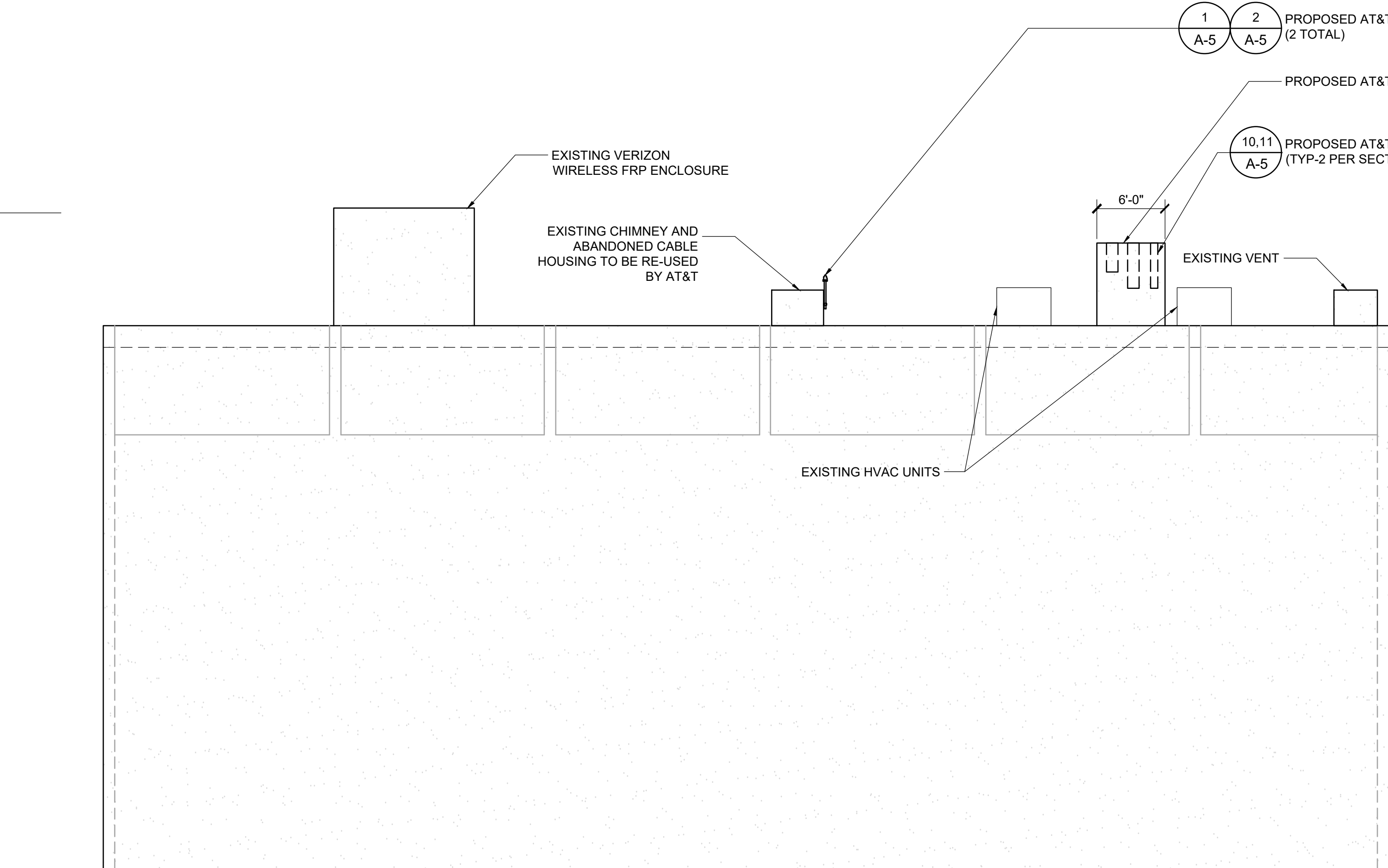
SHEET NUMBER

A-4

EXISTING EAST ELEVATION

SCALE	8' 0 4' 8' 16' 32'	2
1/8"=1'-0"		

- TOP OF EXISTING ENCLOSURE
ELEV. 58'-0"
- TOP OF EXISTING AC UNIT
ELEV. 51'-6"
- TOP OF PARAPET
ELEV. 48'-0"
- TOP OF EXISTING ROOF TOP
ELEV. 44'-7"



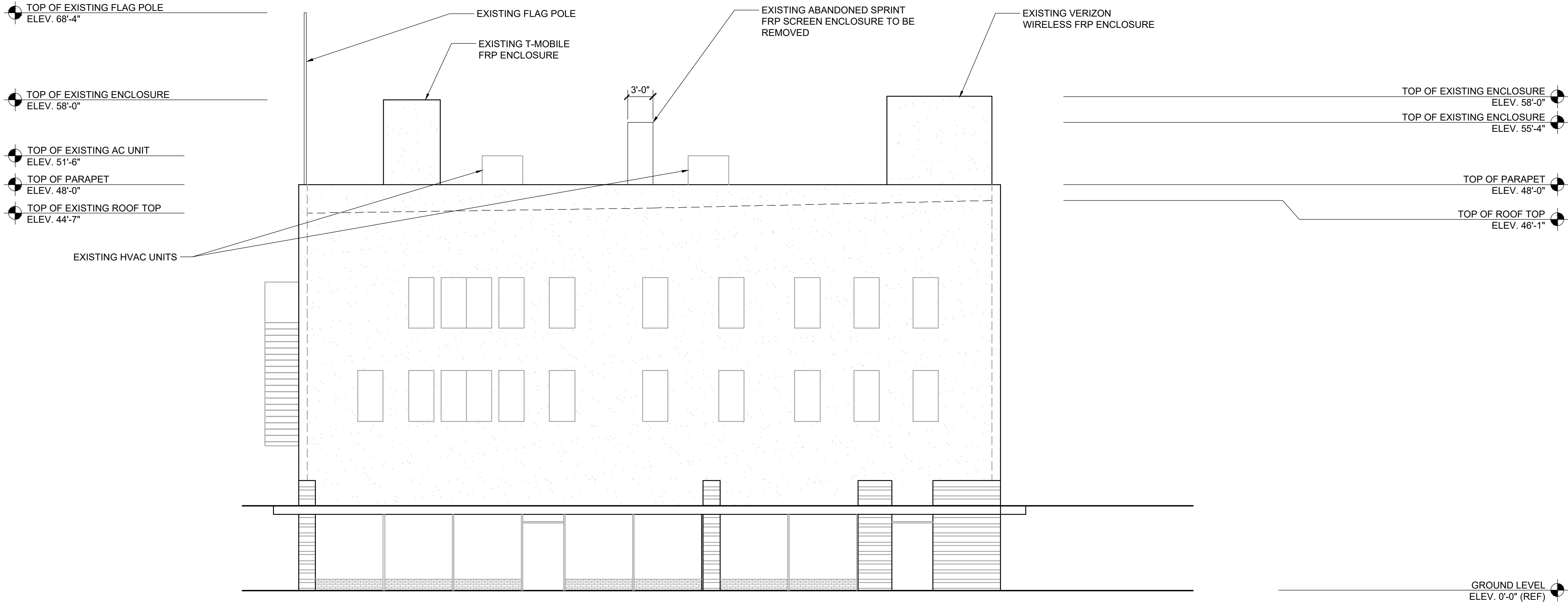
- TOP OF EXISTING ENCLOSURE
ELEV. 58'-0"
- TOP OF PROPOSED ANTENNAS AND ENCLOSURE
ELEV. 55'-4"
- RAD CENTER OF PROPOSED AT&T ANTENNAS
ELEV. 54'-1"
- RAD CENTER OF PROPOSED AT&T ANTENNAS
ELEV. 53'-4"
- TOP OF PARAPET
ELEV. 48'-0"
- TOP OF ROOF TOP
ELEV. 45'-6"

GROUND LEVEL
ELEV. 0'-0" (REF)

PROPOSED EAST ELEVATION

SCALE	8' 0 4' 8' 16' 32'	1
1/8"=1'-0"		

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BA/PG	GD	RB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
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B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

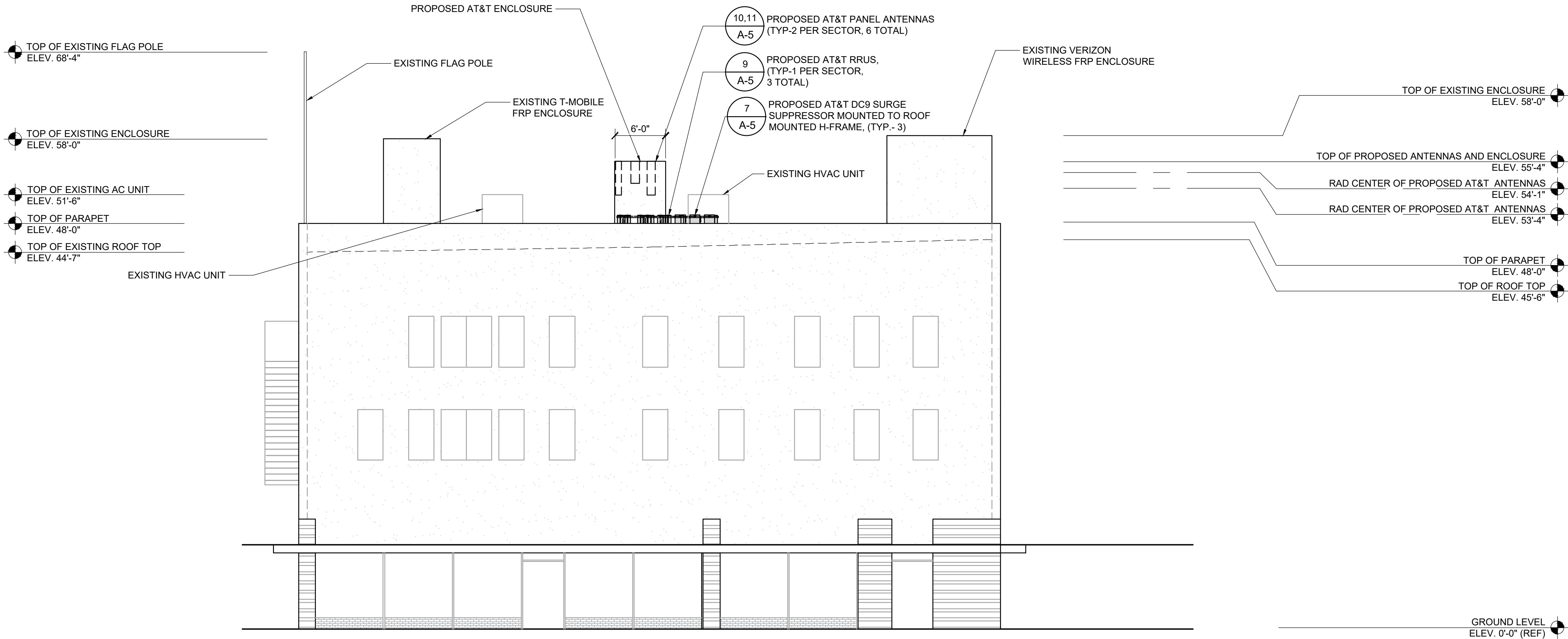
PROJECT INFORMATION	
CLL01157	
211 E. CHAPMAN AVE. ORANGE, CA 92804	

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4.1

EXISTING SOUTH ELEVATION

SCALE	8' 0 4' 8' 16' 32'	2
1/8"=1'-0"		



PROPOSED SOUTH ELEVATION

SCALE	8' 0 4' 8' 16' 32'	1
1/8"=1'-0"		

NOTE:

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2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

- TOP OF EXISTING FLAG POLE
ELEV. 68'-4"

TOP OF EXISTING ENCLOSURE
ELEV. 58'-0"

TOP OF EXISTING AC UNIT
ELEV. 51'-6"

TOP OF PARAPET
ELEV. 48'-0"

TOP OF EXISTING ROOF TOP
ELEV. 44'-7"
- EXISTING HVAC UNITS
-
- EXISTING WEST ELEVATION
- SCALE

1/8"=1'-0"

8'

0

4'

8'

16'

32'

2
-
- PROPOSED WEST ELEVATION
- SCALE

1/8"=1'-0"

8'

0

4'

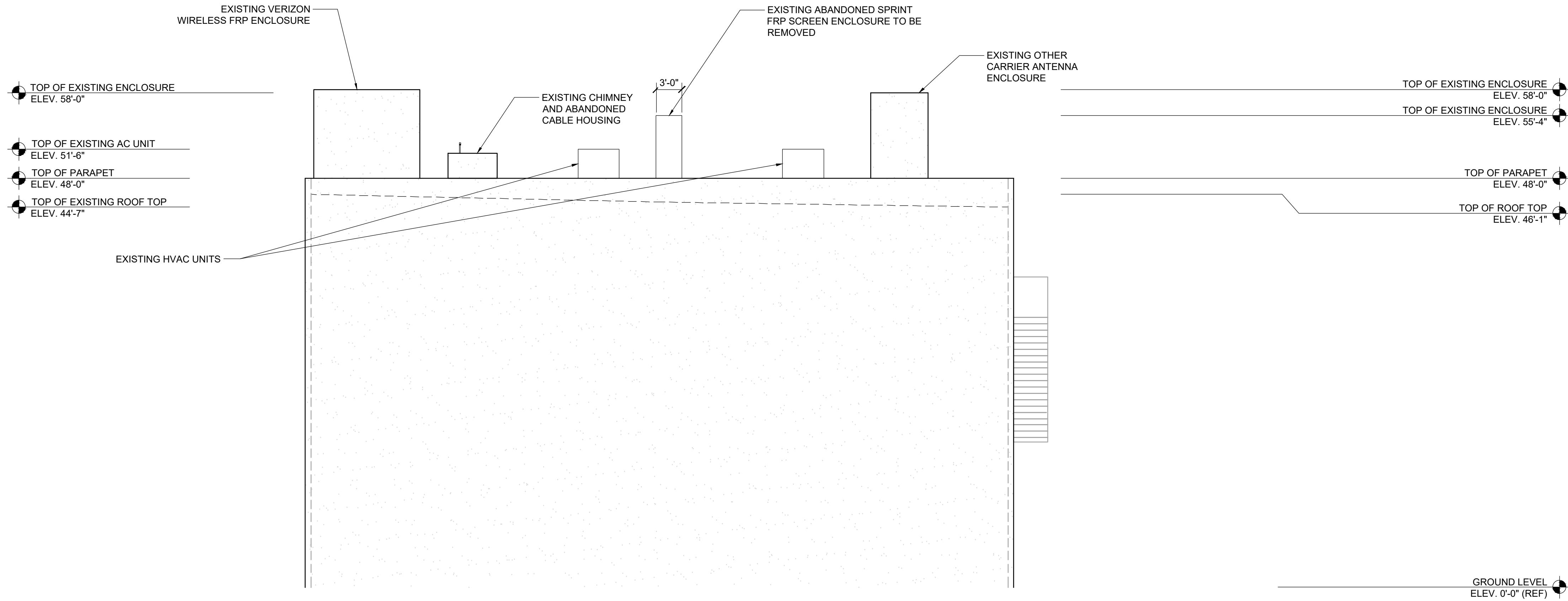
8'

16'

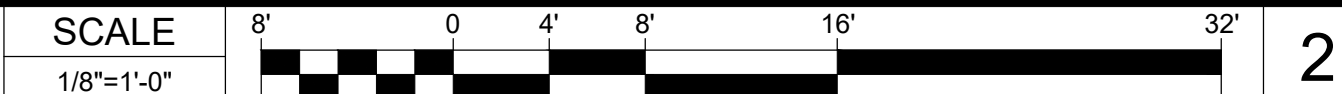
32'

1
-
- 1452 EDINGER AVE.
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TUSTIN, CA 92780
-
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|-----------|--------------------------|--------------------|
| DRAWN BY: | UTILITIES
CHECKED BY: | A&E
CHECKED BY: |
| BA/PG | GD | RB |
- ZONING
DRAWINGS
- | SUBMITTALS | | |
|------------|----------|----------------------|
| REV | DATE | DESCRIPTION |
| A | 10/27/23 | 90% ZONING DRAWINGS |
| B | 01/17/24 | DRM COMMENTS |
| 0 | 02/06/24 | 100% ZONING DRAWINGS |
| 1 | 09/05/24 | PLANNING COMMENTS |
| | | |
| | | |
| | | |
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| | | |
| | | |
- | PROJECT INFORMATION | |
|---|--|
| CLL01157 | |
| 211 E. CHAPMAN AVE.
ORANGE, CA 92804 | |
- | SHEET TITLE |
|-------------|
| ELEVATIONS |
- | SHEET NUMBER |
|--------------|
| A-4.2 |
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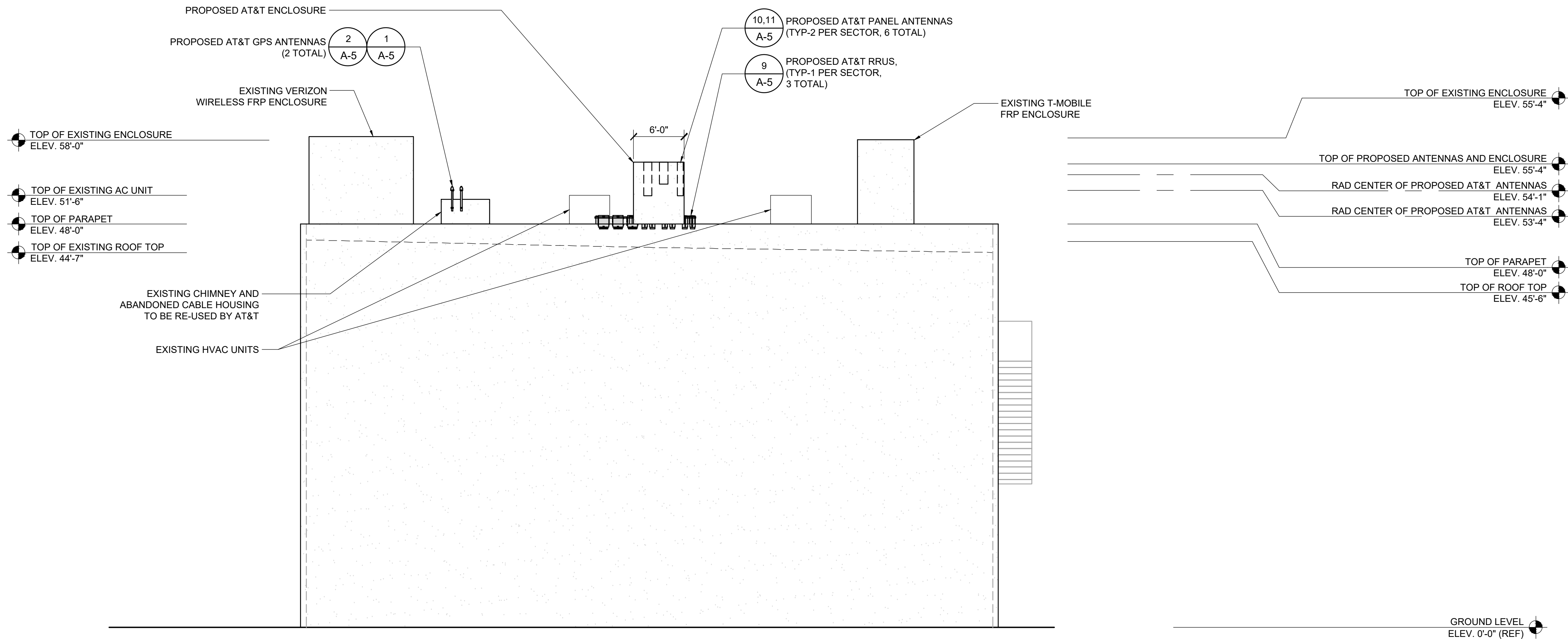
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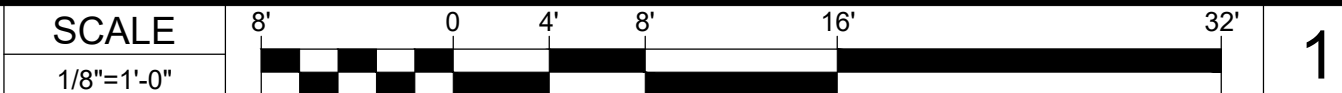
EXISTING NORTH ELEVATION



2



PROPOSED NORTH ELEVATION



1



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CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/27/23	90% ZONING DRAWINGS
B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION	
CLL01157	
211 E. CHAPMAN AVE. ORANGE, CA 92804	

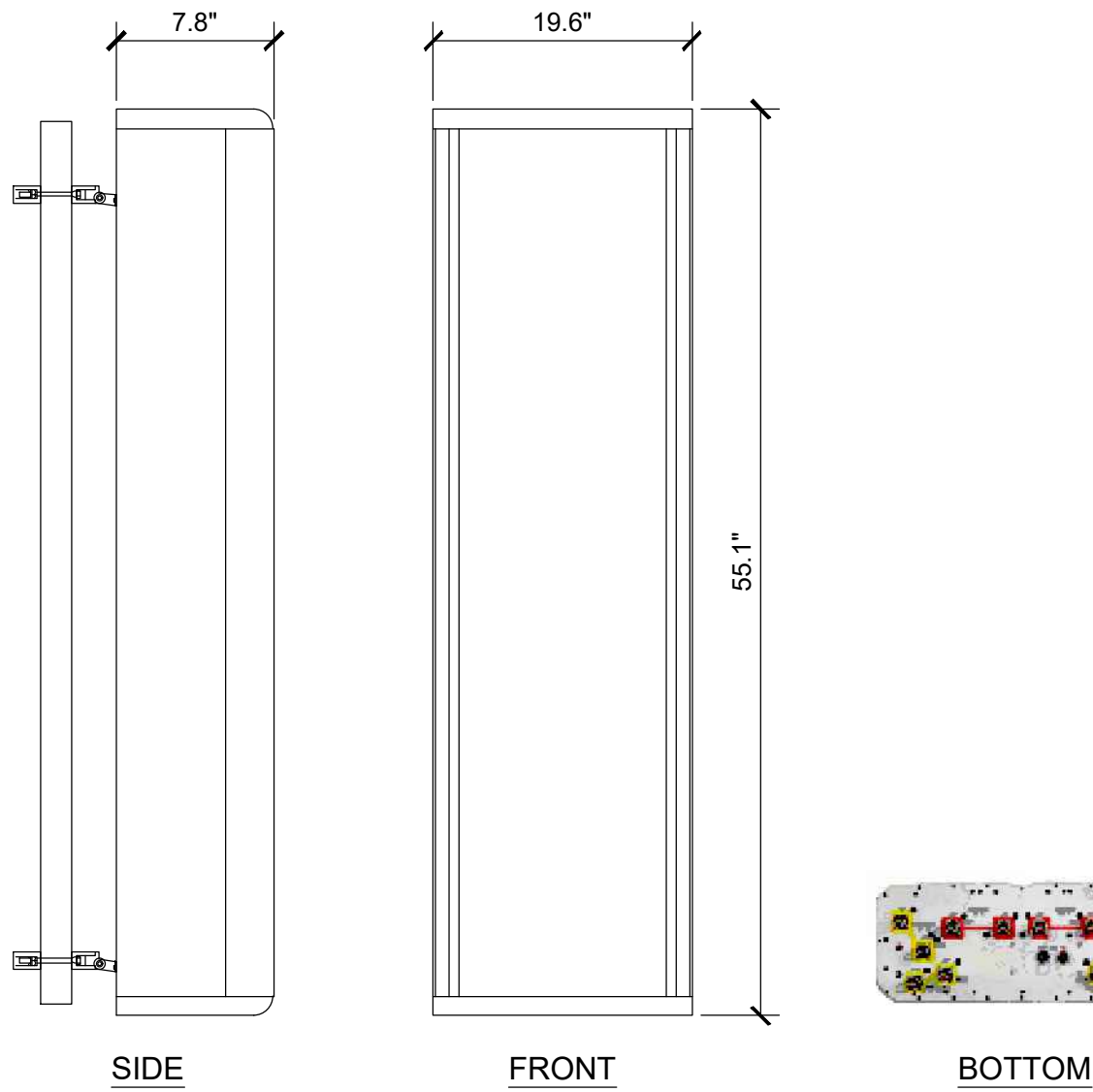
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4.3

EUKON AT&T_90CD_ROOFTOP TEMPLATE_V1_11-18-22

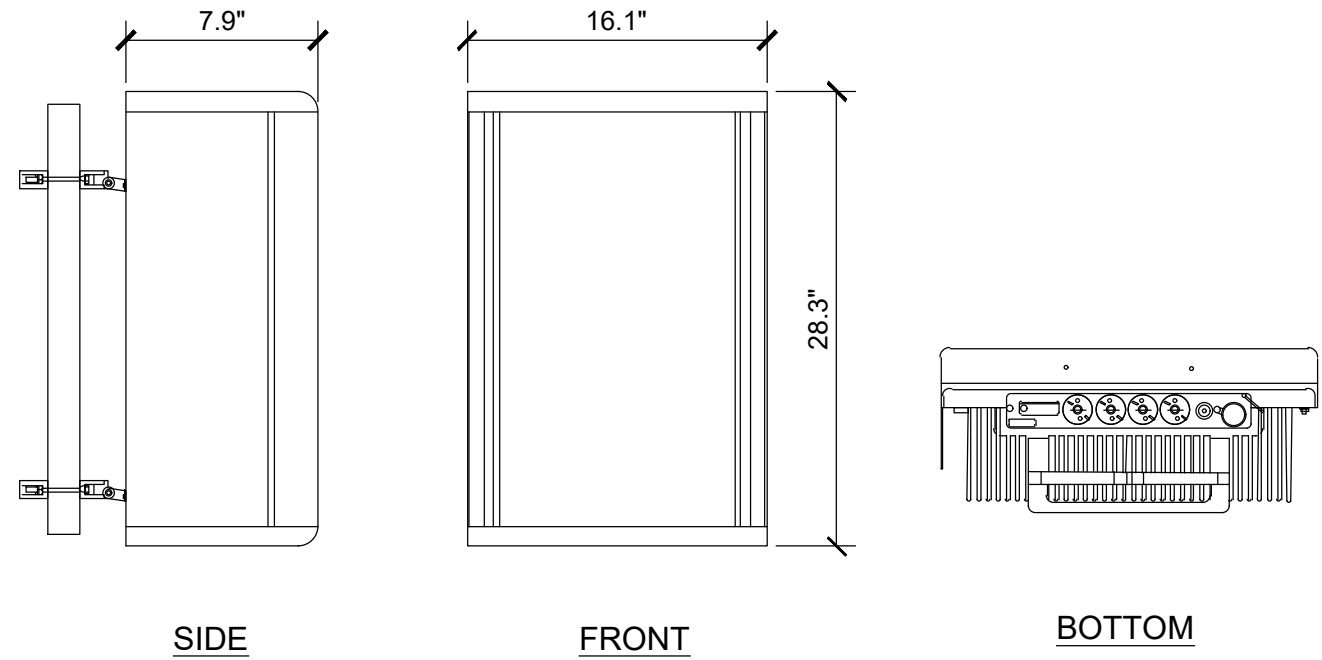
COMMSCOPE - NNH4-65A-R6

DIMENSIONS (LxWxD): 55.1 x 19.6 x 7.8 INCHES 73.9 lb (MOUNTING NOT INCL.)



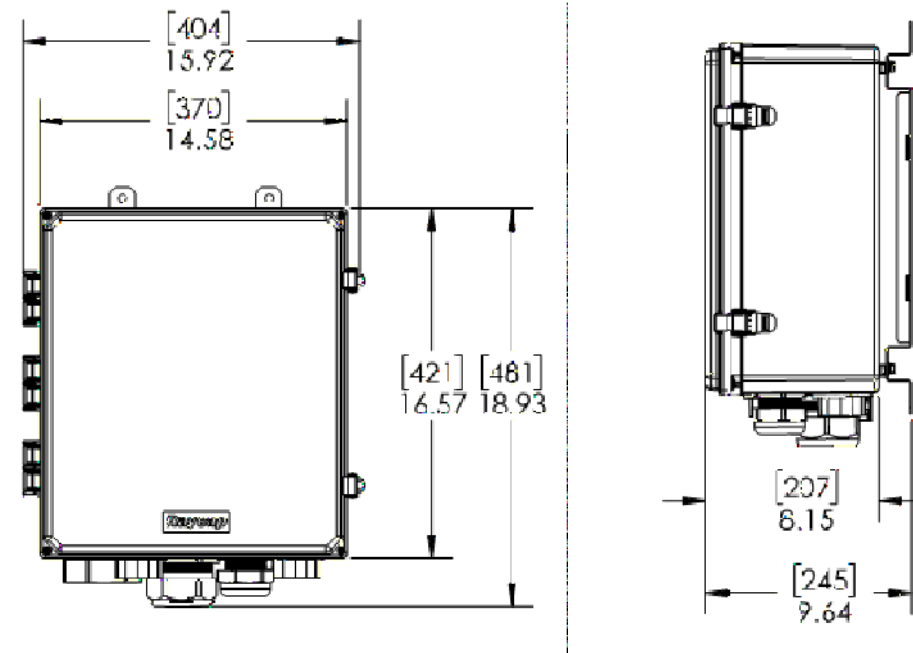
ERICSSON - AIR6419 B77D

DIMENSIONS (LxWxD): 28.3 x 16.1 x 7.9 in
NET WEIGHT (WITHOUT MOUNTING): 66.1 lbs



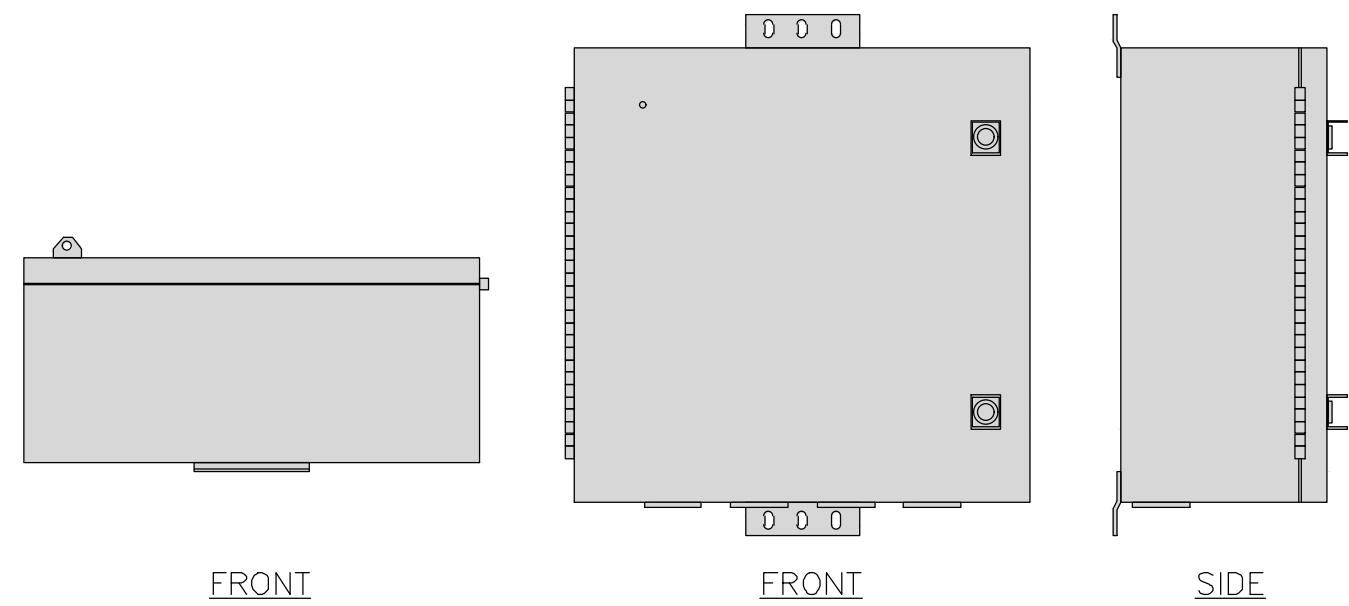
RAYCAP DC9-48-60-24-PC16-EV

DIMENSIONS (LxWxD): 16.34"x16.57"x8.19"
NET WEIGHT: 34.9 lbs



CHARLES - CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE

DIMENSIONS (LxWxD): 20"x20"x9"
WEIGHT: 20 lbs



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/27/23	90% ZONING DRAWINGS
B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION

CLL01157

211 E. CHAPMAN AVE.
ORANGE, CA 92804

SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

A-5

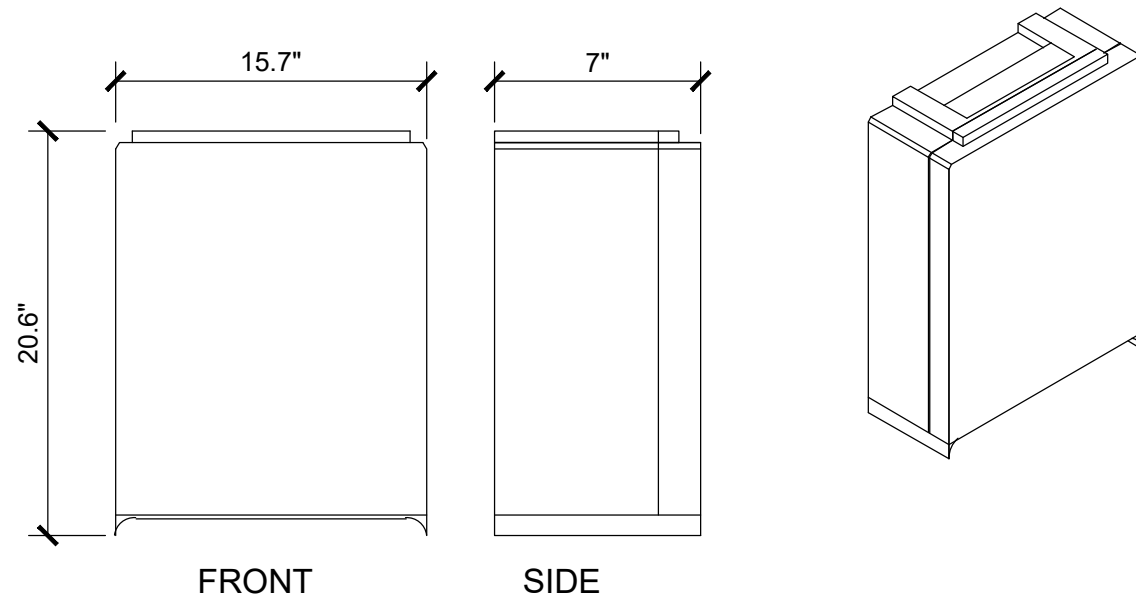
ANTENNA

SCALE
NONE

10

ERICSSON RRUS-4890 B25/B66

DIMENSIONS, WxDxH: 15.7 x 7" x 20.6"



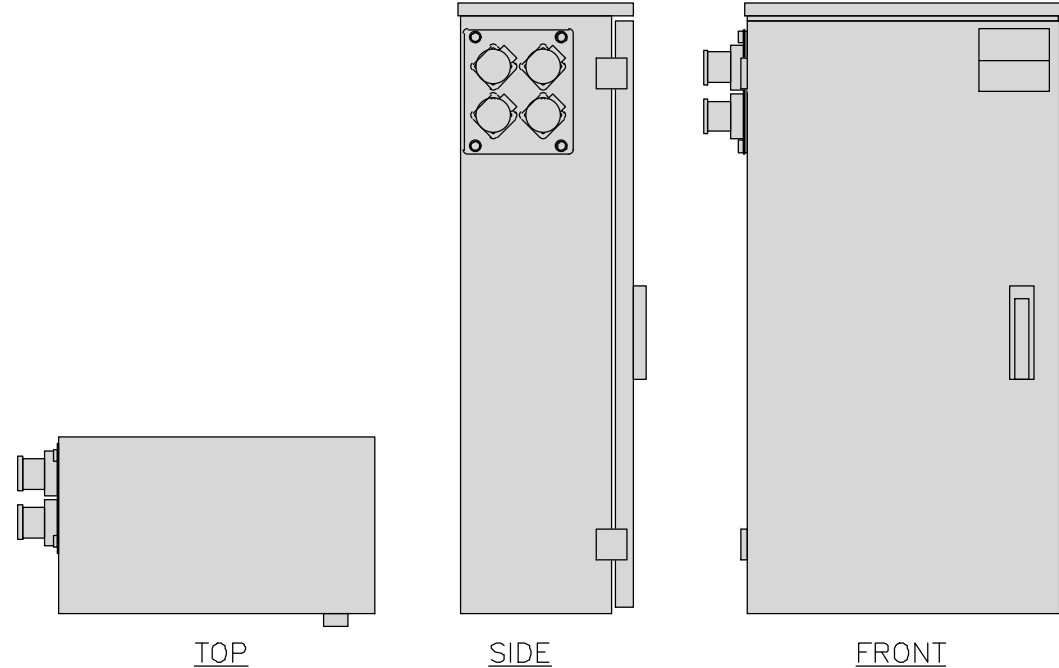
SURGE SUPPRESSOR

SCALE
NONE

7

RAYCAP - PPC RDIAC-2465-P-240-MTS

DIMENSIONS (LxWxD): 39"x22.85"x12.593
WEIGHT: 80 lbs



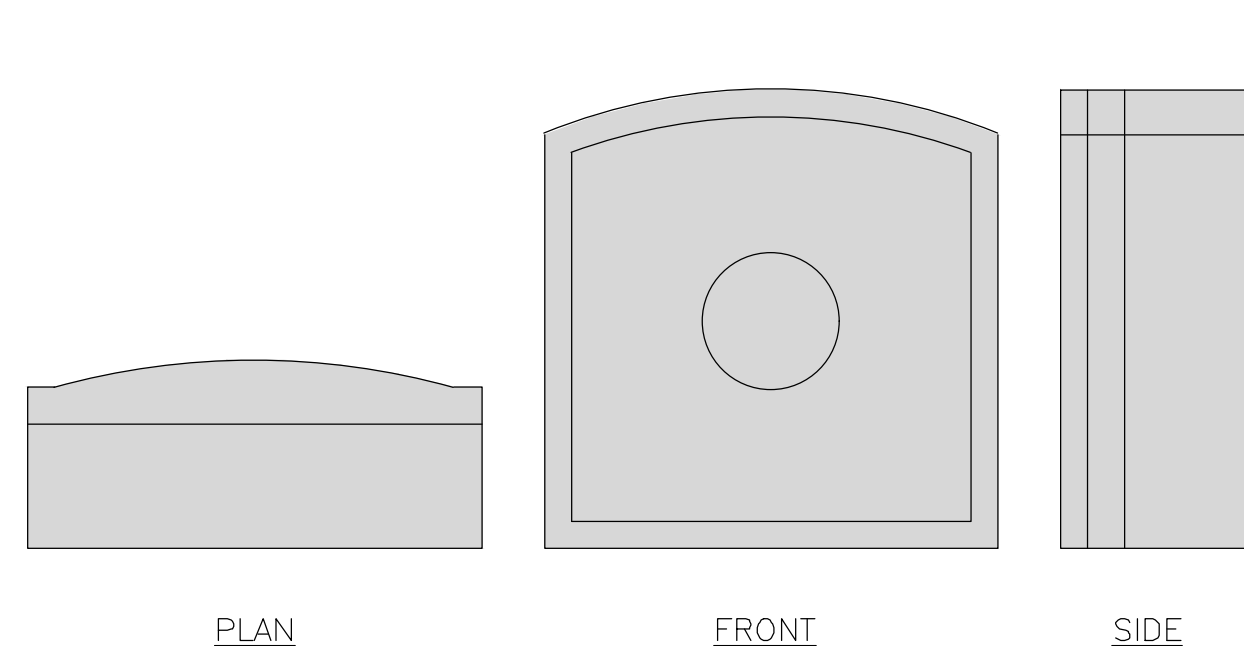
FIBER BOX

SCALE
NONE

4

CIENA - 3931 SERVICE DELIVERY SWITCH

DIMENSIONS (LxWxD): 17.0"x16.8"x7.0"
WEIGHT: 28.6 lbs



ANTENNA

SCALE
NONE

11

RADIO

SCALE
NONE

9

PPC

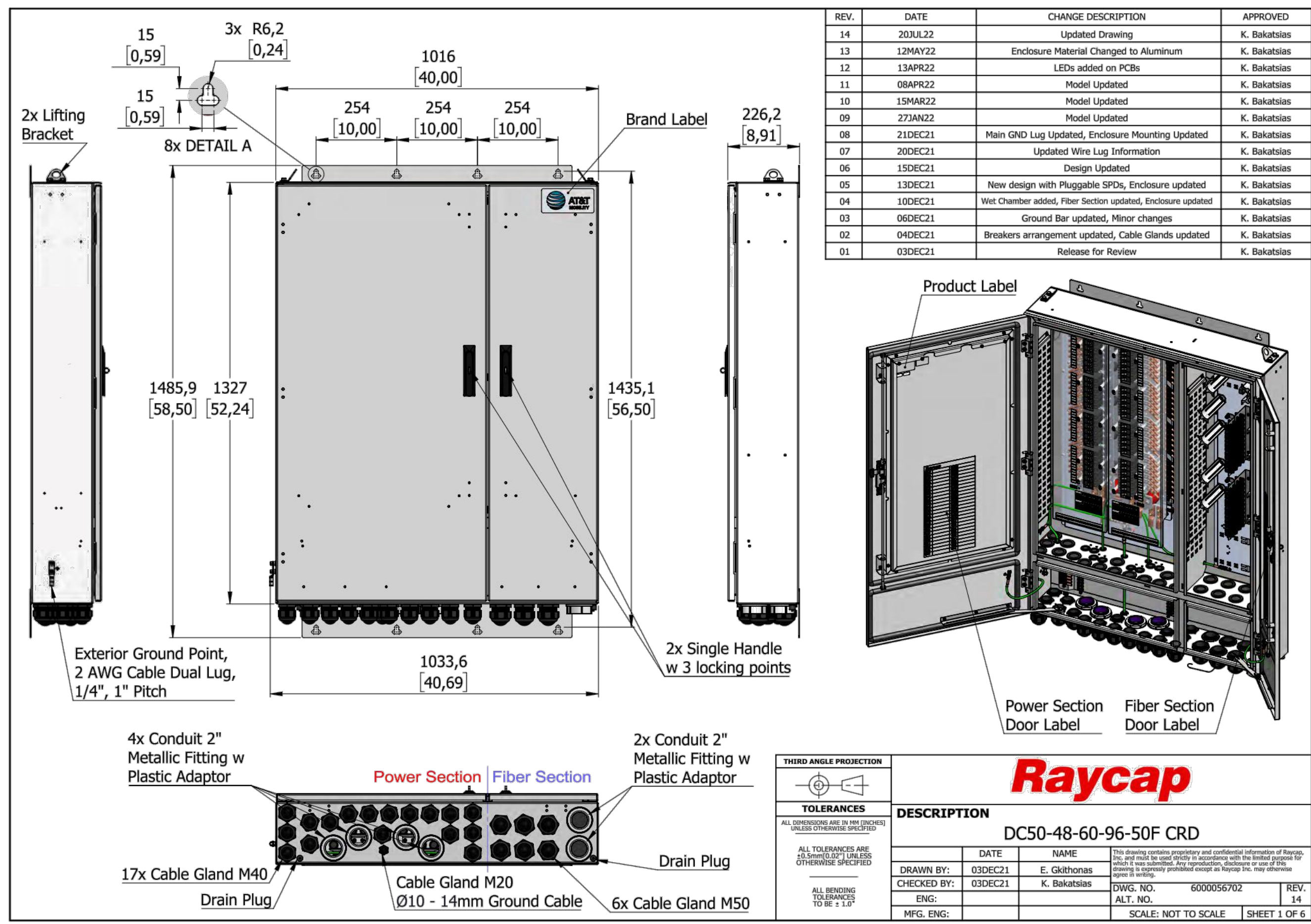
SCALE
NONE

6

CIENA

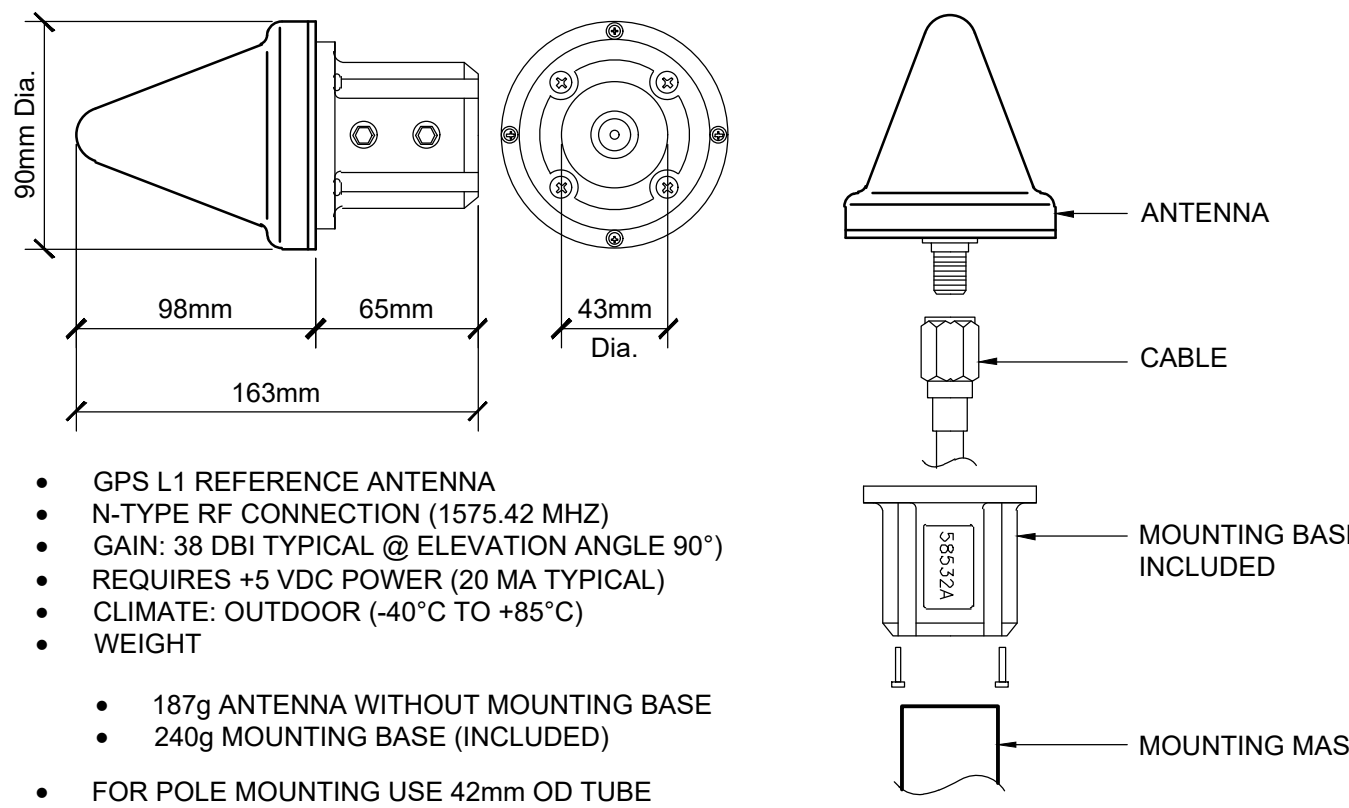
SCALE
NONE

3



REV.	DATE	CHANGE DESCRIPTION	APPROVED
14	20JUL22	Updated Drawing	K. Bakatsias
13	12MAY22	Enclosure Material Changed to Aluminum	K. Bakatsias
12	13APR22	LEDs added on PCBs	K. Bakatsias
11	08APR22	Model Updated	K. Bakatsias
10	13MAR22	Model Updated	K. Bakatsias
09	27JAN22	Model Updated	K. Bakatsias
08	21DEC21	Main GND Lug Updated, Enclosure Mounting Updated	K. Bakatsias
07	20DEC21	Updated Wire Lug Information	K. Bakatsias
06	15DEC21	Design Updated	K. Bakatsias
05	13DEC21	New design with Pluggable SPDs, Enclosure updated	K. Bakatsias
04	10DEC21	Wet Chamber added, Fiber Section updated, Enclosure updated	K. Bakatsias
03	06DEC21	Ground Bar updated, Minor changes	K. Bakatsias
02	04DEC21	Breakers arrangement updated, Cable Glands updated	K. Bakatsias
01	03DEC21	Release for Review	K. Bakatsias

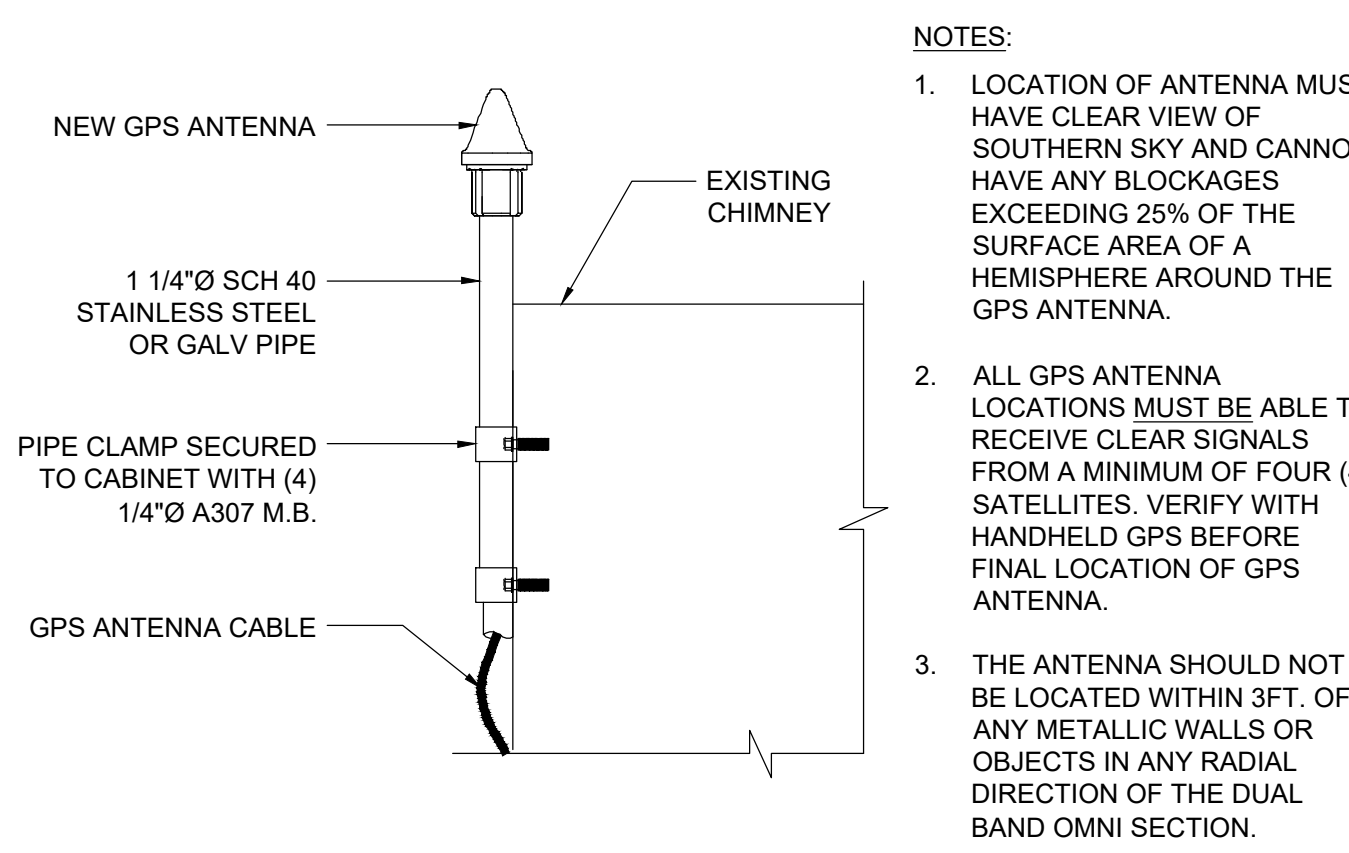
THIRD ANGLE PROJECTION		TOLERANCES		DESCRIPTION	
ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED		ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED		DC50-48-60-96-50F CRD	
DRAWN BY:	03DEC21	E. Gkithonas	DWG. NO.	6000056702	REV. 14
CHECKED BY:	03DEC21	K. Bakatsias	ALT. NO.		
ENG:			SCALE:	NOT TO SCALE	SHEET 1 OF 6
MFG. ENG:					



GPS ANTENNA SPEC

SCALE
NONE

2



NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
3. THE ANTENNA SHOULD NOT BE LOCATED WITHIN 3FT. OF ANY METALLIC WALLS OR OBJECTS IN ANY RADIAL DIRECTION OF THE DUAL BAND OMNI SECTION.

SURGE SUPPRESSOR

SCALE
NONE

8

SCALE
NONE

5

GPS ANTENNA MOUNTING

SCALE
NONE

1

EUKON AT&T_90CD_ROOFTOP TEMPLATE_V1_11-18-22

NOT USED

PURCELL CABINET - 66010D FLX21

MECHANICAL SPECSIFICATIONS:
DIMENSIONS: 39.70"H x 25.27"W x 30"D

FINISH: ULTRA-LIGHT GRAY POLYESTER POWDER COAT FINISH

MOUNTING OPTIONS: 4" & 12" RISER PLINTHS, PAD, POLE, H-FRAME, WALL, UNISTRUT, STACKING

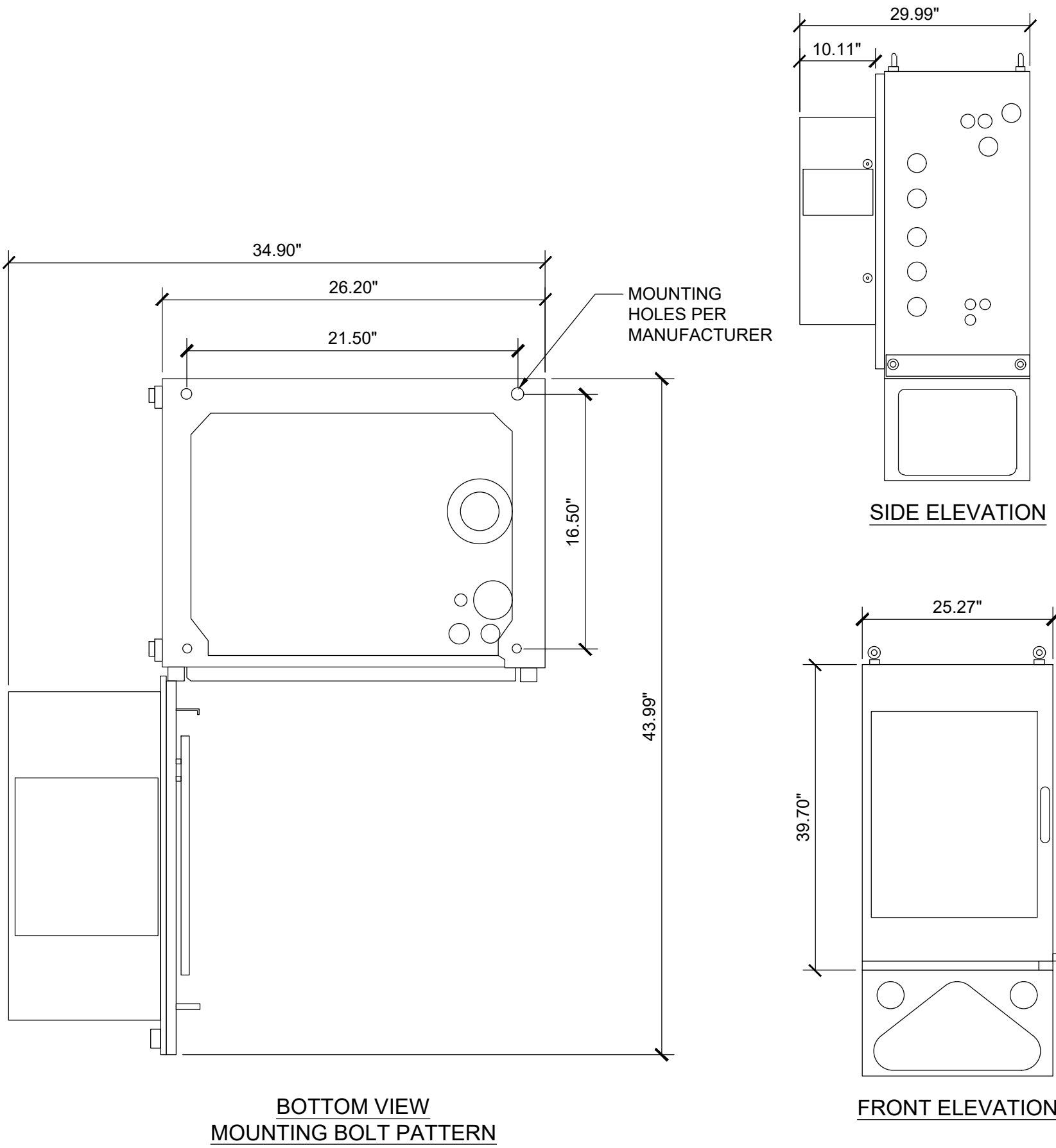
WEIGHT: 140 LBS EMPTY
250 LBS FULL

SAFETY:
ENCLOSURE: UL508A

ENVIRONMENTAL:
OPERATING TEMPERATURE: -40°F TO 115°F (-40°C TO 46°C)
CONTINUOUS OPERATIONS

HUMIDITY: 0% TO 95% RELATIVE HUMIDITY, NON-CONDENSING

THERMAL SOLUTIONS:
POWER CHAMBER: 1600 WATTS



PURCELL CABINET

4 BATTERY CABINET

VERTIV XTE 601P - NETSURE 512 DC POWER SYSTEM

DC POWER SYSTEM FEATURES:
NOMINAL SYSTEM VOLTAGE: -48 VDC or +24 VDC

CONTROL: MICROPROCESSOR (ACU+)

RATED OUTPUT CAPACITY - MAX CONFIGURATION:
SYSTEM: 525A @ -48V DC PLUS REDUNDANCY
400A @ +24V DC PLUS REDUNDANCY

RECTIFIER: 2000 WATTS (41.7A)

CONVERTER: 1200 WATTS (50A), -48V DC TO +24V DC

DISTRIBUTION PANEL TOP SECTION: WIRED FOR (16) +24V AND (13) -48V BULLET POSITIONS

BOTTOM SECTION: (30) -48V BULLET POSITIONS

ENVIRONMENTAL:
OPERATING TEMPERATURE: -40°F TO 115°F (-40°C TO 46°C)
CONTINUOUS OPERATIONS

HUMIDITY: 0% TO 95% RELATIVE HUMIDITY, NON-CONDENSING

THERMAL SOLUTIONS:
POWER CHAMBER: 2500 WATT DOOR-MOUNTED HEAT EXCHANGER, 2 RU AVAILABLE SPACE FOR SURGE PROTECTION

BATTERY CHAMBER: FAN COOLED, FRESH AIR VENTILATION, HOLDS UP TO (3) BATTERY STRINGS

EQUIPMENT:
GROUND BAR: 10 POSITIONS

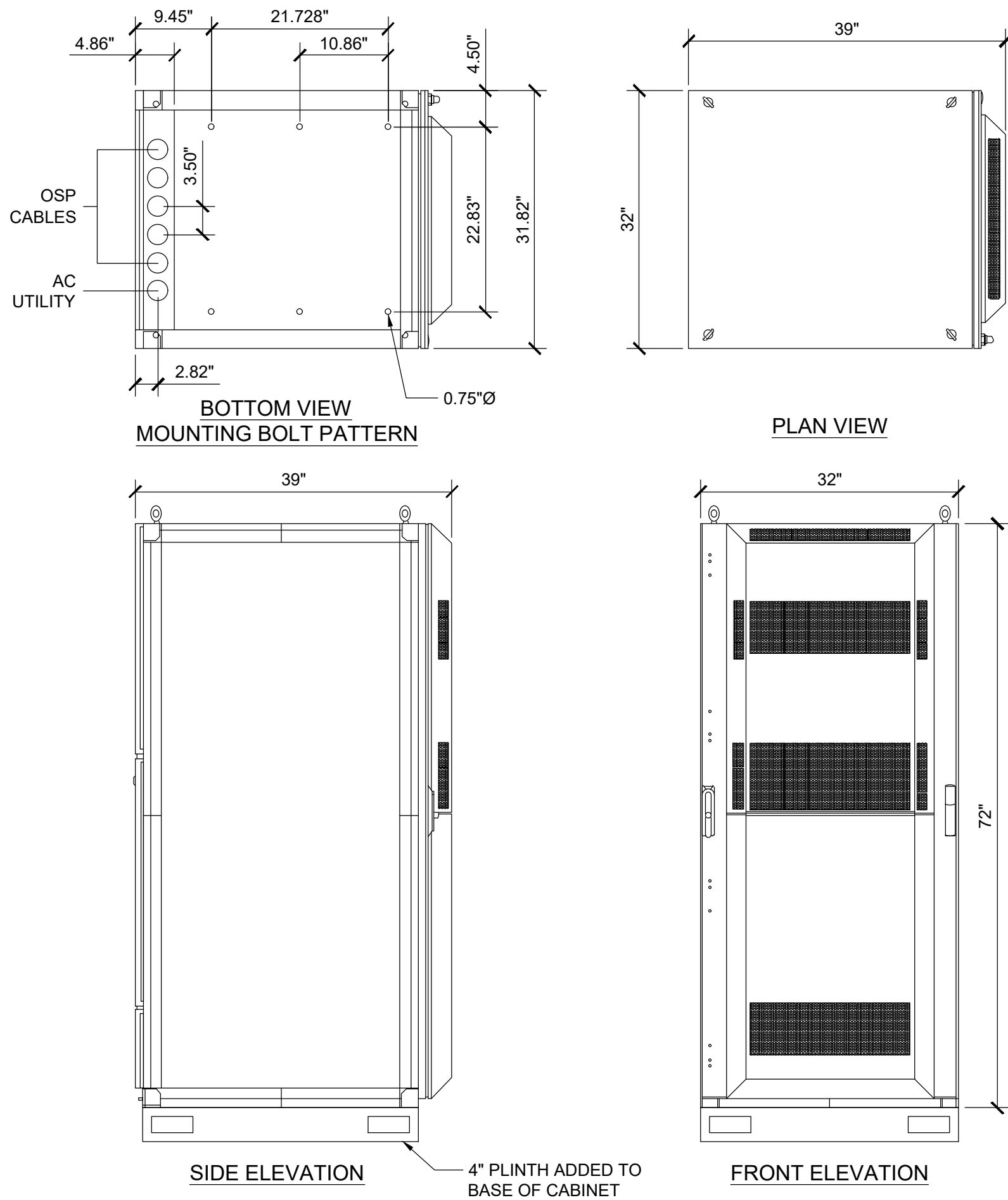
TERMINAL BLOCK: 12 POSITION PHOENIX ALARM BLOCK
32 POSITION PHOENIX ALARM BUNCHING BLOCK

SAFETY:
DC POWER SYSTEM: UL 1801 LISTED (US & CANADA)
NEBS LEVEL 3

ENCLOSURE: GR-487, UL 60950, AND SEISMIC ZONE 4 COMPLIANT

MECHANICAL SPECIFICATIONS:
DIMENSIONS: 72"H x 32"W x 39"D

WEIGHT: 752 LBS.



3 POWER PLANT

SCALE
NONE

2

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	RB

ZONING DRAWINGS		
SUBMITTALS		
REV	DATE	DESCRIPTION
A	10/27/23	90% ZONING DRAWINGS
B	01/17/24	DRM COMMENTS
0	02/06/24	100% ZONING DRAWINGS
1	09/05/24	PLANNING COMMENTS

PROJECT INFORMATION	
CLL01157	
211 E. CHAPMAN AVE. ORANGE, CA 92804	

SHEET TITLE	
EQUIPMENT DETAILS	

SHEET NUMBER	
A-6	

VERTIV XTE 601B 72" - NETXTEND BATTERY CABINET

TECHNICAL SPECIFICATIONS:
BATTERY SHELVES: (5) SHELVES (+24V DC - 12 STRING MAX
-48V DC - 6 STRING MAX)

ENVIRONMENTAL:
OPERATING TEMPERATURE: -40°F TO 115°F (-40°C TO 46°C)
CONTINUOUS OPERATIONS

HUMIDITY: 0% TO 95% RELATIVE HUMIDITY, NON-CONDENSING

THERMAL SOLUTIONS:
BATTERY CHAMBER: FAN COOLED, FRESH AIR VENTILATION

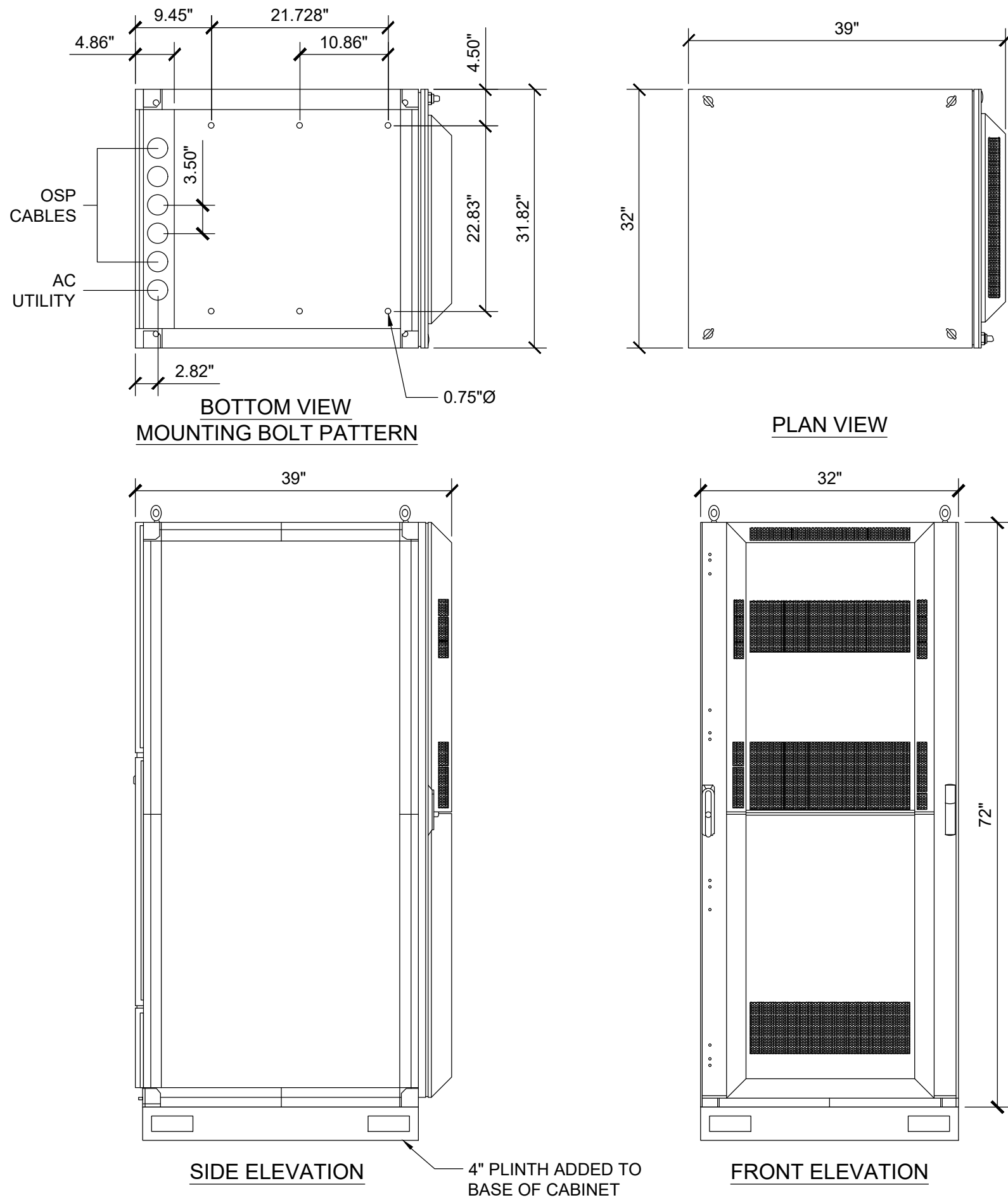
EQUIPMENT:
GROUND BAR: 100 POSITIONS


TERMINAL BLOCK: 12 POSITION PHOENIX ALARM BLOCK

SAFETY:
ENCLOSURE: TBD

MECHANICAL SPECIFICATIONS:
DIMENSIONS: 72"H x 32"W x 39"D

WEIGHT: 4100 LBS.





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TO ALTER THIS DOCUMENT.



at&t

CLLO1157

211 E CHAPMAN AVENUE ORANGE CA 92866

VIEW 1



EXISTING



PROPOSED

LOOKING NORTHWEST FROM CHAPMAN AVENUE

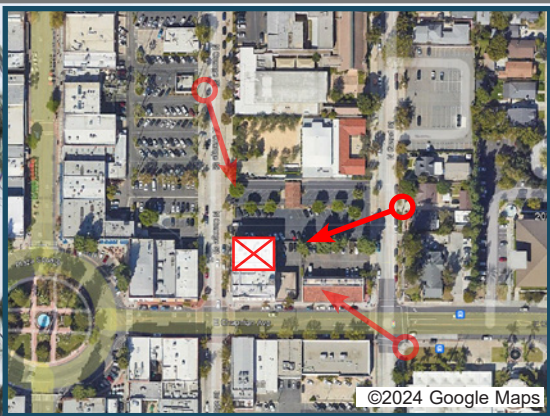


at&t

CLLO1157

211 E CHAPMAN AVENUE ORANGE CA 92866

VIEW 2



EXISTING



PROPOSED LOOKING SOUTHWEST FROM GRAND STREET



at&t

CLLO1157

211 E CHAPMAN AVENUE ORANGE CA 92866

VIEW 3



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM ORANGE STREET

Appendix D:
SHPO Concurrence
SHPO Submittal Package



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000

FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov

www.ohp.parks.ca.gov

May 29, 2024

Reply In Reference To: FCC_2024_0424_004

VIA ELECTRONIC MAIL

Carrie Wills

EAS

16485 Laguna Canyon Rd., Suite 150

Irvine, CA 92618

RE: CLL01157 211 E. Chapman Ave., Orange, Orange County, Collocation

Dear Ms. Wills:

Thank you for initiating consultation with me on behalf of the Federal Communications Commission (FCC) regarding your efforts to comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f), as amended, and its implementing regulation found at 36 CFR Part 800. You do so under the terms of the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission, September 2004 (PA). You are requesting I concur that the above-referenced undertaking will not adversely affect historic properties.

The FCC's licensee or the tower company named as the applicant proposes to construct and operate an unmanned cellular communications facility at the above-referenced address. In addition to your project description, you have submitted maps, photographs, the results of a records search conducted at the regional information center, evidence of Native American consultation, and evidence of public notification.

The consultants, on behalf of the FCC, have identified a historic property, the Elk's Building (1D) in the APE-DE.

Having reviewed the submitted documentation, **I concur** that the undertaking as described will not adversely affect historic properties.

Be advised that under certain circumstances, such as an unanticipated discovery or a change in project description, you may have additional future responsibilities for this undertaking under 36 CFR Part 800.

Should you encounter cultural artifacts during ground disturbing activities please halt all work until a qualified archaeologist can be consulted on the nature and significance of such artifacts.

Should you have any questions or concerns, please contact Michelle C. Messinger, of my staff at (916) 445-7005 or at Michelle.Messinger@parks.ca.gov.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a horizontal line.

Julianne Polanco
State Historic Preservation Officer

**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000

FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov

www.ohp.parks.ca.gov

Dear FCC Applicant:

Section 106 FCC submissions will not be accepted unless this cover sheet is completed and attached.

Project Name CLL01157Project Address 211 E. Chapman Avenue, City of Orange, Orange County, CA 92866

Based on the information provided on the accompanying FCC Form 620 or Form 621, and the documentation submitted pursuant to the *First Amendment To The Nationwide Programmatic Agreement For The Collocation Of Wireless Antennas*, the following information applies to this project:

<input checked="" type="checkbox"/>	There are buildings or structures over 45 years of age within this project's direct/indirect area of potential effect (APE).
<input type="checkbox"/>	There is an archeological site located within this project's direct APE.
<input type="checkbox"/>	A qualified archeologist has determined that the proposed project area is considered moderately to highly sensitive for archeological resources.

If the above boxes are blank, there are no historic properties within the direct or indirect project area. Therefore, pursuant to Stipulation VII.B.2 of the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* as quoted below, **your Section 106 responsibilities are complete:**

If the SHPO/THPO does not provide written notice to the Applicant that it agrees or disagrees with the Applicant's determination of No Historic Properties Affected within 30 days following receipt of a complete Submission Packet, it is deemed that no Historic Properties Exist within the APE or the Undertaking will have no effect on Historic Properties. The Section 106 process is then complete and the Applicant may proceed with the project, unless further processing for reasons other than Section 106 is required.

____ Yes, this submission contains an eligibility determination requiring SHPO concurrence. ____ Yes, this submission contains tribal response.

This project will: Not ____ Not Adversely ☒ Adversely ____ affect Historic Properties. The qualified project archeologist acknowledges that a pedestrian survey has been completed, a record search has been conducted at the appropriate California Historic Resources Information Center (IC) and that all submitted information is true.

Archeologist's signature Carrie D. Wills Date April 24, 2024

Please note: This letter pertains only to FCC projects being submitted to the California SHPO for comment.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

Collocation ("CO") Submission Packet

FCC FORM 621

1. Applicant Information

Full Legal Name of Applicant: **AT&T Mobility, LLC c/o Environmental Assessment Specialists, Inc. (EAS)**

Name and Title of Contact Person: **Gavin Leaver**

Address of Contact Person (including Zip Code): **71 San Marino Avenue
Ventura, CA 93003**

Phone: **(818) 389-1506** Fax: **(805) 650-0949**

E-mail address: **gjl1999@easenv.com**

2. Applicant's Consultant Information

Full Legal Name of Applicant's Section 106 Consulting Firm:
Environmental Assessment Specialists, Inc. (EAS)

Name of Principal Investigator: **Carrie D. Wills, M.A.**

Title of Principal Investigator: **Registered Professional Archaeologist**

Investigator's Address: **12301 Kenny Drive**

City: **Granada Hills** State: **CA** Zip Code: **91344**

E-mail Address: **gjl1999@easenv.com**

Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?¹ **YES** / NO.

Areas in which the Principal Investigator meets the Secretary of the Interior's Professional Qualification Standards: **Archaeology**

¹ The Professional Qualification Standards are available on the cultural resources webpage of the National Park Service, Department of the Interior: <http://www.cr.nps.gov/local-law/arch_stnds_9.htm>. The Nationwide Agreement requires use of Secretary-qualified professionals for identification and evaluation of historic properties within the APE for direct effects, and for assessment of effects. The Nationwide Agreement encourages, but does not require, use of Secretary-qualified professionals to identify historic properties within the APE for indirect effects. See Nationwide Agreement, §§ VI.D.1.d, VI.D.1.e, VI.D.2.b, VI.E.5.

CO SUBMISSION PACKET -- FCC FORM 621

Approved by OMB
3060-1039
Estimated Time Per Response:
.5 to 10 hours

Other "Secretary of the Interior qualified" staff who worked on the Submissions Packet (provide name(s) as well as the area(s) in which they are qualified):

Kathleen A. Crawford, M.A.; Architectural Historian
Sarah A. Williams, M.A.; Archaeologist

3. Collocation and Site Information: CLL01157 (CLL01157)

a. Street Address of Site: **211 East Chapman Avenue, Orange, CA 92866**

County / Parish: **Orange County**

b. Nearest Crossroads: **East Chapman Avenue and Orange Street**

c. NAD 83 Latitude/Longitude coordinates (to tenth of a second):

33°47'17.30" N, 117°51'06.39" W

d. Tower or non-tower structure height above ground level, including proposed collocation:²
68'-4" (Top of existing rooftop flagpole), N/A Meters

e. Description of antennas to be collocated (e.g., type, number, shape, dimensions, color):
AT&T proposes the construction of a new unmanned telecommunications facility at this location. AT&T proposes to remove and replace 1 existing FRP screen on rooftop, and install 6 panel antennas, 6 RRUs, 3 DC9 surge suppressors and 1 GPS on the rooftop of an existing building built in 1924. Also proposed are 6 RRUS, 1 DC50 surge suppressor, 1 power plant, 1 battery cabinet, 2 Purcell cabinets, 1 Ciena panel, 1 telco box, and 1 electrical panel at basement level.

f. The maximum height of the project is under 200 feet. The direct Area of Potential Effects (APE) is comprised of the lease area for the new antenna site and the equipment cabinets, plus all ground disturbance for vehicle access and utility connections. See Cultural Resource Records Search document for site specific indirect APE.

g. Approximate height of collocation above ground level: **54'1" and 53'4" (Center of New Antennas)**; if antennas to be located on different levels, describe their placement:
Separate antennas will be placed at two different levels on existing structure.

² Include top-mounted attachments such as lightning rods.

Applicant's Name: **AT&T Mobility, LLC**
Project Number: **CLL01157**
Project Name: **CLL01157**

CO SUBMISSION PACKET -- FCC FORM 621

Approved by OMB

3060-1039

Estimated Time Per Response:

.5 to 10 hours

- h. Structure. This Form CO pertains to collocation of antenna(s) on: [] communications tower or [X] a non-tower structure (check one). If a non-tower structure, briefly describe the structure: **Existing commercial building.**

If the antennas will be collocated on a communications tower, check the appropriate box:

☐ guyed lattice tower ☐ self-supporting lattice ☐ monopole

☐ other (briefly describe tower)

- i. Structure Completion. Indicate the date that the existing communications tower or non-tower structure was built (date on which construction activities ended):
1924.

- j. Section 106 Review. Has the communications tower or non-tower structure been the subject of SHPO/THPO review pursuant to Section 106 of the National Historic Preservation Act? If so, identify the company that made the submission, the date it was submitted, and the SHPO/THPO reference number:
Unknown.

- k. Based on the Applicant's research (see Attachments 8 and 9), is the existing communications tower or non-tower structure listed or eligible for listing in the National Register? ☒ Yes ☐ No

4. **Current Status of Collocation:**³

- a. ☒ Construction and/or installation not yet commenced;
b. ☐ Construction and/or installation commenced on [date] _____; or,
c. ☐ Construction and/or installation commenced on [date] _____ and completed on [date] _____.

³ Failure to provide the Submission Packet and complete the review process under Section 106 of the NHPA prior to beginning construction or other installation activities may violate Section 110(k) of the NHPA and the Commission's rules. See Section X of the Nationwide Agreement.

Applicant's Name: **AT&T Mobility, LLC**

Project Number: **CLL01157**

Project Name: **CLL01157**

5. Applicant's Determination of Effect:

a. Direct Effects (check one):

- i. ☐ No Historic Properties in Area of Potential Effects ("APE") for direct effects;
- ii. ☐ "No effect" on Historic Properties in APE for direct effects;
- iii. ☒ "No adverse effect" on Historic Properties in APE for direct effects;
- iv. ☐ "Adverse effect" on one or more Historic Properties in APE for direct effects.

b. Visual Effects (check one):

- i. ☐ No Historic Properties in Area of Potential Effects ("APE") for visual effects;
- ii. ☐ "No effect" on Historic Properties in APE for visual effects;
- iii. ☒ "No adverse effect" on Historic Properties in APE for visual effects;
- iv. ☐ "Adverse effect" on one or more Historic Properties in APE for visual effects.

Applicant's Name: **AT&T Mobility, LLC**
Project Number: **CLL01157**
Project Name: **CLL01157**

CO SUBMISSION PACKET -- FCC FORM 621

Approved by OMB
3060-1039
Estimated Time Per Response:
.5 to 10 hours

Certification and Signature

I certify that all representations on this Form CO (FCC Form 621) and the accompanying attachments are true, correct, and complete.

Carrie D. Wills
Signature

April 24, 2024
Date

Carrie D. Wills, M.A.
Printed Name

Registered Professional Archaeologist
Title

Kathleen A. Crawford
Signature

April 24, 2024
Date

Kathleen A. Crawford
Printed Name

Architectural Historian
Title

Sarah A. Williams
Signature

April 24, 2024
Date

Sarah A. Williams, M.A.
Printed Name

Archaeologist
Title

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1) AND/ OR FORFEITURE (U.S. Code, Title 47, Section 503).

Applicant's Name: **AT&T Mobility, LLC**
Project Number: **CLL01157**
Project Name: **CLL01157**

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-158659, 30-162507
HRI # 038025, 096879, 111469
Trinomial ORA
NRHP Status Code 1D

Other Listings: CRHR

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #:

CHAPMAN_E_201-211__APN_039-252-07

(Assigned by Recorder)

P1. Other Identifier: Same building as: 115 N. Orange.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 201 - 211 E CHAPMAN AVE, # City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone ' mE/ mN

e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials: Masonry - Concrete

Concrete building with second floor hall, steel truss reinforcement on concrete columns over hall.

*P3b. Resource Attributes: (HP6)--Commercial building
(List attributes and codes)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2005
(View, date, accession #)

*P6. Date Constructed/ Age and Source:

1924

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D.
Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded:

May, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005)
Historic Resources Survey. AEGIS (1991) Historic Building Inventory
Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet(s) ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 30-158659, 30-162507
HRI # 038025, 096879, 111469
*NRHP Status Code 1D

Page 2 of 3

*Resource Name or #: CHAPMAN_E_201-211__APN_039-252-07
(Assigned by Recorder)

B1. Historic Name: Orange Independent Order of Odd Fellows (I.O.O.F.) Bldg.

B2. Common Name: Orange Benevolent and Protective Order of Elks (BPOE) Lodge

B3. Original Use: SOC/RELG B4. Present Use: SOC/RELG

*B5. Architectural Style: Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1924 ☒ Historic ☐ Prehistoric ☐ Both

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

*B9. Architect or Builder: Unknown

*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Social club

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) Applicable Criteria: AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - Medium level of alteration.

Site Integrity:

Opportunities:

What began as the Orange Independent Order of Odd Fellows (I.O.O.F.) Building, following their relocation from 112-120 E. Chapman, later became the meeting place for the Orange Benevolent and Protective Order of Elks (BPOE) Lodge.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel

*Date of Evaluation: September, 2005

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 30-158659, 30-162507
HRI # 038025, 096879, 111469
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

CHAPMAN_E_201-211__APN_039-252-07

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☒ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Listed in National Register: 1982, 1997

General Plan: OTMIX-15S # of Buildings: 1

Planning Zone: OTMU-15S # of Stories: 3

Lot Acre: # of Units: 2

Principal Building Sqft: 28044

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

Description of Photo: 1991



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-158659, 30-162507
HRI # 038025, 096879, 111469
Trinomial ORA
NRHP Status Code 1D

Other Listings: CRHR

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #: ORANGE_N_115__APN_039-252-07
(Assigned by Recorder)

P1. Other Identifier: Same building as: 201-211 E. Chapman. See B13 Remarks.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 115 - N ORANGE ST, # City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone ' mE/ mN

e. Other Locational Data:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials: Masonry - Concrete

Concrete building with second floor hall, steel truss reinforcement on concrete columns over hall.

*P3b. Resource Attributes: (HP6) --Commercial building
(List attributes and codes)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ Element of District ☐ District ☐ Other (Isolates, etc.)



P5b. Description of Photo: 2010
(View, date, accession #)

*P6. Date Constructed/ Age and Source:

1924

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8: Recorded by: (Name, affiliation, and address)
D. Gest, P. LaValley, D.
Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded:

April, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005)
Historic Resources Survey. AEGIS (1991) Historic Building Inventory
Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet(s) ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 30-158659, 30-162507
HRI # 038025, 096879, 111469
*NRHP Status Code 1D

Page 2 of 3

*Resource Name or #: ORANGE_N_115__APN_039-252-07
(Assigned by Recorder)

B1. Historic Name: Orange Independent Order of Odd Fellows (I.O.O.F.) Bldg.

B2. Common Name: Orange Benevolent and Protective Order of Elks (BPOE) Lodge

B3. Original Use: SOC/RELG B4. Present Use: SOC/RELG

*B5. Architectural Style: Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1924 ☒ Historic ☐ Prehistoric ☐ Both

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

*B9. Architect or Builder: Unknown

*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Social club

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) Applicable Criteria: AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: Good Condition - Medium level of alteration.

Site Integrity:

Opportunities:

What began as the Orange Independent Order of Odd Fellows (I.O.O.F.) Building, following their relocation from 112-120 E. Chapman, later became the meeting place for the Orange Benevolent and Protective Order of Elks (BPOE) Lodge.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

Previously known in 1982 Survey as: 115-117 N. Orange.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel

*Date of Evaluation: September, 2005

(This space reserved for official comments.)

DPR 523B (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 30-158659, 30-162507
HRI # 038025, 096879, 111469
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

ORANGE_N_115__APN_039-252-07

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

☒ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Listed in National Register: 1982, 1997

Description of Photo:

General Plan: OTMIX-15S # of Buildings: 1

Planning Zone: OTMU-15S # of Stories: 3

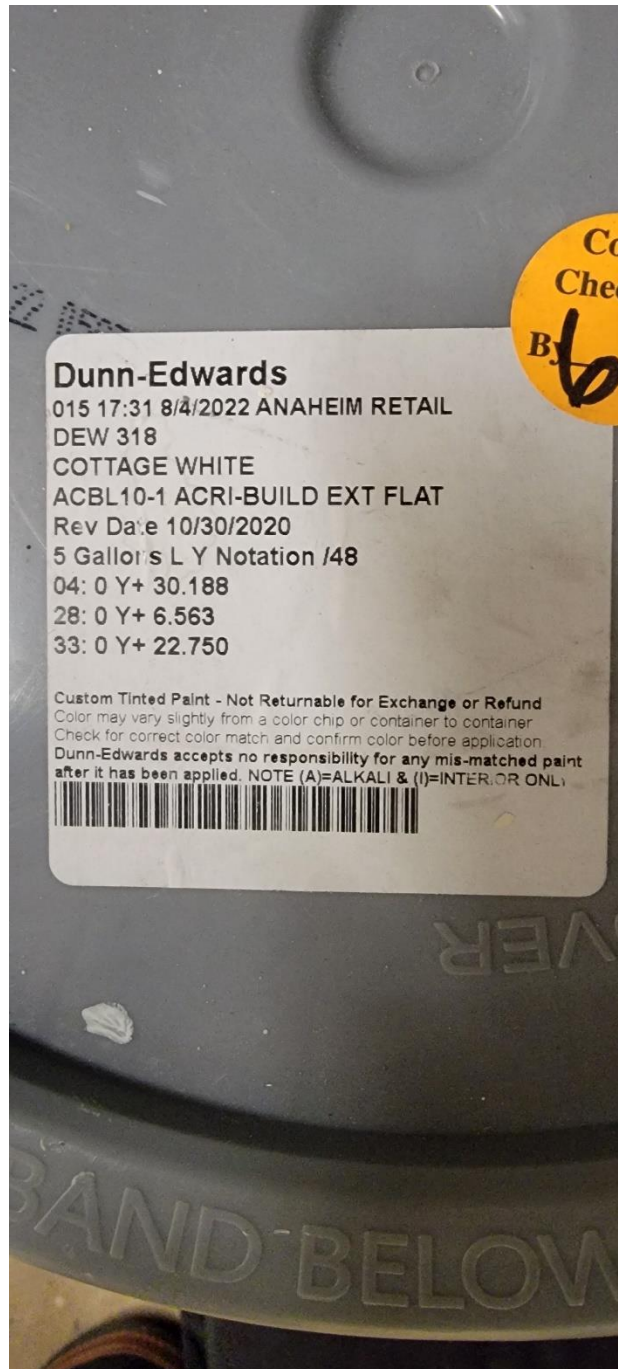
Lot Acre: # of Units: 2

Principal Building Sqft: 28044

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

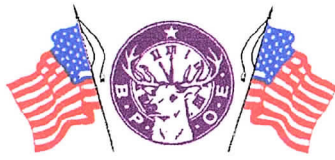
P3a. Description (Continued from Pg.1):



***Development Standards Reference Table
Old Towne Mixed Use-15(S) (OTMU-15S) Zoning District***

	Required/Permitted	Proposed	Code Section
<i>Height</i>	32 feet	Existing building at rooftop: 48 feet Existing rooftop FRP enclosure: 55 feet 4 inches* There is no change in the existing height of the building or FRP enclosure on the rooftop.*	17.18.120
<i>Visibility</i>	Any new wireless communication facility located within a half mile (2,640 feet) of any residential zone shall be of stealth design to mitigate adverse visual and aesthetic impacts.	Wireless facility is of stealth design and enclosed in a FRP enclosure.	17.12.025.D
<i>Setback requirements</i>	Wireless communication facilities shall conform to all building setback requirements, and all equipment associated with their operation shall comply with the development standards for the zone in which they are located	Not applicable because the wireless facility is at the rooftop of the existing building.	17.12.025.D
<i>Signage</i>	Wireless communication facilities shall not bear any signs or advertising devices other than certification, warning, or other legally required seals or signage;	The applicant is not proposing any advertising or signage.	17.12.025.D

** Per OMC Section 17.12.025D.1, if the building itself exceeds the height limitations of the zone, and such excess height was legally established (for example, approved by conditional use permit), then the combined height of the building and antenna shall not exceed the maximum height allowed by such approval.



Orange Lodge No. 1475

Benevolent and Protective Order of Elks
Building Association

January 24, 2024

To Whom It May Concern
Design Review Committee and Orange Planning Commission
City of Orange

Please accept this letter as our formal Letter of Support for the AT&T application for a cell tower on the rooftop of the Orange Elks Lodge building located at 201-211 E. Chapman Avenue, Orange, CA.

As a quick background, we currently have three cell towers on our rooftop including Verizon, T-Mobile and Sprint with the Sprint site being decommissioned. Knowing of the impending decommissioning of one of the towers, we proactively reached out to AT&T to offer them the opportunity of locating to our rooftop in place of the decommissioned Sprint site. We have been working with AT&T since the start of summer 2023 and they have diligently conducted surveys of the building and reportedly have plans ready to present to the City of Orange for approval. We chose to contact AT&T as there seems to be a void of coverage in Old Towne Orange provided by the AT&T carrier, and we feel this would be a great community benefit for all residents, businesses and visitors of Old Towne Orange as well as to the 1700+ members of the Orange Elks Lodge #1475.

Orange Elks Lodge, with a membership of over 1700, is a charitable organization and we are very involved in the community and support numerous charities throughout the city of Orange and beyond including the following, to name a few: Eli Home, Youth Scholarship Program, Shop with a Cop, Orange Fire Cadet Program, Scouts, various Orange youth athletic programs, Christmas Baskets, Down Syndrome Association of Orange, Field of Valor, Veterans, and Orange K-9 Police Dog.

We treasure our historic building and, as you can attest, we completed a rather costly repainting of the building last year. The decision to have AT&T with us was contemplated such that any installation of the replacement cell tower not adversely affect the aesthetics of the building from street level. Based on the preliminary plans we reviewed, it appears that the aesthetics will not change. Therefore, we are in full support of AT&T's application and urge you to also support the project.

Should you have any questions, we are happy to hear from you; my contact information is 714-306-9595 and wilsonNb@aol.com. Thank you!

Robert Wilson 
Vice President, Orange Elks Lodge Building Association

Meeting Every Wednesday 7:30 PM
211 East Chapman Avenue
Orange, CA 92866
Office 714-538-2168 Club 714-538-1475 Fax 714-538-2398