



Date: April 18, 2017

To: City Manager for Council Action

From: Director of Community Development

Subject: Special Permit to Allow a Temporary Cell on Wheels (COW) Located at 2600 Tasman Drive (PLN2017-12577)

EXECUTIVE SUMMARY

The applicant, Marisa Davis, on behalf of Forza Telecom, has filed an application for a Special Permit requesting permission to operate temporary Cellular on Wheels (COW) equipment at the parking lot for 2600 Tasman Drive (Assessor's Parcel Number 104-43-052), which serves as the primary parking lot for Levi's Stadium and the Great America Theme Park. The temporary COW will be placed in the parking lot off the south east corner of Tasman Drive and Convention Center (the main driveway entry into the parking lot from Tasman Drive) for seven days from May 1, 2017 through May 8, 2017, to provide additional cellular coverage for a technology conference at the Santa Clara Convention Center. The applicant is anticipating a temporary increase in demand for service during the technology conference which would be met by the COW. The subject property is owned by the City and used/operated by Cedar Fair.

The temporary COW will be mounted on a Ford F750 diesel truck custom designed to house and support the deployment of an approximate 60 feet high mast. The mast will be fully secured and attached to the truck frame. Placement of the COW in the parking lot on the south side of Tasman Drive will minimize any inconvenience or impairment of access to the Convention Center, Levi's Stadium, and Great America Theme Park. The COW will occupy up to four parking spaces during the week. The signed application and site plan are attached to this report for reference.

Approval of the Special Permit would be subject to the following conditions:

1. The permit shall be valid for seven days from May 1, 2017 through May 8, 2017;
2. Pursuant to 47 CFR 22.970-973 and 47 CFR 90.672-675 respectively, each carrier shall be responsible to avoid, mitigate, or cease interference to 700 MHz and 800 MHz public safety systems of the City or other agencies and bear all costs associated with the correction of any radio interference issues that may arise as a result of the site's operations. Any questions regarding these conditions or City Communication Systems should be directed to the Police Department's Technical Services Center;
3. The applicant shall comply with all Zoning Ordinance regulations regarding temporary and permanent structures and obtain all necessary Building and/or Fire Department permits;
4. The applicant shall comply with Fire Department directives and requirements;
5. No other structures shall be erected in conjunction with this Special Permit;
6. The Special Permit shall be null and void and may not be extended after initial permit has expired; and
7. Upon conclusion of the project, the temporary Cell on Wheels (COW) shall be removed from the parking lot and the parking lot shall be restored to its original state.

ADVANTAGES AND DISADVANTAGES OF ISSUE

The proposed project will provide additional temporary cellular coverage to the Santa Clara Convention Center. The COW facility does create an undesirable aesthetic appearance at a location that is visible from Tasman Drive. Staff is supportive of this short-term placement to meet coverage needs given that the time frame is only for seven days.

ECONOMIC/FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense.

RECOMMENDATION

That the Council approve the request for a Special Permit to allow a temporary Cell on Wheels located at the parking lot for 2600 Tasman Drive, subject to conditions (PLN2017-12577).

for 

Andrew Crabtree
Director of Community Development

APPROVED:


Rajeev Batra
Interim City Manager

Documents Related to this Report:

- 1) *Draft Permit*
- 2) *Application*
- 3) *Site Plan*



SPECIAL PERMIT

Planning Division

Andrew Crabtree, Director of Community Development

File: PLN2017-12577
Location: 2600 Tasman Drive, (APN 104 43 052)
Applicant: Marisa Davis, Forza Telecom
Owner: City of Santa Clara
Request: Temporary Cellular on Wheels Located at 2600 Tasman Drive
General Plan Designation: Regional Commercial
Zoning Designation: Public or Quasi Public
Environmental Determination: Categorically Exempt per Section 15301 CEQA

FACTS

The Director of Community Development finds that the following are the relevant facts regarding this proposed project:

1. The project site has a Regional Commercial General Plan land use designation.
2. The project site is zoned Public or Quasi Public and is located at 2600 Tasman Drive, in the City of Santa Clara.
3. The project proposes a temporary cellular on wheels (COW) facility in the parking lot for Levi's Stadium for the purpose of providing coverage to the Santa Clara Convention Center for seven days, from May 1, 2017 through May 8, 2017. The temporary use will occupy up to four parking spaces and requires a Special Permit.
4. The project site is owned by City of Santa Clara.
5. The project submittal includes a planning application and site plan that are attached to, and part of, this Special Permit.

Special Permit – 2600 Tasman Drive Cell on Wheels in Stadium Parking Lot
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FINDINGS

The Director of Community Development finds that based on an analysis of the facts presented above, that:

(1) The facility, under the circumstances of the particular case, is essential or desirable to the public convenience or welfare in that:

- The temporary cell on wheels will allow temporary coverage during a technology event at the Santa Clara Convention Center.

(2) The facility will not be detrimental to the health or safety of the persons residing in the neighborhood in that:

- The temporary cell on wheels will be placed in the Tasman Drive parking lot that serves Levi's Stadium and will be placed in a manner that will not adversely impact the health or safety of nearby businesses in that adequate on-site circulation will be provided around the temporary COW facility.

(3) The facility will not be detrimental to the property or improvements in the neighborhood in that:

- The proposed COW is temporary in nature and scheduled from May 1, 2017 through May 8, 2017.

(4) The facility will not impair the integrity or character of the zoning district in that:

- The proposed COW will be located in a manner that provides adequate vehicular circulation on the site and that complies with applicable Zoning Ordinance requirements.

(5) The facility will not create a significant increase in the traffic to and from the premises or in the on-street parking within five hundred (500) feet in that:

- The temporary COW is located on an existing parking lot at the southeast corner of the Tasman Drive parking lot. Following installation, sufficient on-site parking is available for employees and customers, and the use will not impact traffic.

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APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

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Approved:

Andrew Crabtree
Director of Community Development Department

Dated: April 18, 2017

ATTENTION: JUAN
ELPODITO PLEASE
DIA
4/3/17



PLANNING APPLICATION

CITY OF SANTA CLARA PLANNING DIVISION

1500 Warburton Avenue, Santa Clara, California 95050

(408) 615-2450 Fax: (408) 247-9857

E-mail Planning@santacalaraca.gov

Website: www.santacalaraca.gov

See reverse side for application requirements

CONFIRMED
BY NANCY
4/3/17
PN 2017-12577

APPLICATION FOR:

(Please check all applicable boxes)

- VARIANCE
- USE PERMIT
- ZONING CHANGE
- TENTATIVE MAP
- TENTATIVE PARCEL MAP
- LOT LINE ADJUSTMENT
- MODIFICATION
- SPECIAL PERMIT
- HISTORICAL & LANDMARKS COMMISSION
- GENERAL PLAN AMENDMENT
- OFF-SITE PARKING PERMIT
- (OTHER):

ARCHITECTURAL REVIEW FOR:

- RESIDENTIAL
- NON-RESIDENTIAL
- MIXED-USE
- LANDSCAPE
- SIGNS
- TEMPORARY SIGNS

FOR PLANNING STAFF USE ONLY

Checked in by DHAM on 4/3/17
 Fee: 320 Receipt number: _____
 PCC-SC meeting date: _____
 Tentative Commission date: _____
 Tentative AC meeting date: _____
 File number(s): _____

ENVIRONMENTAL REVIEW:

EXEMPT NEG DEC EIR

Fax to: _____
Fax #: _____

Project Address: Tasman and Convention Center Building area: _____ square feet

County Assessor's Parcel Number (APN): 104-43-052 Gross lot area: _____ acres / square feet

Development Project Description: To place temporary cell on wheels for an estimate of 7 days. 5/1/17 - 5/8/17 ON CITY-OWNED PARKING LOT AS SOUTHEAST CORNER OF TASMAN DRIVE OPPOSITE THE CONVENTION CENTER MAIN DRIVE WASH ENTRANCE

Hazardous Wastes and Substances Statement (Calif. Gov. Code 65962.5):
 This site is not included on the Hazardous Wastes and Substances Sites List.
 This site is on the Hazardous Wastes and Substances Sites List.
 (A copy of this list is available in the Planning Office)

Urban Runoff Pollution Prevention Program (URPPP) information provided to applicant
 Please print all information legibly, including correct zip code.

Applicant: Marisa Davis Mailing address: 1330 N. Broadway Ste 202 Day phone: _____
 Company: Forzatele.com City: Walnut Creek Fax #: NA
 Signature: [Signature] Zip code: 94596 E-Mail (Optional): marisadavis@forzatele.com
 Property Owner: [Signature] Mailing address: RUTH SHIKARA Day phone: _____
 Company: _____ City: CITY OF SANTA CLARA Fax #: _____
 Signature: see attached Zip code: _____ E-Mail (Optional): _____

NOTE: Please attach the names and full addresses, including zip codes, of all other involved parties to which you would like agendas and minutes sent.

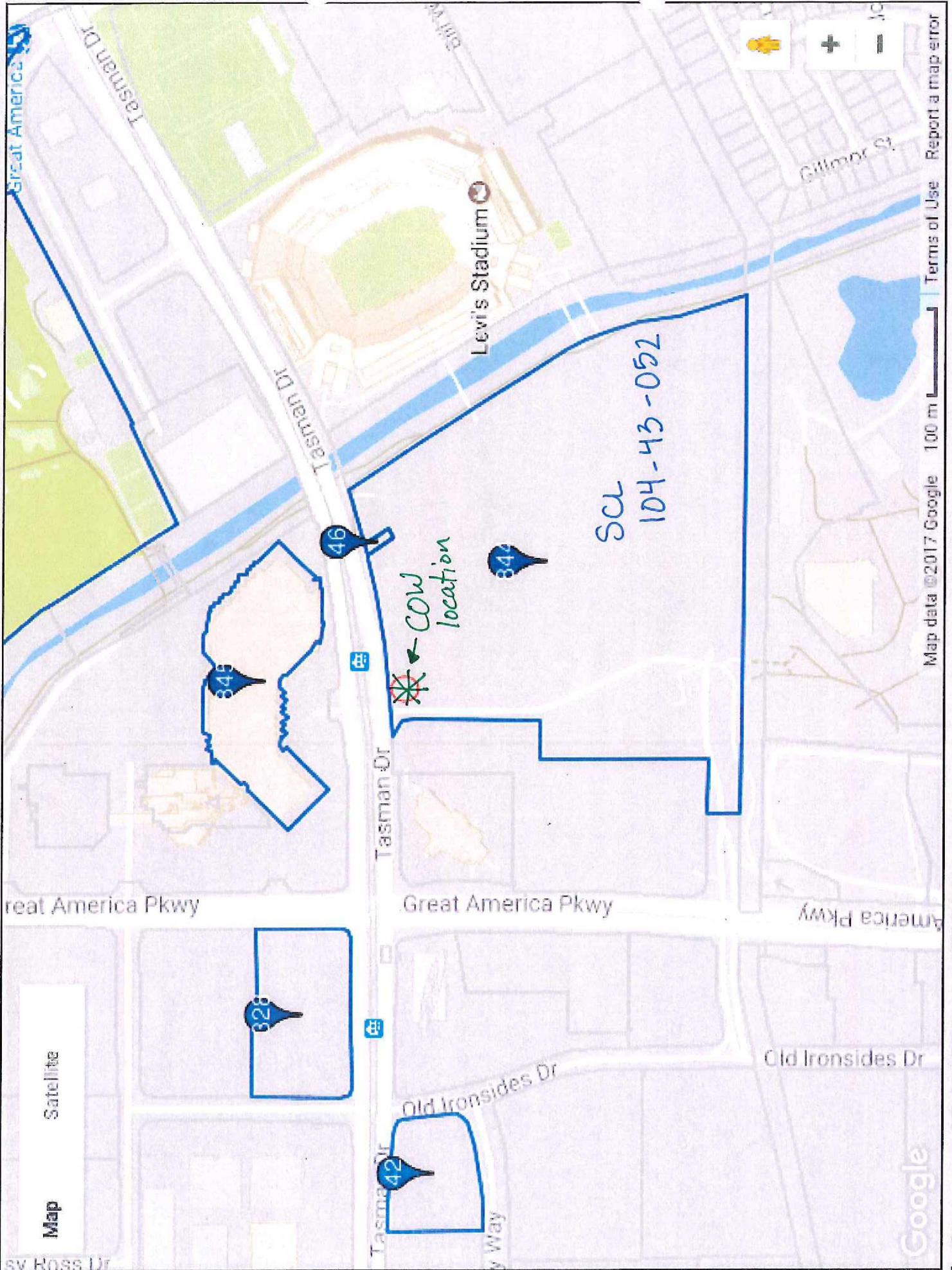
Statement of justification for the above APPLICATION (this statement will be included in the staff report to the Planning Commission; a separate statement may be attached, if necessary): Contact staff for assistance on preparing a statement.

Chris Coones 1330 N. Broadway Ste 202
Walnut Creek CA 94596
chriscoones@forzatele.com

Tentative Map / Tentative Parcel Map / Lot-Line Adjustment application only:

Engineering firm: _____ Engineer's name: _____
 Address: _____ Phone #: _____
 Internet E-Mail (Optional) _____ Fax #: _____
 STAFF COMMENTS: _____ Engineer's signature _____

TO BE COMPLETE, IN ADDITION TO FILING THE APPROPRIATE APPLICATION FEES AND ANY REQUIRED ENVIRONMENTAL INFORMATION, THE FOLLOWING PLANS AND DATA MUST ACCOMPANY THE PLANNING APPLICATION, BASED UPON THE TYPE REQUEST BEING MADE:



A.N. 2017-12577

700m

37 404793°

lat

CR 101 103 + 4

Proposed placement of COW



Convention Center

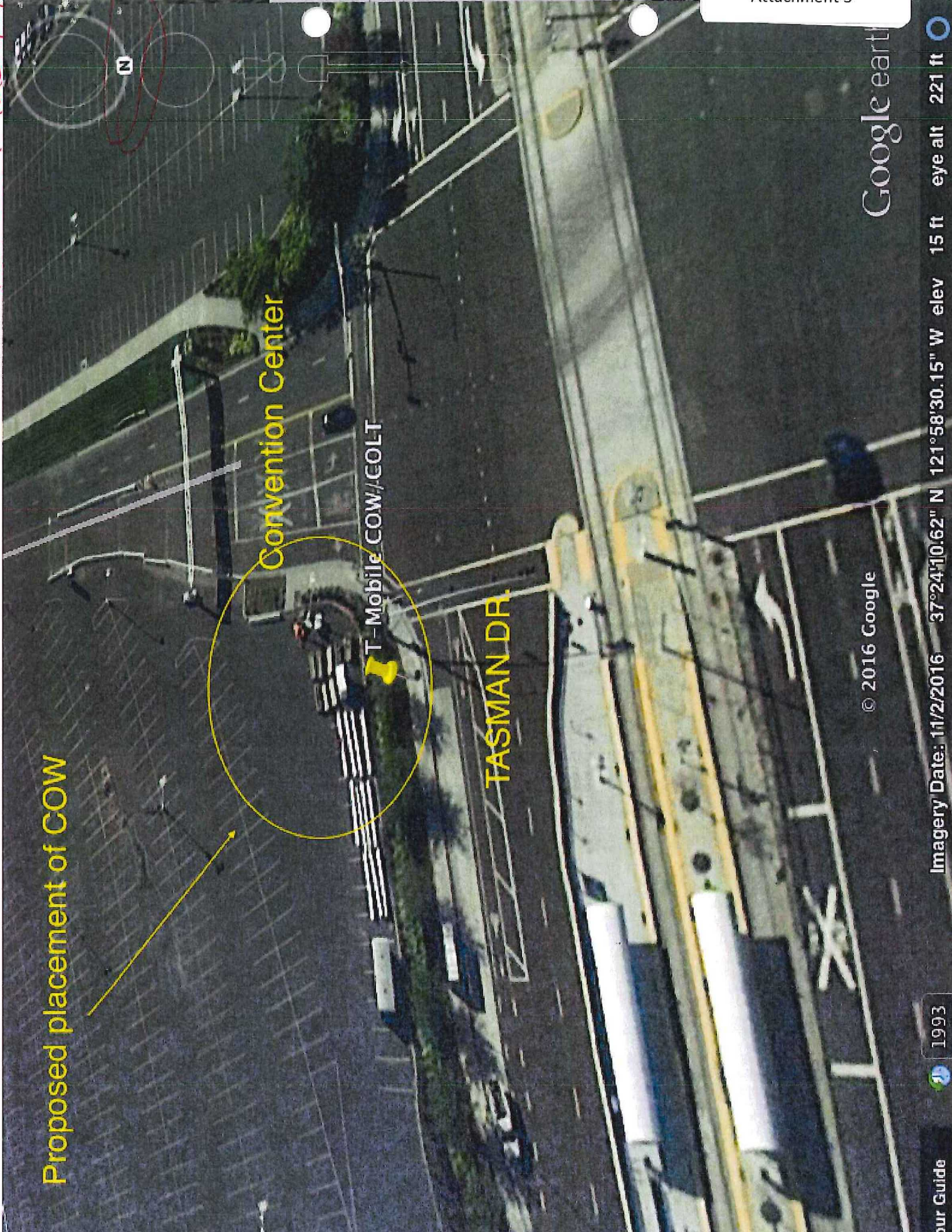
T-Mobile COW / COLT

TASMAN DR.



© 2016 Google

Google earth

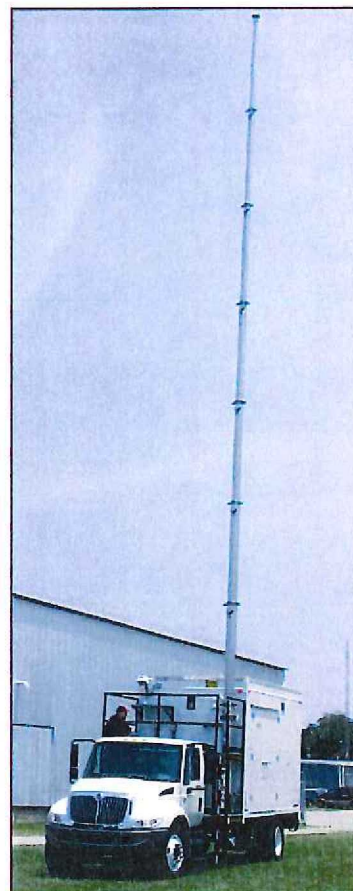


CLT SERIES ~ Communication-Site-on-Light Truck (COLT)

25
 PLW2017-
 12577

Representative ITS COLT Configuration

- » **Primary and Multi-terrain Transport Capabilities and Deployment Configurations**
- » **Ford F750, International or Equivalent Light/Medium Duty Diesel Truck, Typical 29,000lb–36,000lb Capacity GVWR**
- » **Environmentally Controlled, Steel Clad Equipment/Personnel Shelters to 18'0" L x 8'0" W x 9'6" H (OD)**
- » **Single or Tandem Pneumatic Masts; Typical to 60'0" Elevation (Self-supporting); to 200lb Mast-top Payload**
- » **Power Generation, Auxiliary Fuel Tank, ATS, UPS, Antenna/Satellite Platforms, Etc.; Full Shelter Customization**



Model Series Summary:

CLT Series Communication-Site-on-Light Truck (COLT) is custom designed and accessorized by ITS pursuant to individual client specifications. Most common configurations include the following:

Pneumatic Mast ~ Approximate 60'0" Elevation:

- Self-supporting mast with locking collars for extended use deployments
- Constructed of high strength heat-treated aluminum tubes and collars with low friction synthetic bearings
- Two full-length external keys on mast sections; collars have matching machined keyways that maintain directional azimuth
- The bumpers between sections is designed to reduce shock on extension and retraction
- Exterior aluminum surfaces are anodized and sealed; fasteners are plated steel for corrosion resistance
- Mast is secured to both truck frame and shelter wall
- Mast can either use the truck's air system for primary operation or an auxiliary tank

• Payload Capacity	~ Typ. to 200 lbs	• No. Sections	~ 8
• Extended Height	~ Typ. To 60'	• Collar Type	~ Locking T-handle
• Nested Height	~ 10'1"-10'3"	• Tube Diameter	~ 9-3.75" to 11.25-5.25"
• Mast Weight	~ 330-500 lbs.	• Operating Pressure	~ 35 PSIG (2.4 bar)
• Guying Required	~ None		



CLT SERIES ~ Communication-Site-on-Light Truck (COLT)

Representative ITS COLT Configuration

Representative Configuration: Ford F-750 XLT Vehicle Profile – General Specifications & Capacities

Engine: Cummins (6.7L) ISB 280 HP @ 2400 RPM, Governed @ 2600 RPM

Transmission: Allison 3000 6-Speed Automatic, RDS Series On-Off

Rear Axle Ratio: 6.17

Brakes: Air Brakes – Straight Truck

GVWR: Typ. 33,000

Output:	280 hp @ 2,400 rpm	Torque:	660 lb-ft @ 1,600 rpm
1 st gear ratio:	3.490	2 nd gear ratio:	1.860
3 rd gear ratio:	1.410	4 th gear ratio:	1.000
5 th gear ratio:	0.750	6 th gear ratio:	0.650
Reverse ratio:	5.030	Curb weight:	10,064 lbs
Payload:	21,985 lbs	Front curb Wt:	6,396 lbs
Rear Curb Wt:	3,668 lbs	Front Axle Capacity:	12,000 lbs
Rear Axle Capacity:	21,000 lbs	Front Spring Rating:	12,000 lbs
Rear Spring Rating:	23,500 lbs	Front Tire/Wheel Capacity:	13,220 lbs
Rear Tire/Wheel Capacity:	24,020 lbs	Length:	356"
Body Width:	96.7"	Body Height:	94.7"
Wheelbase:	230"	Cab to Axle:	156"
Axle to End Frame:	87"	Front Frame Height Loaded:	34.9"
Rear Frame Height Loaded:	36.2"		

Powertrain:

Cummins 6.7L I-6 OHV diesel injection 24 valve intercooled turbo diesel engine • 130 amp alternator • 1,250 amp (total) 93 amp hours (Ah) (total) battery dual batteries located rear left • 6-speed electronic automatic transmission with overdrive, lock-up • Rear-wheel drive • 6.17 axle ratio, single speed drive axle • Aluminized steel exhaust • Heated fuel/water separator • Transmission PTO provision • Construction transmission vocation • Standard rear differential • Right mounted horizontal muffler • Right mounted horizontal tailpipe • 18.7cfm capacity air compressor system with air dryer, manual moisture ejector • 65.0 gallon D-style left front fuel tank

Steering and Suspension:

Hydraulic power-assist re-circulating ball steering • Air brakes • Non-independent front suspension • Front leaf suspension • Front tapered leaf springs • Rigid rear axle • Rear leaf suspension • Rear multi-leaf springs • Front and rear 22.5" x 8.25" • 11.0R22.5 AS front tires • Rear tires • Rubber auxiliary rear springs • Front and rear white steel disc wheels with 10 wheel studs

Safety:

4-wheel anti-lock braking system

Comfort and Interior:

Air conditioning • AM/FM stereo, clock, seek-scan, in-dash mounted single CD, 4 speakers, fixed antenna • Cruise control • Power door locks • 2 12V DC power outlets, ashtray, front lighter elements, backup alarm, dual electric horn • Analog instrumentation display includes tachometer, oil pressure gauge, engine temperature gauge, voltmeter gauge, primary air pressure gauge, trip odometer • Warning indicators include battery, lights on, key, service interval, brake fluid, transmission fluid temp • Steering wheel with tilt adjustment • Power front windows with light tint • Variable intermittent front windshield wipers • Passenger side vanity mirror • Interior lights include dome light with delay • Glove box, front cup-holder, dashboard storage, driver and passenger door bins • Air compressor • Automatic gearshift dashboard buttons

Seating and Interior:

Seating capacity of 3 • Vinyl faced front seats with carpet back material • Vinyl door trim insert with carpet lower, full cloth headliner, full vinyl/rubber floor covering, cab-back insulator • 4-way-driver and passenger seats with folding back, fore/aft • Driver bucket seat with high back, air suspension • Passenger two person bench seat with mid back • Driver fixed headrest

Exterior Features:

Front splash guards, composite/galvanized steel body material, side steps • Black side window moldings, black front windshield molding, black rear window molding • Black door handles • Chrome grille • 2 doors • Driver and passenger manual stainless steel convex spotter outside mirrors • Front chrome bumper with straight ends, with front tow hooks • Sealed beam halogen headlamps • Additional exterior lights include cab clearance lights • Clearcoat monotone paint • Hood mounted grille

General Assumptions:

- Shelter Weight: ±5,800 lbs; Interior Shelter Payload: Customer Equipment Payload ~ Maximum to ±8,650 lbs
- Chassis Platform Payload (supports pneumatic mast system(s)): Approx. Dims = 3'-4' x 8'; payload to ±1,500 lbs
- Truck performance analyzed for the towing of up to a 7,500 lb trailer



CLT SERIES ~ Communication-Site-on-Light Truck (COLT)

Representative ITS COLT Configuration

CLT Series ~ General Steel Clad Equipment Shelter Description: Typical Sizes to 18'0" L x 8'0" W x 9'6" H

Typical Shelter Dimensions	A variety of custom configurations ranging in size to 18'0" Long x 8'0" Wide x 9'6" High (outside dimensions). Each shelter is sized according to client specifications, DOT and environmental requirements
Typical Shelter Weight	From 3,500 lbs to over 6,500 lbs prior to installation of ITS and/or customer equipment
Standard Skid Construction	Reinforced, heavy-duty perimeter steel channel skid and cross members on 24" (61cm) centers. Members to be sized according to floor load (300 lbs. PSF). All welded construction. Skid to be painted with an enamel coat after fabrication. All steel to be A-36 grade. Floor to be insulated with 3 1/2" fiberglass batt over galvanized belly pan.
Standard Shelter Floor Construction	A sub floor 1-1/8" Sturdi-Floor, T&G exterior grade plywood. Plywood to be secured to the steel floor framing using self-drilling cadmium plated screws. Floor covering will be 1/8" x 12" x 12" (.32cm x 30.5cm x 30.5cm) commercial grade vinyl floor tile. Floor loading designed for 300 lbs PSF.
Standard Shelter Wall Construction	All exterior wall sections will be thru-bolted to 12 gauge galvanized and painted steel exterior angles and 16 gauge painted steel interior angles, using cadmium plated steel nuts, bolts and washers. Roof connection to exterior walls will be thru-bolted using the 3/16" galvanized steel roof skirt and cadmium plated fasteners. Wall framing will be 1 5/8" x 3 5/8" 18 gauge galvanized steel studs at 16" centers. Exterior finish will be 20 gauge painted galvanized sheet steel, pop riveted to the metal studs with stainless steel rivets. Interior finish will be fire retardant embossed FRP, white, laminated to 1/2" (1.3cm) plywood. Insulation will be 3 1/2" (8.9cm) fiberglass batt with vapor barrier, (R-11).
Standard Shelter Roof Treatment	Joists shall be 1 5/8" x 6", 18 gauge galvanized steel framing members on 16" (40.6cm) centers. The outside sheathing will be 1/2" (1.3cm) OSB board with an exterior finish of .045 EPDM rubber membrane. The interior ceiling finish will be .013 white embossed fire retardant FRP laminated to 1/2" plywood. Insulation shall be 5 1/2" (R-19) fiberglass batt with vapor barrier.
Standard Shelter Door Construction	Exterior doors will be 16 gauge insulated steel with heavy-duty stainless steel hinges, 12 gauge painted steel door frame, door closer, lockset, deadbolt, threshold, drip cap, and weather-stripping.
Standard Shelter Electrical	All wiring shall be surface mounted EMT. Interior devices such as switches and receptacles shall be installed in surface mounted boxes. All circuits shall be breaker protected. A service entrance shall be provided on the exterior of the shelter for connecting to the main electrical power supply. All electrical shall be installed in accordance with the National Electric Code.
Air Conditioning and Heating Systems	1 or 2 air conditioners; 1-ton (12,000 BTU) to 5-ton (60,000 BTU) capacity each, typical 3-5kW heat, wall mounted unit(s); tandem AC systems have lead lag controller. Standard configuration to include: thermostat, supply grill, return grill, low ambient fan control, adjustable time delay relay, low pressure by-pass, full length mounting brackets, rain hood, dry contact for remote on lockout, high and low pressure switches with lockout relay, 2" pleated filter, and internal disconnect ~ 230/208/1/60Hz
Partial List of Shelter Installed Accessories	<ul style="list-style-type: none"> • Surface and/or recessed mounted sodium exterior lights with photocell • Ground bar kit, 1/4" x 4" x 20", exterior and/or interior mounted • Halo ground kit with accessories, #2 solid tinned copper drops • Wave guide entry ~ 2 to 8 ports • Exterior shelter receptacle, 120V, GFI • 200 Amp/240/120V/60Hz/1PH central power panel, 32-42 breaker spaces and disconnect • 2" LB connectors for incoming power, optional generator • Shelter roof access ladder • Multiple duplex and/or four-plex receptacles, 20 amps each • Telco board, 2'x4'x3/4" with FRP on one side • Alarm terminal strip with open door, high/low temperature, smoke/fire alarm • Emergency lighting with battery backup • Fluorescent lights, 2-tube -- 4' each with RFI filter and wire guard • Set of exterior steps • Automatic or manual transfer switch • UPS and surge suppression systems, and much more • Counter Top, Fold down with supports, 18" W, computer slots • Truck leveling jacks, 15,000 lb static/12,000 lb lift capacity • CAT 5 terminals • Landing platforms, 1" galvanized or painted grating, 6' x 8' • Microwave dish and/or antenna platforms, steel grating with support

INSTALLATION AND RECOVERY OF CELL ON WHEELS

(Instructions)

