

P04-105 – CHRISTIAN BROTHERS CELLULAR TOWER

- REQUEST:           A.       Exempt (Section 15301, 15303 & 15311)
- B.       Special Permit to allow the construction of a Sprint PCS Wireless facility and 52 feet, 6 inch monopole with 3 panel antenna in the Standard Single Family (R-1) zone.

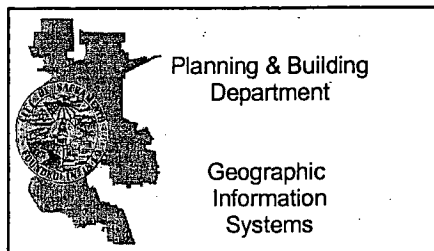
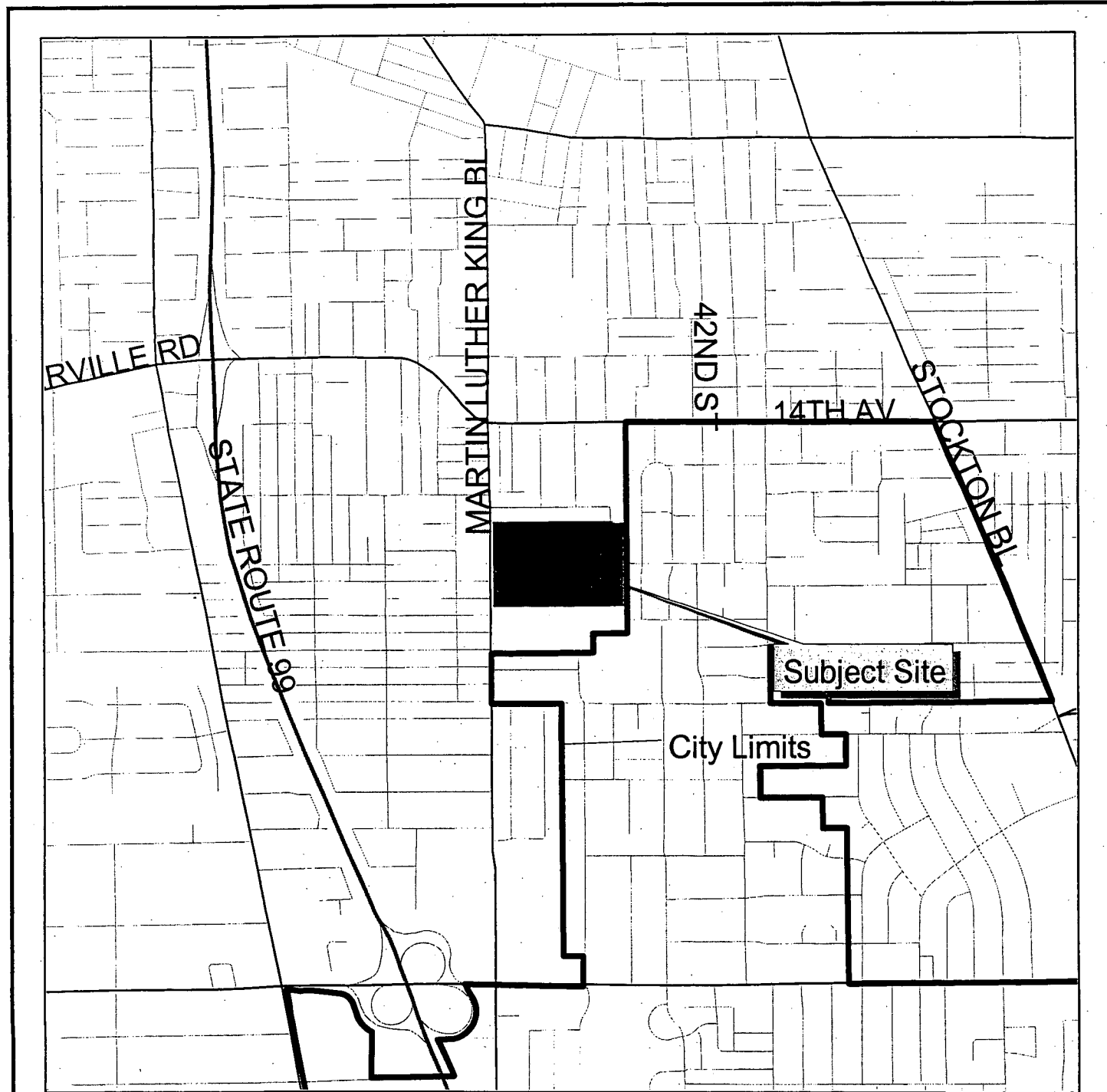
LOCATION:           4315 Martin Luther King Jr. Blvd.  
                      APN: 020-0220-006  
                      Council District 5

APPLICANT:	Timothy Miller Sprint PCS, (916) 826-4232 1841 Enterprise Blvd. West Sacramento, CA 95691
OWNER:	Christian Brothers High School of Sacramento 4315 Martin Luther King Jr. Blvd. Sacramento, CA 95820
APPLICATION FILED:	May 26, 2004
APPLICATION COMPLETED:	July 1, 2004
STAFF CONTACT:	Ellen Marshall, (916) 808-5851

**SUMMARY:**

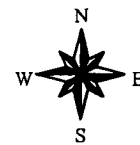
The applicant is proposing to locate a wireless facility consisting of 3 panel antennas on a new slimline tower 52.5' feet in the Standard Single Family (R-1) zone. Additionally, the applicant is proposing to install a metal equipment shelter within a fenced lease area totaling 500± square feet. The tower will also include lights mounted at 25 feet. The applicant and staff are in agreement with the project and conditions of approval and there has been no opposition from the public.

**RECOMMENDATION:** Staff recommends project approval subject to conditions. The recommended approval is predicated on the fact that the project is consistent with the General Plan Goals to "Continue to improve and provide communication and utility services to all areas of the City", (GP Section 7-10). Additionally, the applicant has investigated collocation opportunities in the area and determined that this location will provide adequate service for the Oak Park area and provide additional lighting for Christian Brothers High School.



January 1, 2003

Vicinity Map  
P04-105



The zoning of the site and the General Plan land use designation for the subject site allow the proposed use, subject to the approval of a Planning Commission Special Permit. The project is also subject to Design Review Preservation Board (DR/PB) approval because it consists of new commercial development within the Oak Park Design Review District. The tower was approved on consent at the August 18, 2004 DR/PB hearing.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential 4-15 du/na
Community Plan Designation:	N/A
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North:	Single Family Homes:	R-1
South:	Single Family Homes:	R-1
East:	Single Family Homes:	R-1
West:	Single Family Homes:	R-1

Setbacks:	Required	Provided
Front:	25'	571'
Side(St):	12.5'	N/A
Side(Int):	5'	18'
Rear:	15'	740'

Property Dimensions:	20'x25' (leased area)
Property Area:	24.25± acres
	500± square feet (leased area)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

Operation of the proposed wireless communication site is regulated by the Federal Communications Commission (FCC).

**BACKGROUND INFORMATION:**

The site is occupied by Christian Brothers High School. There are no previous entitlements on record for this site. The applicant is now requesting a Special Permit to locate a wireless facility on a new 52.5' slimline monopole.

**STAFF EVALUATION:** Staff has the following comments:

**A. Policy Considerations****General Plan**

The proposal is consistent with the General Plan Policy which promotes improving and providing communication and utility services to all areas of the city (Section 7-10). The proposal will improve cellular capacity and coverage in the Oak Park area.

**B. Site Plan Design/Zoning Requirements**

The project site consists of 24.25 acres in the Standard Single Family (R- zone and is the site of Christian Brothers High School. The proposed telecommunication facility will be located near a facilities maintenance storage area. A 10' by 15' by 10' tall custom-built equipment shelter is proposed. The equipment cabinet will be located on a 10' by 15' concrete pad with entrance stoop. A 52.5' tall slimline monopole will be installed with 3 antenna panels. The antenna panels are to be constructed of non-reflective materials and will be approximately 8 inches wide, 60 inches tall, and 3 inches deep. In order to further screen the antennas, the project has been conditioned to require the installation of a raydome over the antennas. Three parking lot light fixtures will be installed at 25 feet to provide additional lighting for this area of the campus.

The proposed monopole complies with the setback requirements for the R-1 zone. The tower is located in the center of the 24.25 acre property and will not be visible from the street or surrounding residences.

The applicant proposes to construct a 6 foot wrought iron fence to enclose equipment area. The wrought iron fencing will match the existing fencing located on the high school campus. Because the equipment area is located in the center of the large campus, staff has concluded that the construction of the building and the fencing are adequate screening.

According to the Sacramento City Code, Title 17 (Zoning Ordinance), Section 17.24.050 [footnote 58(ii)(B)(2)], approval of a Planning Commission Special Permit is required to locate a communication antenna in a residential zone.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

The proposed project is categorically exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301, 15303, and 15311).

**B. Public/Neighborhood/Business Association Comments**

The project was routed to the Tahoe Park Neighborhood Association, SHRA, Boulevard Terrace Neighborhood Association, and Oak Park Business Association. No comments were received regarding the project.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The comments have been incorporated as conditions of approval and are listed in the Notice of Decision and Findings of Fact.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny A and B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 calendar days of the Planning Commission action.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact, which finds that the project is Exempt pursuant to CEQA Section 15301, 15303, and 15311;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Special Permit to allow the construction of a Sprint PCS Wireless facility and 52 feet, 6 inch monopole with 3 panel antenna in the Standard Single Family (R-1) zone.

Report Prepared By,



Ellen Marshall, Associate Planner

Report Reviewed By,

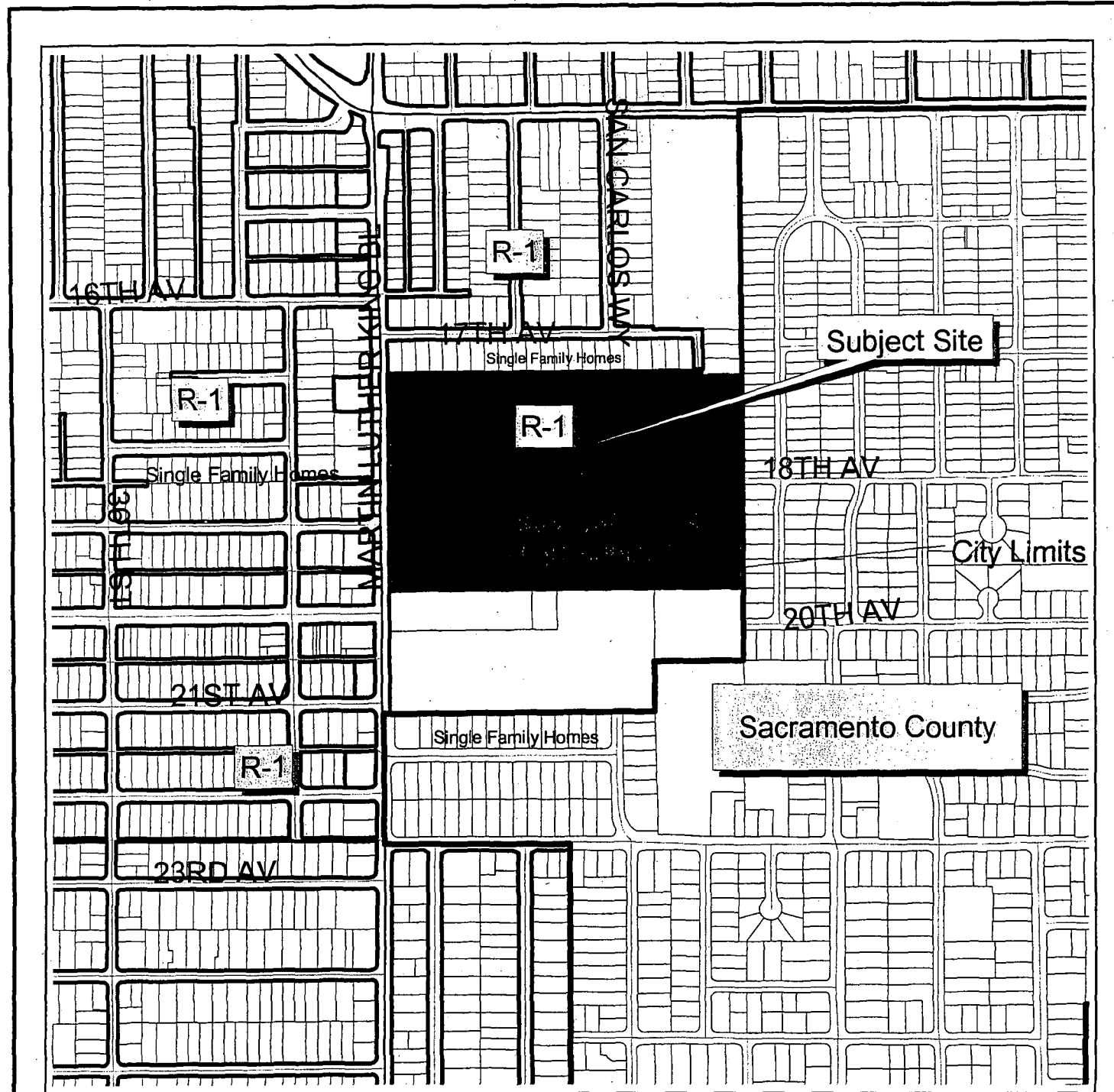


Thomas Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Elevations
Attachment 2	Land Use and Zoning Map

Attachment 2 – Land Use and Zoning Map



Planning & Building  
Department  
  
Geographic  
Information  
Systems

January 1, 2003

Land Use & Zoning  
P04-105

