



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
January 25, 2007

Members of the Planning Commission

Subject: 23rd Street T-Mobile Monopole. A request to allow construction of a new 70 foot high monopole in the Heavy Commercial (C-4) zone (P06-133)

- A. Environmental Determination: Exempt 15303(e);
- B. Special Permit to allow a 70' slim line monopole and associated equipment within an existing 0.7± acre heavy commercial warehouse site in the Heavy Commercial (C-4) zone

Location/Council District:

205 23rd Street

Assessor's Parcel Number 003-0085-016

Council District 3

Recommendation: Staff recommends the Commission approve the request based on the Findings of Fact listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision is appealable to City Council.

Contact: Michael York, Associate Planner 808-8239

Applicant: ~~Jennifer Walker, T-Mobile, (916) 601-1123, 6728 Fair Oaks Blvd., suite 400, Carmichael, CA 95608.~~
RAMA GULATI (916) 402-4019

Owner: Jeff Williamson, 205 23rd Street, Sacramento, CA 95816

Summary: The applicant is seeking entitlements to construct a 70' slim line monopole with associated equipment. The monopole will allow for future collocation of additional cellular facilities. The monopole and equipment would be located toward the rear of the property along the railroad levee. Access to the monopole would be from the drive off of 23rd Street. Responses have been received from some neighbors concerned with radio waves and visual impact of the monopole.

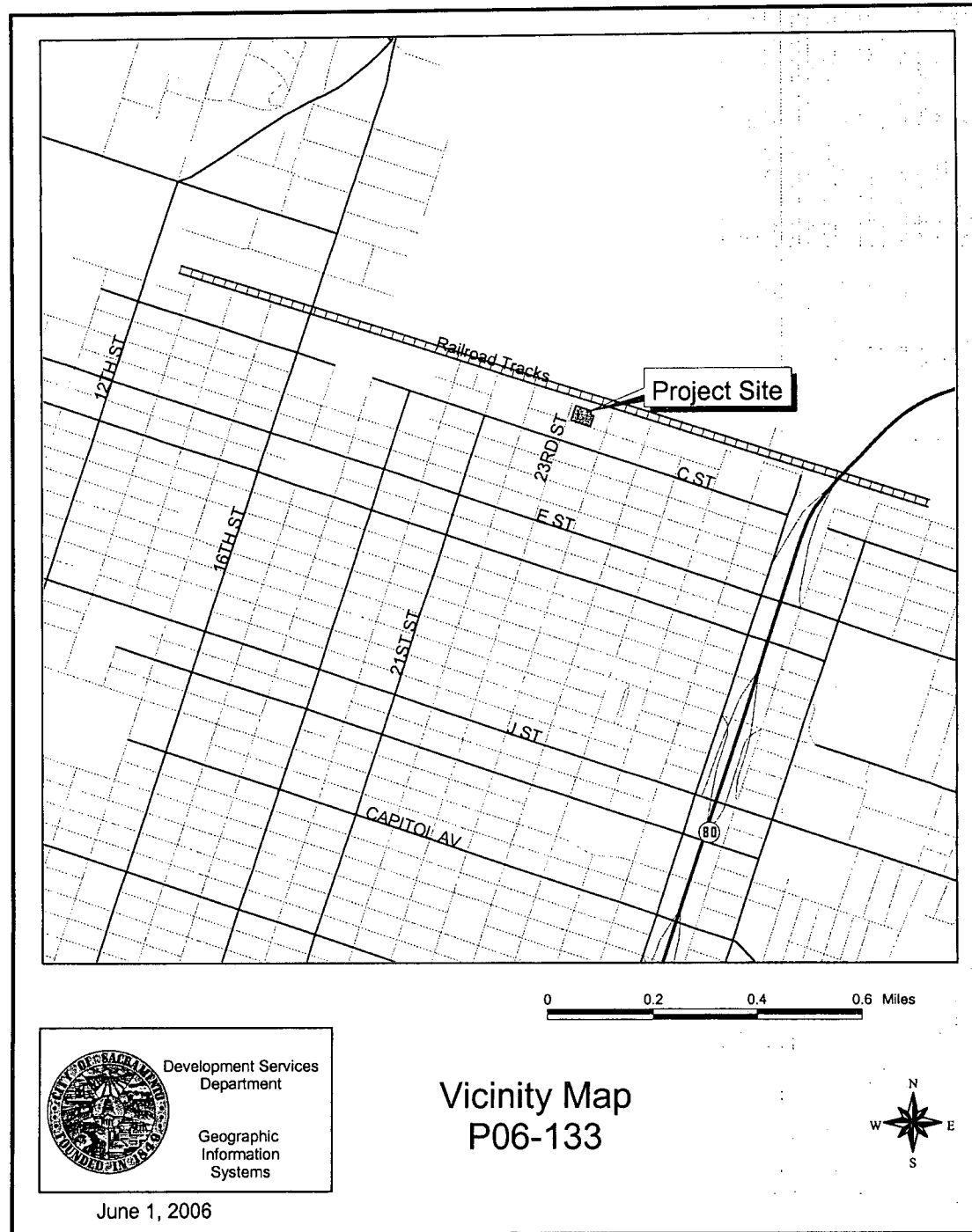


Table 1: Project Information
General Plan designation: Heavy Commercial or Warehouse
Central City Community Plan designation: Heavy Commercial
Existing zoning of site: Heavy Commercial (C-4)
Existing use of site: Warehouse
Property area: 0.7 ± acres

Background Information: The project site is located at the end of 23rd Street ^{use} where it abuts the railroad ~~bank~~ levee, and is surrounded by ~~some~~ heavy commercial uses and residential uses. The site has always been used as some type of industrial. Currently the site is warehousing for a roofing company. Prior to the roofing company business the site was used as an auto body repair shop. The only prior entitlement ^{to} the site other than establishment of the original building was a lot line merger approved in 1989. (P?)

The monopole equipment is there a file # for the establishment of the cell?
 The lease area for the equipment and the monopole itself will be located away from 23rd Street behind the building at the northeast portion of the site.

Public/Neighborhood Outreach and Comments: The project proposal was routed to the Boulevard Park Neighborhood Association, the Marshall School Neighborhood Association, the Midtown Business Association, New Era Park Neighborhood Association, and the Neighborhood Advisory Group. No responses were received.

Environmental Considerations: The proposed project is to be exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15303e). Section 15303e exempts the new construction or conversion of small structures from the provisions of CEQA.

Policy Considerations:

A. General Plan

The proposal is consistent with General Plan Policy which promotes improving and providing communication and utility services to all areas (attachment 6) of the City (Section 7-10). The proposal will improve cellular capacity and coverage in the Central City midtown neighborhood.

B. Guidelines for Telecommunication Facilities

The City has developed policies concerning siting preferences and facility location and design. A primary objective of these policies is to reduce or minimize the number and visibility of telecommunication facilities. The City's Telecommunications Policy

from the Neighborhood Association were received. The Courtyard School located to the east of this site conducted a community meeting to discuss this proposal. This meeting was scheduled on 1/23/07 and will be published on their website from the City PC hearing.

The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City as well as the Guidelines for Telecommunications Facilities.

Access: The telecommunication facility will only be accessed once or twice a month for maintenance, and would be accessed from gates off of 23rd Street.

Setbacks: The telecommunication facility is being developed at the rear of the warehouse site. Setbacks are not an issue.

Respectfully submitted by: _____

MICHAEL YORK
Associate Planner

Recommendation Approved:

JEANNE CORCORAN
Senior Planner

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Attachment 1 – Recommended Findings and Conditions**Findings Of Fact**

A. Environmental Determination: Categorical Exemption. The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15303e of the California Environmental Quality Act.

B. The Special Permit for the proposed telecommunications facility is approved subject to the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that:

A. The facility will improve telecommunications coverage for the area;

B. ~~Colocating~~ within an existing heavy commercial facility is a preferred siting option; ~~and~~ *and adj to the railroad level*

C. Visibility of the monopole and equipment will be minimized in that the pole is towards the rear of the site. *with the least impact on the surrounding neighbors.*

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that: *minimize the visibility of the pole.*

A. Installation of the monopole and antennas will be subject to building permits;

B. The monopole and equipment shelter will be fenced and located within a gated storage facility, away from easy public access; and *2*

C. The electronic equipment will be within an enclosed shelter with locked access.

3. The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City as well as the Guidelines for Telecommunications Facilities (GP Section 7-10).

Conditions Of Approval

The **Special Permit** for the construction of a 70 foot high slim-line monopole with associated equipment is hereby approved subject to the following conditions:

1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

1. The monopole shall be a slim line pole or Tree?

2. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
3. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Ordinance.
4. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.
5. Size and location of the panels shall conform to the plans submitted. The panels shall be painted to match the monopole. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare. Each new item on the tower including cables, brackets, supports, etc. shall be painted to match the monopole.
6. The height of the antennas and related support structure shall be limited to ⁷⁰75 feet. Any additional antennas (two 6 antenna panels are approved), or increased height for the structure (60 feet), shall require a modification of the Special Permit.
7. Should the applicant ever discontinue using the tower for wireless services then the applicant shall remove all equipment ^{including} on the tower and the equipment cabinets within six months of termination.
8. The proposed cable run from the tower to the equipment cabinets shall be attached to the interior tower leg or existing cable run or within the slim-line monopole. The new cable run shall either be ground level, or underground.
9. KNOX access shall be provided, per Fire Department.
10. Any graffiti and garbage/trash shall be removed in a timely manner.
11. If the existing structure is fire sprinklered, the unit that houses the electronic equipment shall be fire sprinklered.

Advisory Notes:

12. The modification to the existing structure will require a structural analysis and possible modification of the existing structure.

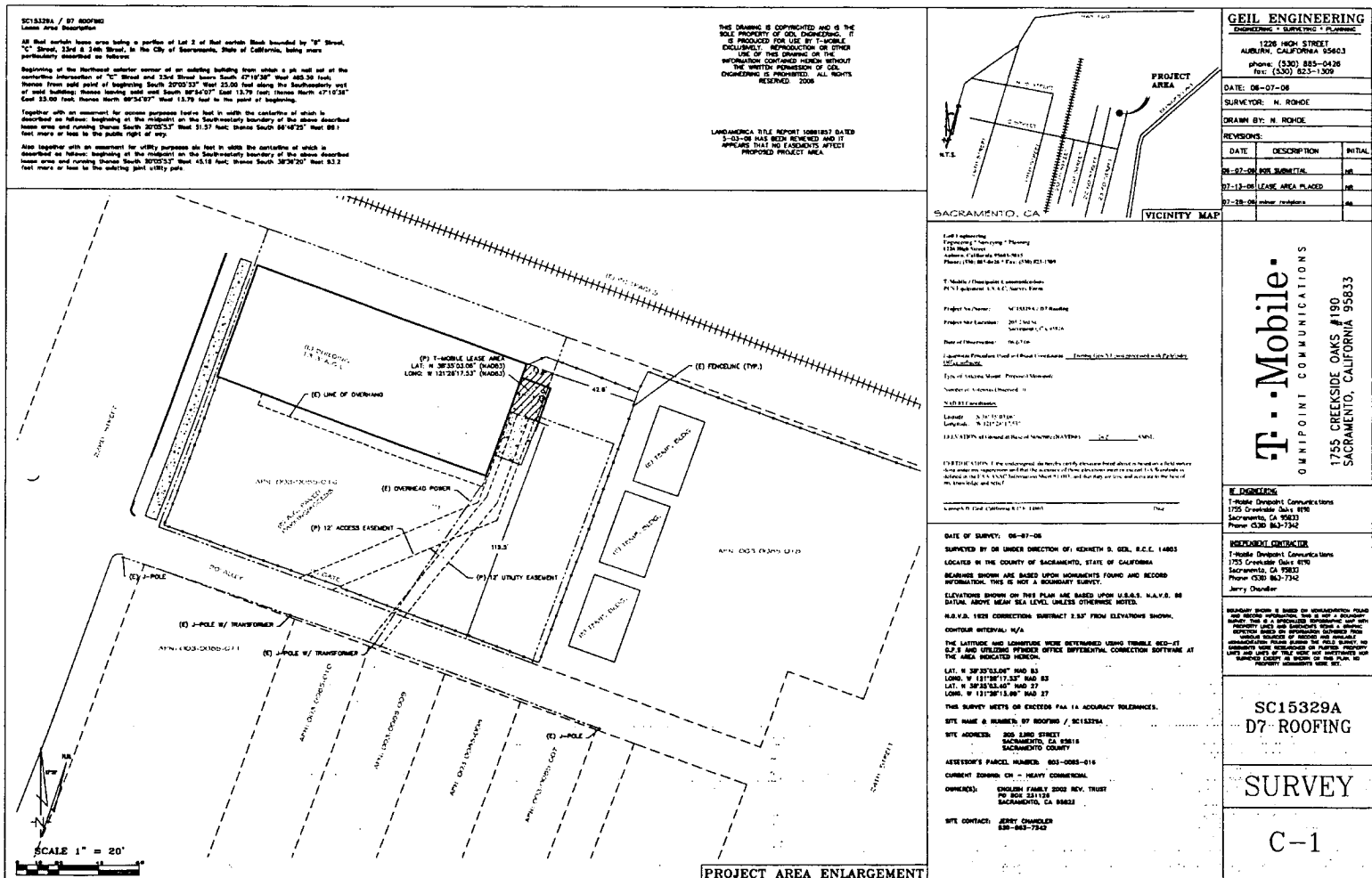


Exhibit 2 – Enlarged Site Plan

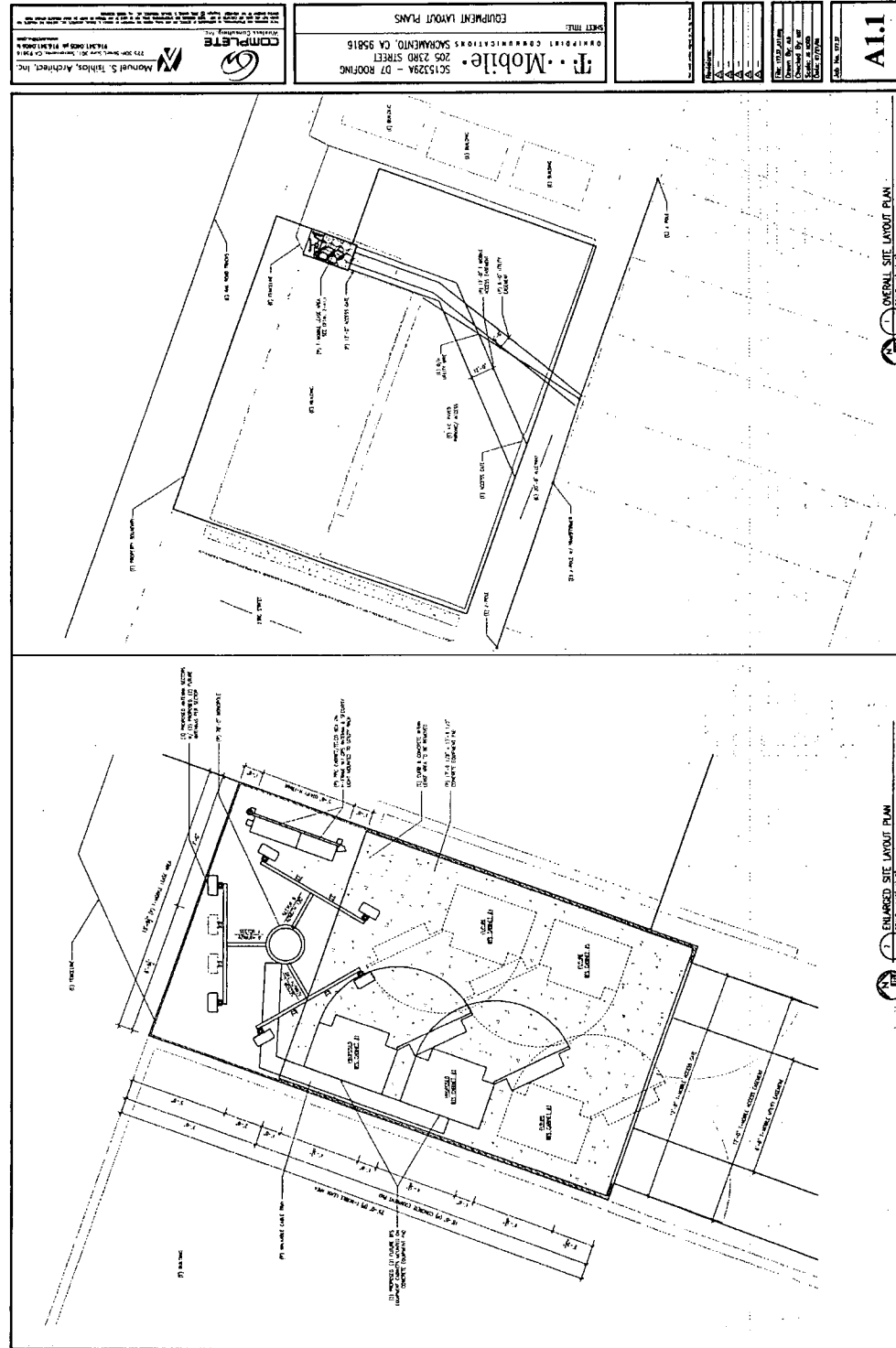
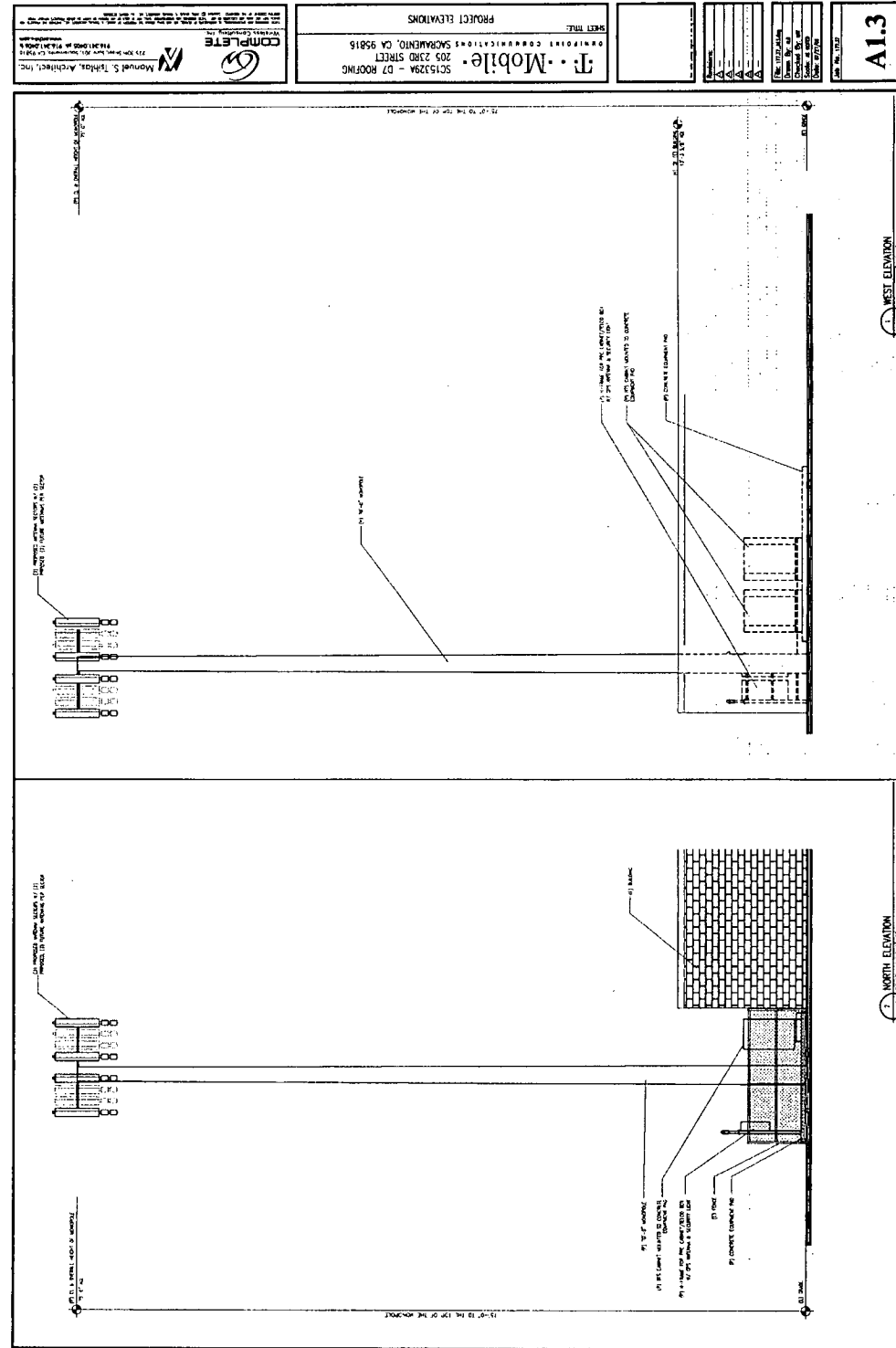
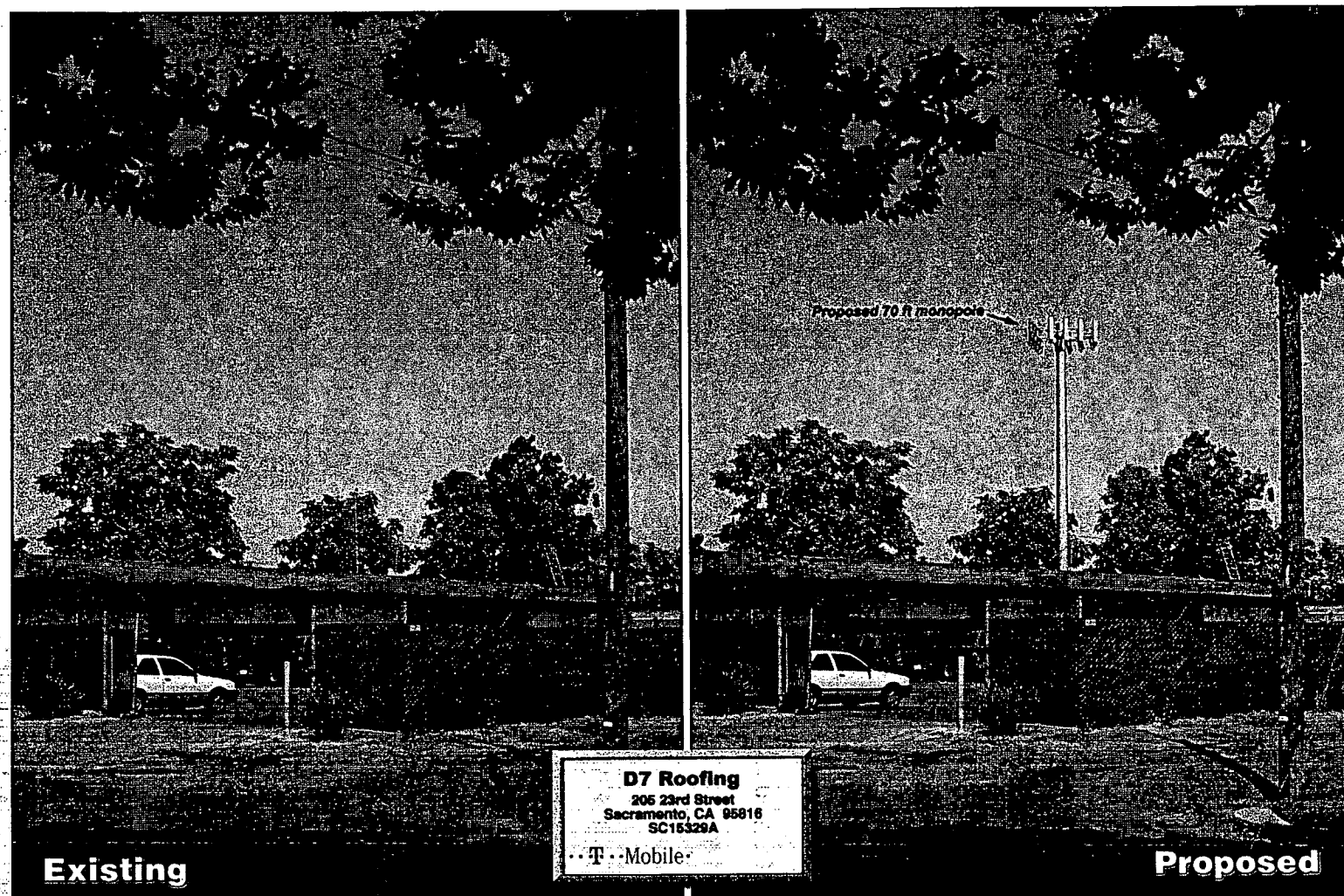


Exhibit 4 – North & West Elevations



July 20, 2006

Photosimulation of view looking east from across 23rd Street.

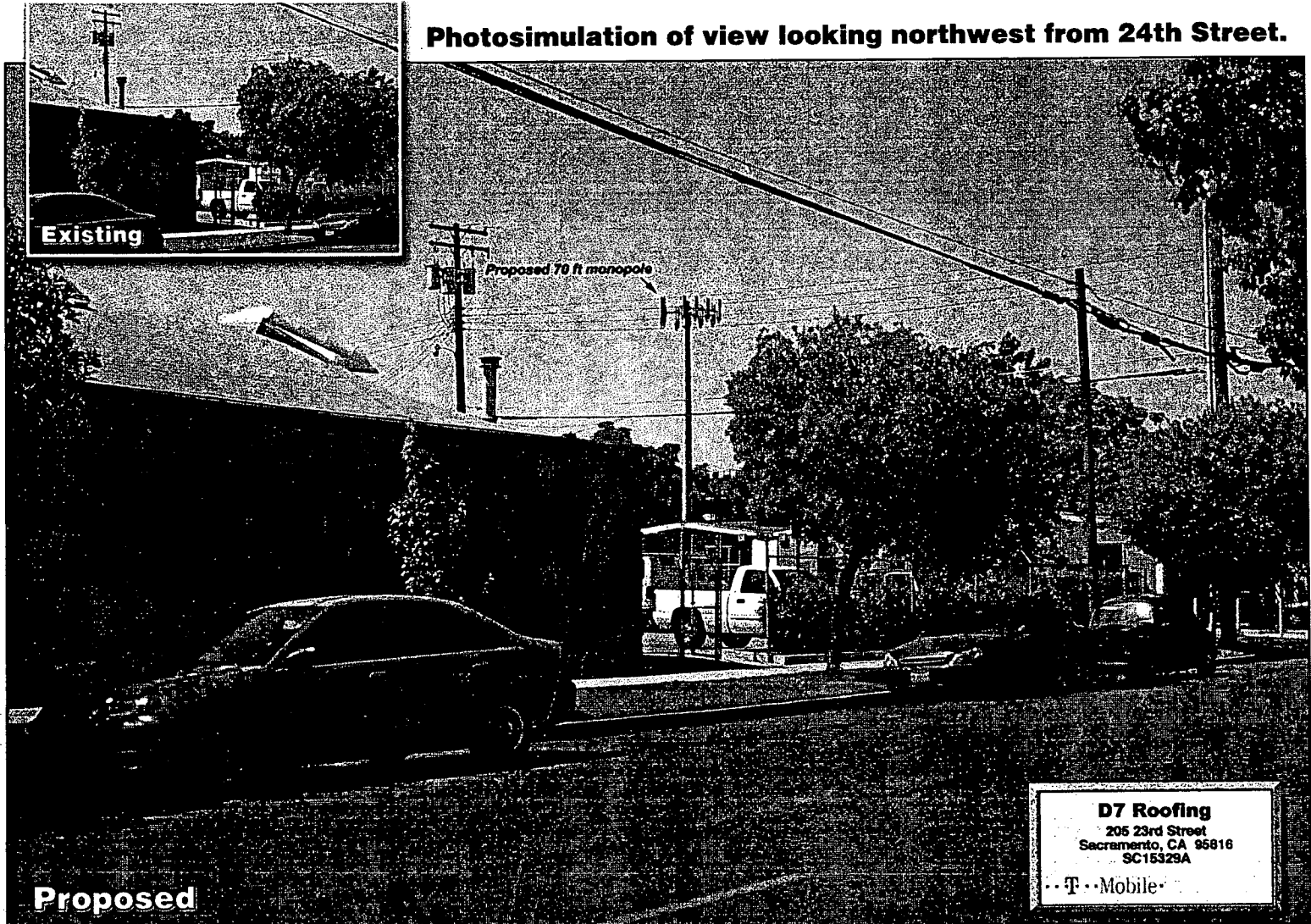


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Previsualists
Aerial Computer Graphics, Inc.

July 20, 2006

Photosimulation of view looking northwest from 24th Street.



Proposed

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Previsualists
The Visual Experts

Attachment 4 – Alternative Site Analysis (by Applicant)

PROJECT JUSTIFICATION STATEMENT

**T-Mobile
Site #: SC15351A
Site Name: D7 Roofing
205 23rd Street
Sacramento, CA 95816
APN: 003-0085-016**

Introduction

T-Mobile is undertaking a large expansion project to add and improve coverage to the greater Sacramento area. In addition to mobile phone services, T-Mobile's network offers wireless email, text messaging, internet access, paging, photo messaging and data transmission. T-Mobile maintains a strong customer base throughout California and strives to improve coverage for both current and potential customers. This network expansion will increase public safety within the region and enhance wireless coverage in areas that have poor service.

Project Description

T-Mobile requests approval of a Planning Commission Special Permit to construct a 75' monopole communications facility at 205 23rd Street, Sacramento, CA 95816 (APN: 003-0085-016). The property is owned by Jeff Williamson. This installation will include a 75' steel monopole with twelve (12) panel antennas mounted at 75', for an overall height of 78'. Ground equipment will be placed within a 14' x 25' lease area at the base of the pole.

No water or sewer service is required for the site. No advertising or signage is proposed, except signs required by the FCC and emergency contact information. No exterior lighting is proposed and noise output will be minimal, comparable to a household refrigerator. Access to the site will be through the existing parcel access off of 23rd Street. The facility will be unmanned, but visited on an average of once per month for routine maintenance purposes.

This facility will provide 24-hour service to residents, businesses, and travelers in and around the City of Sacramento. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications so essential to modern day commerce and recreation.

Site Selection

Whenever possible, T-Mobile seeks to collocate its antennas on existing structures in lieu of building new ones. Unfortunately, in this instance, there were no existing structures in the area onto which T-Mobile could collocate. The nearest collocatable structures already house T-Mobile antennas, and are not adequate to handle the increasingly heavy call volume produced by residents, travelers, and business users in the area. Although T-Mobile's main objective is to provide coverage to the nearby residential areas, we felt that placing this facility in the heavy commercial zone was the most appropriate location.

**P06-133
JULY 28, 2006**

Attachment 4 – Alternative Site Analysis (by Applicant)

Coverage Objective

T-Mobile's primary objective for this site is to provide greatly improved cell phone coverage to the residential areas in midtown. As you can see from the enclosed coverage maps, this proposed facility will do an excellent job of meeting T-Mobile's coverage objective.

Safety Benefits of Improved Wireless Service

Mobile phone use has become an extremely important system for public safety. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Convenience Benefits of Improved Wireless Service

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

This area of midtown is densely populated and has a high volume of street traffic at any given time of day. More and more people are using their cell phones as a primary means of communication – resulting in a huge demand for good coverage not only on main streets and highways, but also now within residential areas.

Interference

The project will not interfere with any TV, Radio, Telephone, Satellite, or any other signals. Any interference would be against the Federal Law and would be a violation of T-Mobile's FCC License:

Compliance

T-Mobile will comply with the safety requirements of the Uniform Building Code, as well as all other applicable regulations and permits, including those of the Public Utilities Commission (PUC) and the FCC. If the facility is unused or becomes obsolete, it will be removed within six months after its operation has ceased. Approval by the Planning Commission of this Special Permit will not be detrimental to the health, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. T-Mobile respectfully requests approval of its application for a Planning Commission Special Permit.

Attachment 4 – Alternative Site Analysis (by Applicant)

SUPPLEMENTAL PROJECT INFORMATION

Use Permit # P06133
T-Mobile Site #: SC15351A
Site Name: D7 Roofing
205 23rd Street, Sacramento, CA 95816
APN: 003-0085-016

Introduction

As you know, T-Mobile is undertaking a large expansion project to add and improve cell phone coverage to the greater Sacramento area, including the area around midtown. A huge part of this network expansion is providing in-home coverage to the growing number of customers who use their cell phone as their primary means of communication.

Project Description

T-Mobile requests approval of a Planning Commission Special Permit to construct a 75' monopole communications facility at 205 23rd Street, Sacramento, CA 95816 (APN: 003-0085-016). Originally, this installation was to include a 75' steel monopole with twelve (12) panel antennas mounted on cross arms at 75', for an overall height of 78'. Ground equipment will be placed within a 14' x 25' lease area at the base of the pole.

The reason that T-Mobile chose to go with a total of twelve (12) antennas at a wider array was to provide as much coverage as possible from this single location. It is not easy to find suitable cell tower locations within the midtown area of Sacramento. In fact, it is virtually impossible to find a location that is closer to our target objective – the residential area to the South and between 21st and 26th Streets. T-Mobile is trying to make the most of this location since it is in this heavy commercial zone.

After some discussion with planning staff, T-Mobile understands the City's concerns regarding aesthetics – as this location is one block away from residential uses – and is willing to reduce the number of antennas as well as change the manner in which the antennas will be mounted to the tower. I have spoken with T-Mobile's RF Engineers and it has been determined that six (6) antennas, close-mounted to the pole will still provide enough coverage to make this project worth while.

Site Selection

Whenever possible, T-Mobile seeks to collocate its antennas on existing structures in lieu of building new ones. Unfortunately, in this instance, there were no existing structures in the area onto which T-Mobile could collocate.

Attachment 4 – Alternative Site Analysis (by Applicant)

The City asked about alternative sites considered, specifically asking about the park light standards located at Ulysses S. Grant Park located at 205 21st Street. This park site was looked at by T-Mobile as a possible candidate, but after reviewing the coordinates in relation to T-Mobile's existing facilities, it turned out that the park was too close to an existing facility located at 16th & D Streets, which already provides coverage up to and including this park (see attached coverage maps).

Otherwise, the only other collocatable structures already house T-Mobile antennas (also seen on the attached coverage maps), and are not adequate to handle the increasingly heavy call volume produced by residents, travelers, and business users in the area.

Although T-Mobile's main objective is to provide coverage to the nearby residential areas, we felt that placing this facility in the heavy commercial zone was the most appropriate location.

Approval

T-Mobile respectfully requests approval of its application for a Planning Commission Special Permit.

Respectfully,



Jennifer Walker
Representing T-Mobile

Attachment 5 – Radio Propagation Map without Proposed Monopole



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SC15329A (Existing Coverage)

Thu Jul 27 16:41:29 2006

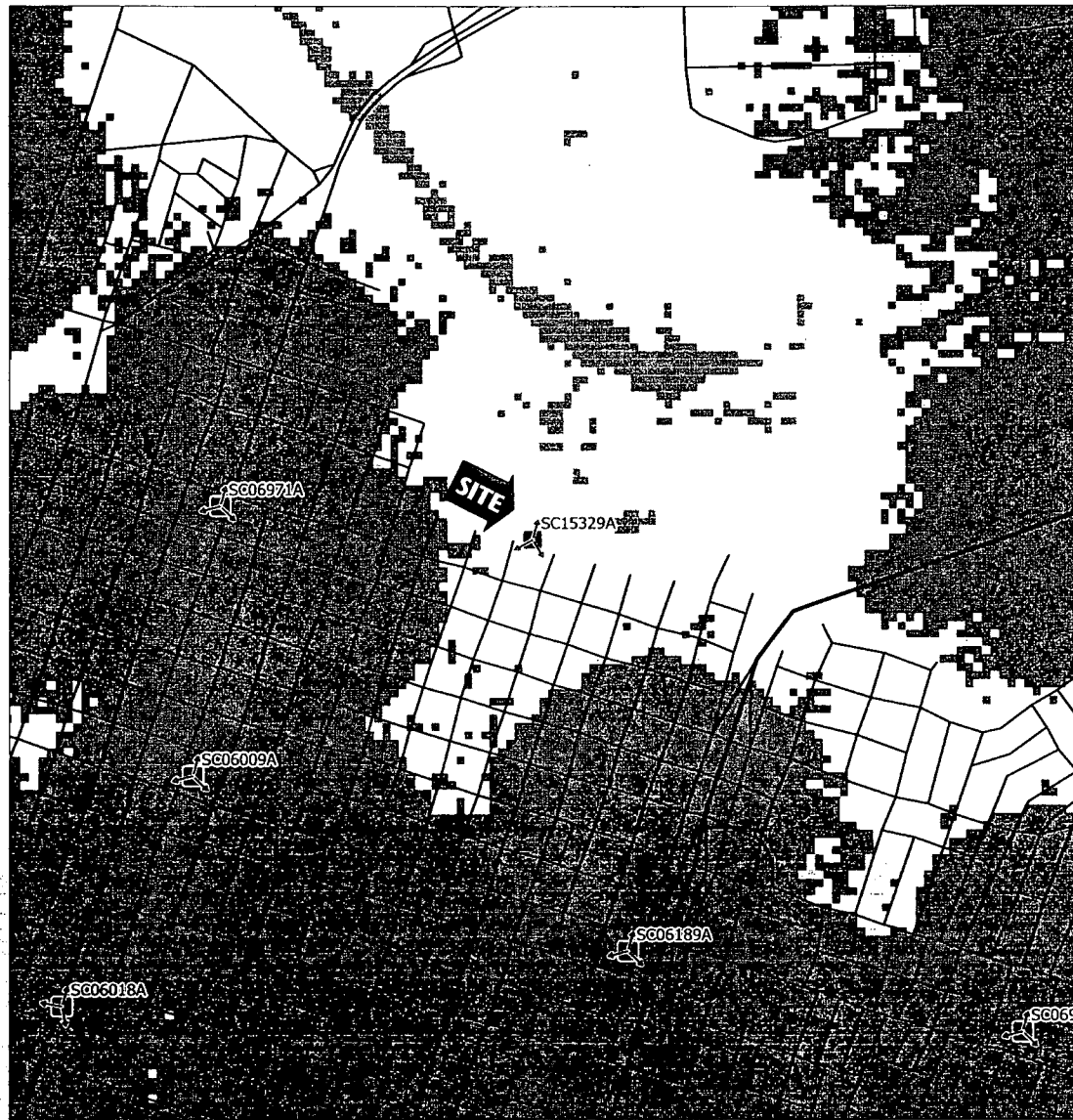
- Best Server
- GSM-Default
 - 76.0 <=x dBm -76 dBm
 - 84.0 <=x <-76.0 dBm -84 dBm
 - 91.0 <=x <-84.0 dBm -91 dBm
 - ModelTuneCW
 - 76.0 <=x dBm -76 dBm
 - 84.0 <=x <-76.0 dBm -84 dBm
 - 91.0 <=x <-84.0 dBm -91 dBm
 - UL
 - 76.0 <=x dBm -76 dBm
 - 84.0 <=x <-76.0 dBm -84 dBm
 - 91.0 <=x <-84.0 dBm -91 dBm

- Access_Roads_CA
- Interstates_CA
- Primary_Highways_CA
- Secondary_Highways_CA
- Streets_CA

Sacramento\All Sites- Sacramento Filter Property

- MSC
- BSC
- Cell Site
- ID
- Cell (GSM)

Top Right: -121.452042 38.895973
 Bottom Left: -121.469712 38.570962
 Scale Ratio 1:17100
 0 0.125 0.250 0.375 0.500 Miles



Attachment 6 – Radio Propagation Map with Proposed Monopole



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SC15329A (Coverage with the site)

Thu Jul 27 16:46:40 2006

Best Server

GSM-Default

- 76.0 <=x dBm -76 dBm
- 84.0 <=x <-76.0 dBm -84 dBm
- 91.0 <=x <-84.0 dBm -91 dBm

ModelTuneCW

- 76.0 <=x dBm -76 dBm
- 84.0 <=x <-76.0 dBm -84 dBm
- 91.0 <=x <-84.0 dBm -91 dBm

UL

- 76.0 <=x dBm -76 dBm
- 84.0 <=x <-76.0 dBm -84 dBm
- 91.0 <=x <-84.0 dBm -91 dBm

— Access_Roads_CA
 — Interstates_CA
 — Primary_Highways_CA
 — Secondary_Highways_CA
 — Streets_CA

Sacramento\SAC On Air\SAC On Air Outdoor Filter Property


- MSC
- BSC
- Cell Site
- ID
- Cell (GSM)

Top Right: -121.451766 38.597050
 Bottom Left: -121.491986 38.570371
 Scale Ratio 1:18264
 0 0.125 0.250 0.375 0.500 Miles



Attachment 7 – Land Use & Zoning Map



 Development Services
Department

Geographic
Information
Systems

June 1, 2006

Land Use & Zoning
P06-133

