



**REPORT TO
PLANNING COMMISSION
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
May 11, 2006

Honorable Members of the Planning Commission

Subject: Metro PCS Tower Extension. A request to extend the height of an existing 82' monopole by 15', thereby making the monopole 97' (an overall height of 99.5' with antennas) in the light industrial (M-1-R-EA-4) zone. (P05-148)

- A. Environmental Determination: Exempt (15301e);
- B. Special Permit Modification to extend the height of an existing 82' monopole by 15', thereby making the monopole 97' (an overall height of 99.5' with antennas) in the light industrial (M-1-R-EA-4) zone;

Location/Council District:

1415 47th Avenue, Sacramento, CA 95822

Assessor's Parcel Number 035-0092-010

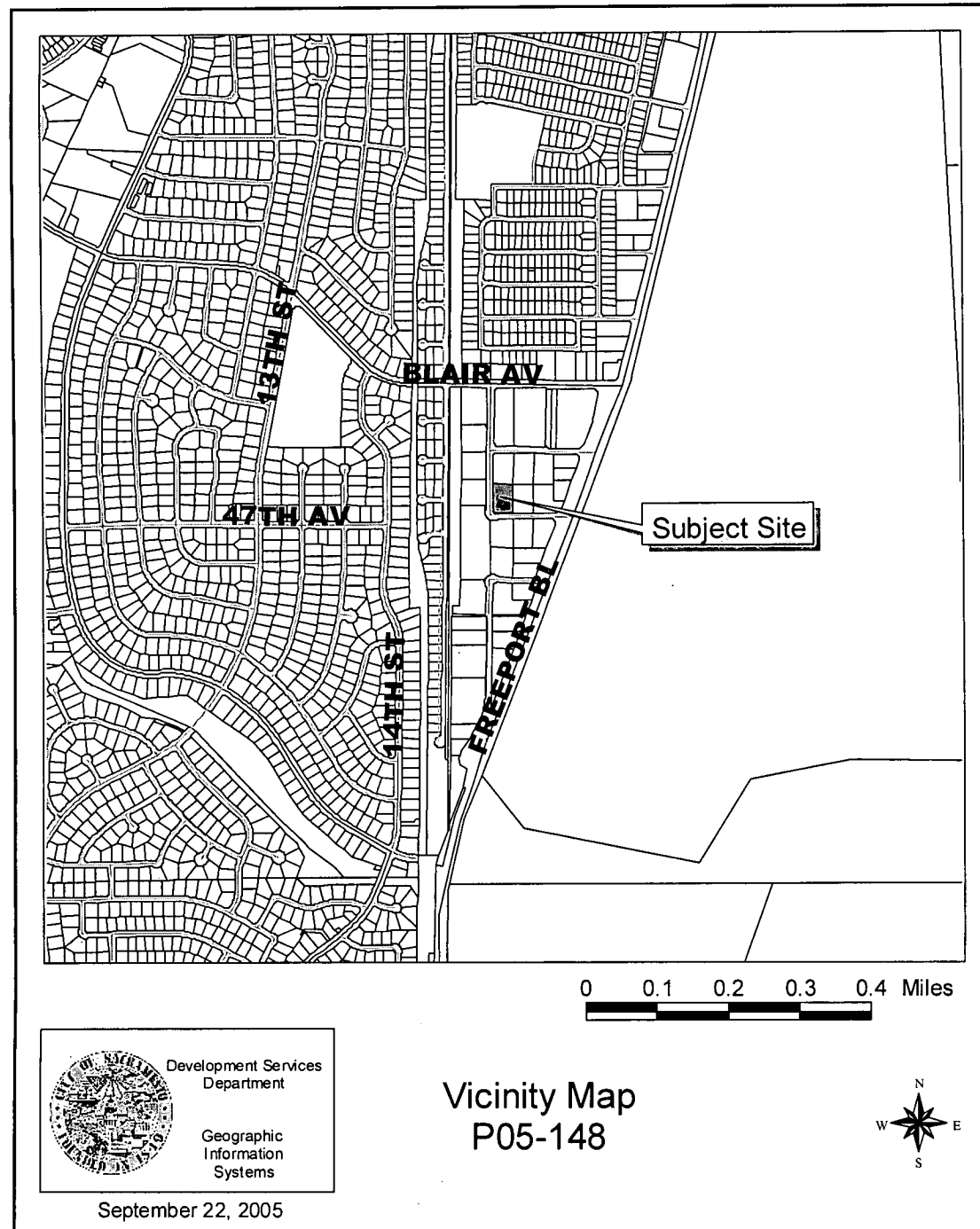
Council District 4

Recommendation: Staff recommend the Commission deny 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: Greg Sandlund, Junior Planner 808-8931

Applicant: Rama Gulati, Applied Wireless Consultants, (916) 971-0558, Carmichael, CA 95608.

Owner: Janett Smith Trust, 6857 Buena Vista Way



Summary: The applicant is proposing to extend an existing 83-foot monopole to a height of 97 feet. Metro PCS' existing antennas are located at the 47.5' level and are proposed to be relocated to a height of 83'. The proposal would result in the relocation of the existing Verizon Wireless antennas from 83' to 97' for an overall height of 99.5'. The location of the monopole and the ground equipment will not be altered. Four neighbors and the South Land Park Community Association have written letters of opposition to this project.

Table 1: Project Information
General Plan designation: Heavy Commercial or Warehouse
(Name) Community Plan designation: Industrial
Existing zoning of site: M-1-R-EA-4 (Light Industrial)
Existing use of site: 83' cell tower and Warehouse
Property area: .76 ± gross acres

Background Information: On September 12, 1991 a special permit (P91-135) was granted to allow a 75' cell tower on the subject site. In 1991 a Zoning Administrator's special permit modification (Z96-039) was approved to attach twelve antennae panels to the existing 75' monopole. Most recently, on January 23, 1997, a special permit modification (P96-105) was granted to extend the monopole to a height of 83'.

The project was scheduled for the Planning Commission on February 23, 2006. The applicant requested the project be continued to discuss the project's similarity with another cell tower extension that is proposed in the south area of the city. This meeting did not change staff's perspective and staff is recommending denial of the proposed project.

Public/Neighborhood Outreach and Comments: Upon receipt of the original application, the project information was forwarded to the South Land Park Community Association (SLPCA). Project information was also sent to property owners within 500 feet of the monopole. Both SLPCA and a nearby property owner have submitted written comments in opposition to the project. The following are reasons cited by residents as to why they are opposed to the proposed monopole.

- The monopole currently extends more than 50 feet above all other structures in the area and boasts three large "candelabra" antenna arrays protruding out from the sides.
- The current construction is the most visually intrusive and objectionable of all the alternatives available.
- Increasing the height of height of the monopole will negatively affect residents within a 1000 foot area.

- Any height extension should be conditioned upon the monopole to have an aesthetically appealing presence.

Staff agrees that the monopole will be visible from the residential properties nearby and that its current construction is the most objectionable of any alternatives available. Extending the monopole will only exacerbate the visually offensive nature of this structure.

Environmental Considerations: The proposed project is to be exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301 e). Section 15301 exempts the minor alteration of existing public or private structures to be exempt from the provisions of CEQA.

Policy Considerations: The proposed project is consistent with the land use designation and applicable policies of the General Plan and Airport Meadowview Community Plan.

Project Design:

Guidelines for Telecommunications Facilities

According to The Guidelines for Telecommunications Facilities in the City of Sacramento, extending the height of an existing structure is a preferred siting option compared to construction of a new tower. The proposed project, however, is inconsistent with the guidelines in that:

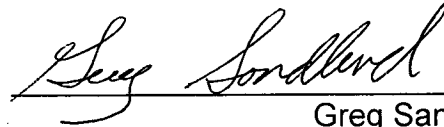
- Collocation on existing poles at a higher height is not a preferred siting option;
- Carriers should consider the distance from residentially zoned properties when considering the placement of additional antennas on an existing monopole (or other collocation). The objective is to have the facility invisible when viewed from a residentially zoned property;
- Carriers should consider using "close proximity/bi-polar or tight antenna arrays" configurations on monopoles instead of "traditional top hat" antenna arrays.

Staff has recommended that the extended pole, at a minimum, have all of the existing "traditional top hat" antennas converted to a slim line design or camouflage the structure be camouflaged. The applicant has been unable to produce any alternatives to the current site plans. Therefore staff is recommending the denial of this project.

Subject: Metro PCS Tower Extension (P05-148)

May 11, 2006

Respectfully submitted by:



Greg Sandlund
Junior Planner

Recommendation Approved:



TOM BUFORD
Senior Planner

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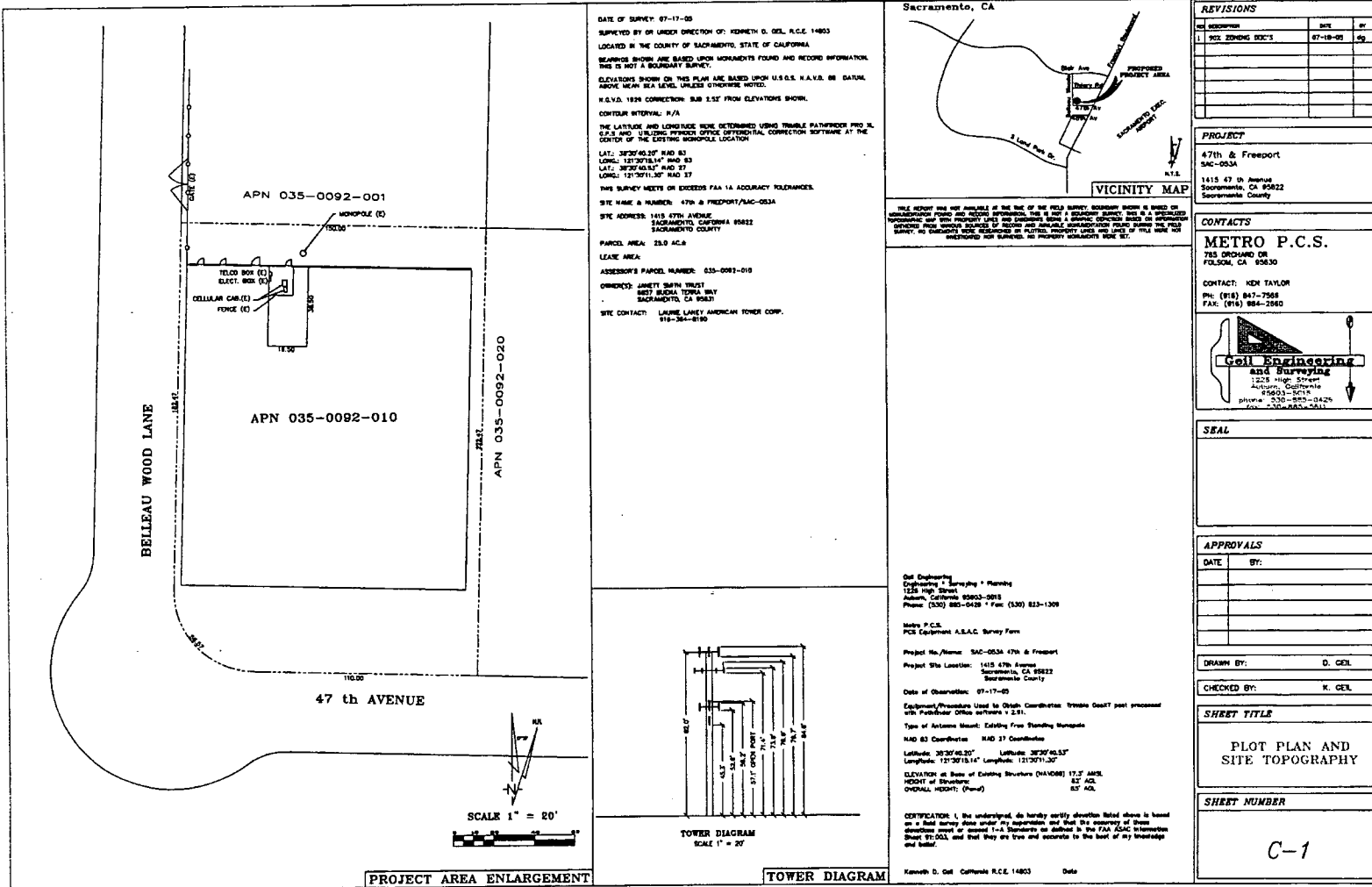
Attachment 1 – Proposed Findings
Findings Of Fact

A. Environmental Determination: The proposed project is exempt from environmental review pursuant to section 15301 (e) of CEQA Guidelines as the project a minor alteration of existing public or private structures.

B. The Special Permit Modification to extend the height of an existing 82' monopole by 15', thereby making the monopole 97' (an overall height of 99.5' with antennas) in the light industrial (M-1-R-EA-4) zone is denied based on the following Findings of Fact:

- 1 Granting of the Special Permit would be inconsistent with sound principles of land use in that:
 - a) Collocation on existing poles at a higher height is not a preferred siting option;
 - b) The height of the monopole is out of scale with surrounding uses; and
 - c) The monopole would become more visible from residential properties than it already is.
- 2 Granting the Special Permit would be detrimental to the public welfare or result in the creation of a public nuisance in that:
 - a) The proposed monopole extension would increase the height of visually obtrusive antenna structures by fifteen feet, thereby making these features visible at a greater distance; and
 - b) The proposed monopole extension will make a visually offensive structure even more visible.

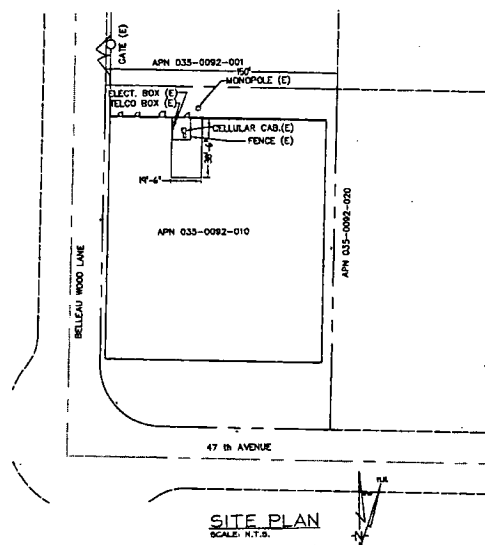
Exhibit 1A - Site Plan



May 11, 2006

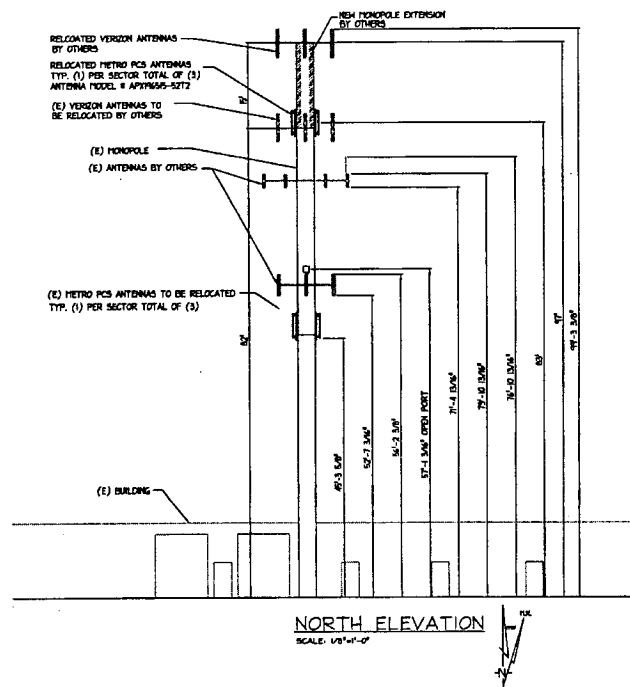
Subject: Project Name (P05-148)

Exhibit 1B - Elevations



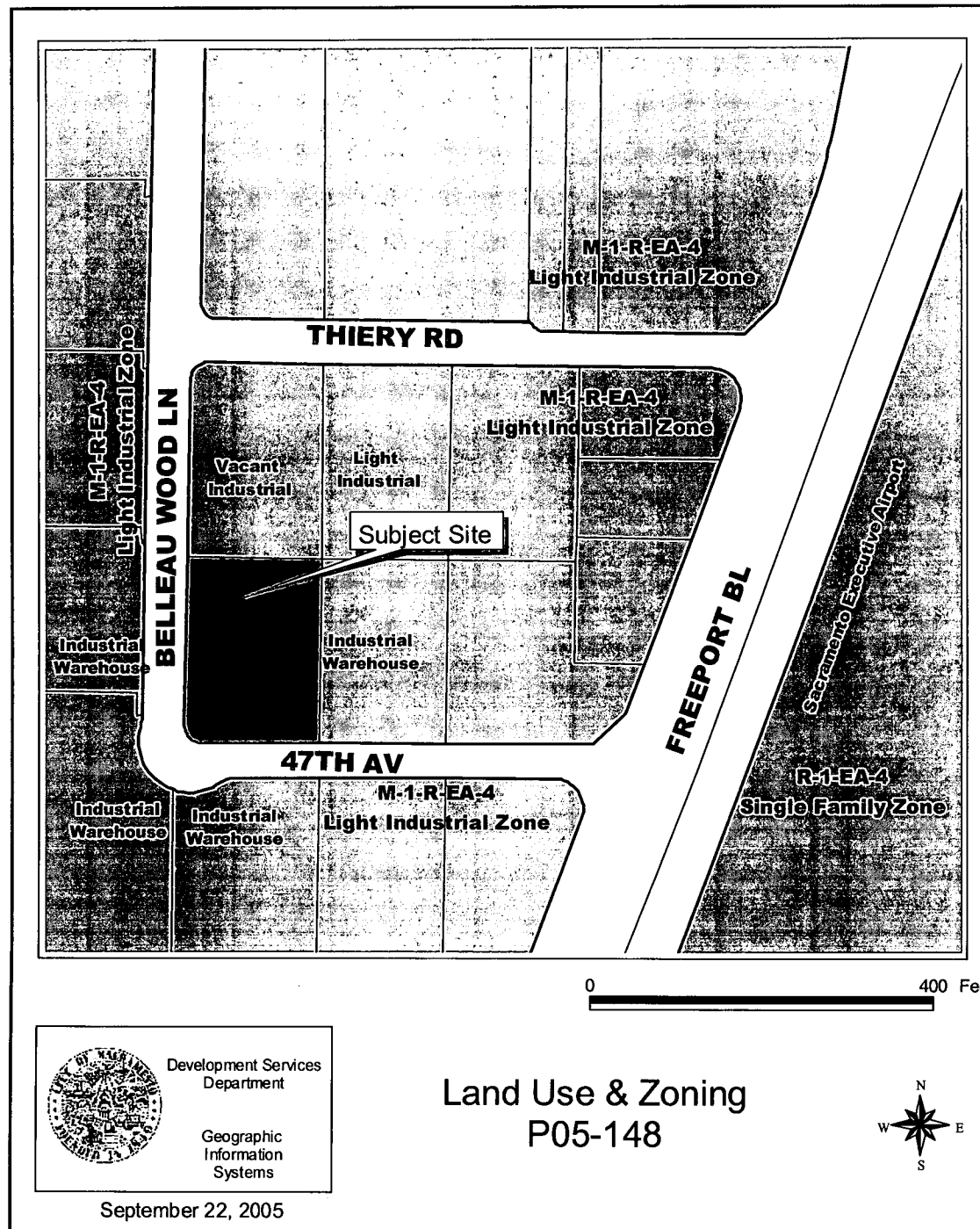
GENERAL NOTES:

- A. ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS.
- B. IN ADDITION TO EQUIPMENT AND TOWER SPACE REQUIREMENTS, LEASED AREA SHOULD CONSIDER SUCH ITEMS AS, MAINTENANCE, CRANE ACCESS AND LANDSCAPING.



PROJECT: 47th FREETPORT Site No. SAC-053A			
1415 47TH AVENUE SACRAMENTO, CALIFORNIA 95822			
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	REV CORRECT DEC'S	4-20-06	WVY
2	ISSUE CORRECT DEC'S	4-25-06	PLB
3			
4			
5			
6			
PREPARED FOR:			
metro PCS			
785 ORCHARD DR. Ste. 200 FOLSOM, CA. 95630			
APPROVALS			
DATE:	BY:		
NOTES:			
This drawing contains information which is the property of Peek Site-Com. It is to be used only for the project and site shown. It is not to be used for any other project without the written consent of Peek Site-Com.			
Peek Site-Com			
553 Lincoln Way, Suite 104 Auburn, California 95603 Phone (530) 955-6160 E-Mail: info@peeksitecom.com			
PROJECT FILE			
SITE PLAN			
DATE: 5-11-06	DESIGNED BY: J-PR	PROJECT NO: SAC-053A	DATE PLOT: 5-11-06
NO. & NAME OF SHEETS: 1 OF 1	NO. NOTED: 0	SCALE: AS SHOWN	DATE: 5-11-06
		A-1	

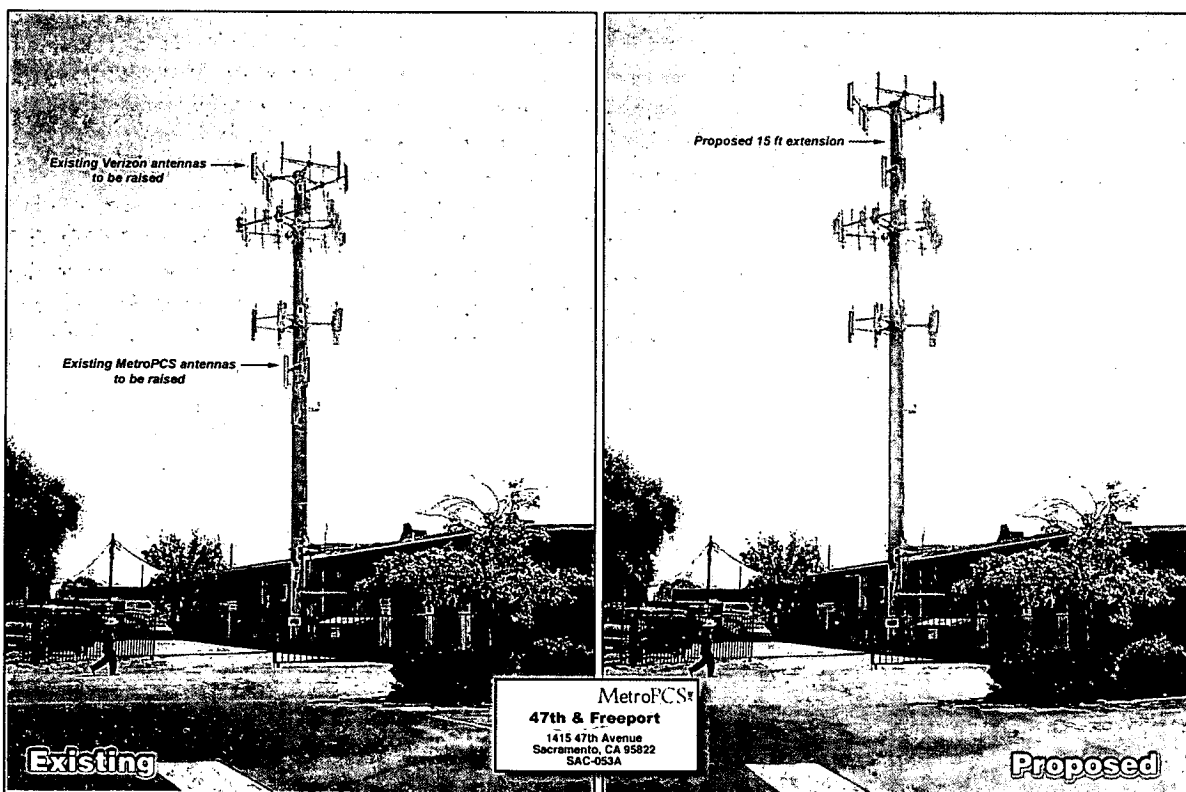
Attachment 2 – Land Use and Zoning Map



Subject: Project Name (P05-148)

September 1, 2005

Photosimulation of view looking east from across Belleau Woods.



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Previsualists
Landscape Architecture & Planning

Attachment 3 – Photosimulations – Looking East

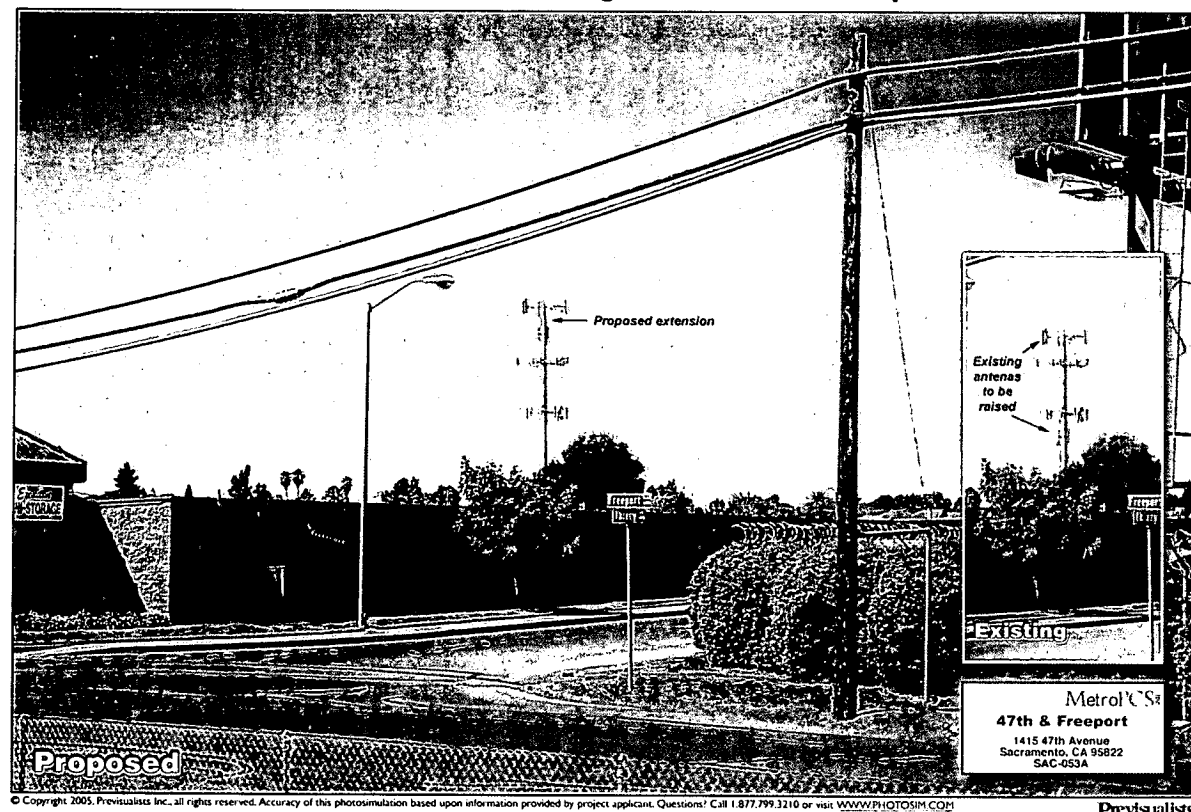
May 11, 2006

Subject: Project Name (P05-148)

May 11, 2006

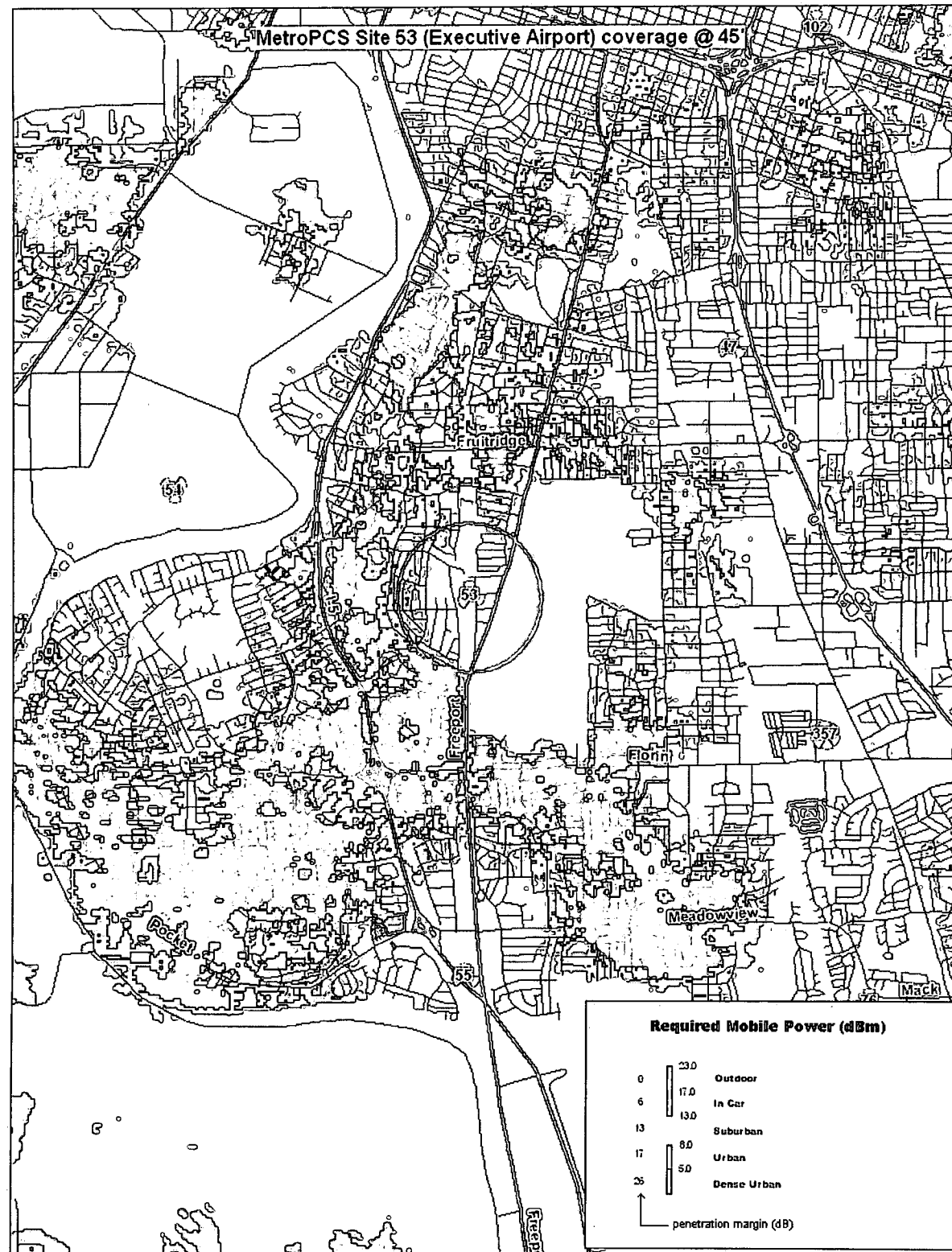
September 1, 2005

Photosimulation of view looking southwest from Freeport Blvd.

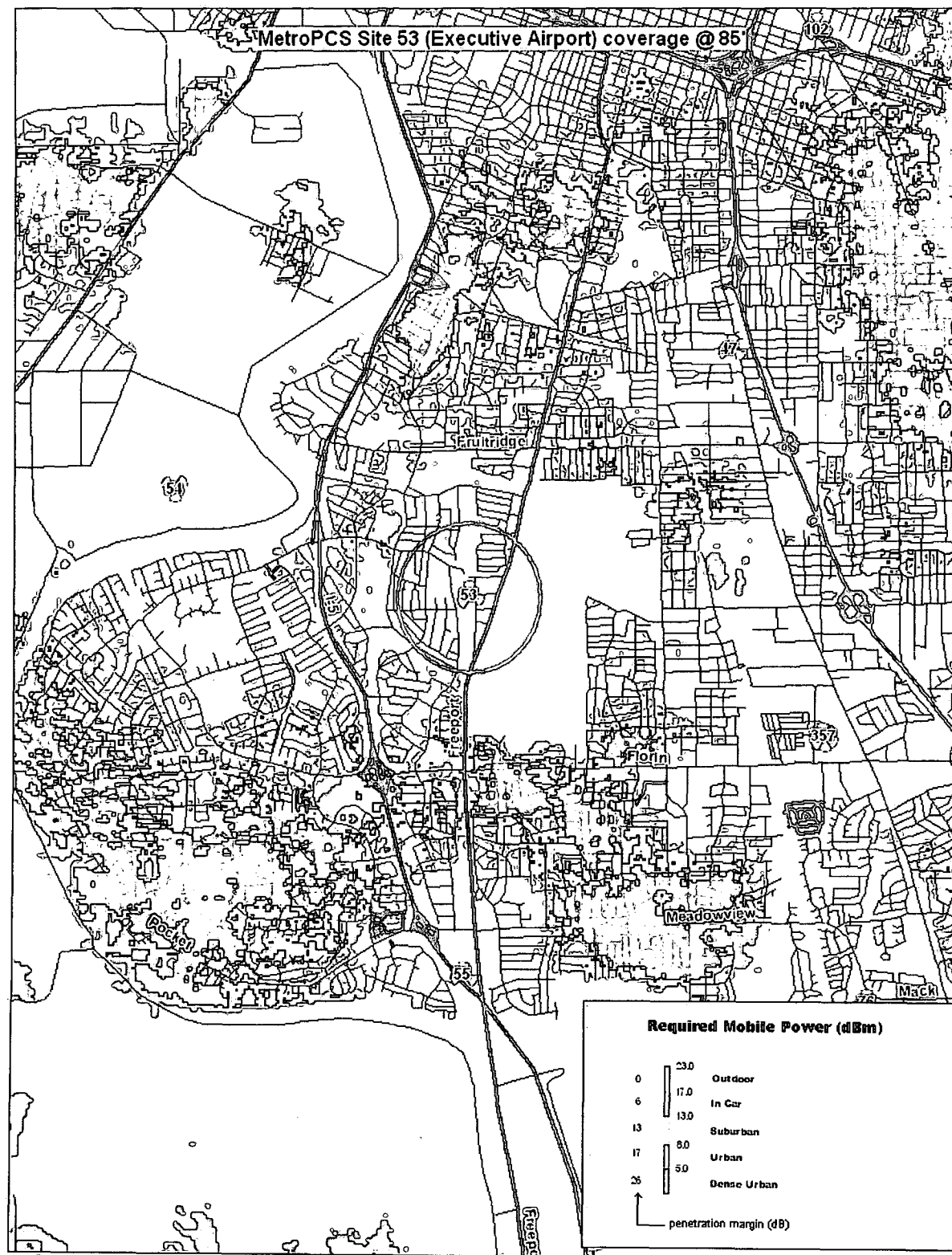


Attachment 4 Photosimulations – Looking Southwest

Attachment 5 – Radio Propagation Map (Metro PCS Antennas at 45')



Attachment 6 – Radio Propagation Maps (Metro PCS Antennas at 85')



Subject: Project Name (P05-148)

May 11, 2006

Attachment 7 – Letter of Opposition from the South Land Park Neighborhood Association

From: "South Land Park Neighborhood Association" <slpna@hotmail.com>
To: <gsandlund@cityofsacramento.org>
Date: 10/24/05 10:12AM
Subject: P05-148 Commnets

Greg Sandland,

Please excuse the tardiness of these comments. Vacations and association meeting dates interfered with my timely response.

These comments should be considered official reaction of the board of the South Land Park Neighborhood Association to File #P05-148, the proposed extension of the existing cellular tower at 1415 47th Avenue.

Although the existing cellular tower is in a light industrial area, it is within 500 feet of residences along Park Village. Further, the residences have an unencumbered view of the tower. It currently extends more than 50 feet above all other structures in the area and boasts three large "candelabra" antenna arrays protruding out from the sides.

If, as the applicant's description states, the maximum height allowed for this zone is 75 feet, then the current 83 foot height is already over the maximum allowable. The current construction is the most visually intrusive and objectionable of all the alternatives available. Increasing the height of this cellular tower and moving the candelabra antenna arrays higher on the tower will severely negatively affect residents within a 1000 foot area.

Additionally it would create a higher structure very close to air traffic at Sacramento Executive Airport.

It is the board of the South Land Park Neighborhood Association's position that this special permit modification be denied. Maximum allowable height restrictions are on the books for a reason. The current tower was a visual blight when originally constructed. Now that an entirely new residential area has been built in it's shadow, adding to it's height and bulk is totally unwarranted.

I heavily suggest that, if you haven't done so yet, residents within 1000 feet be notified of this application. Please keep us informed as to the progress of this application.

Sincerely,

Chris Cochran
President
South Land Park Neighborhood Association

Express yourself instantly with MSN Messenger! Download today - it's FREE!
<http://messenger.msn.click-url.com/go/onm00200471ave/direct/01/>

Subject: Project Name (P05-148)

May 11, 2006

Attachment 8 – Resident Letter from Lou and Laila Morris

From: "Lou and Laila Morris" <louandlaila@hotmail.com>
To: <Gsandlund@cityofsacramento.org>
Date: 9/28/05 9:07PM
Subject: 1415 47th Ave Monopole Extension (P05-148) -- COMMENTS

Hi Greg,

In response for your request for comments concerning the 1415 47th ave Monopole Extension (P05-148), we request that approval of any height extension be conditioned upon the cell tower having an aesthetically appealing presence -- e.g. with the existing cell tower and any proposed extensions required to resemble a tree-type structure.

The practice of making a cell tower blend into the surrounding areas is the only viable option to minimize the impact upon our neighborhood, as well as upon our homes existing view of the Eastern sky, which would be negative impacted by the cell towers height extension. Therefore, we would only support the applicant's request to extend the tower's height if they agreed to blend it in with the surrounding area utilizing a tree-type structure to camouflage the otherwise unsightly tower.

Also, while there are several examples of tree-type cell towers in the local Sacramento area -- including one West of Interstate 5, near the Sutterville Road Exit -- I've attached a link (which you can paste into your web browser) that visually illustrates a tree-type tower configuration. <http://www.pl8.com/cell/>

Thanks in advance for conditioning any approval of the tower's extension on the applicant's mitigation measures to camouflage the tower's appearance.

Lou and Laila Morris
7 Zoolander Court
Sacramento, CA 95822
(916)428-3476

Subject: Project Name (P05-148)

May 11, 2006

Attachment 9 – Resident Letter from Hortencia Morales

April 5, 2006

Greg Sandlund
City Planning Division
New City Hall

Re: P050148 Metro PCS Tower Extension

Dear Mr. Sandlund,

As I indicated in our recent phone conversation, my husband and I will not be able to attend the public hearing scheduled for April 13. This letter is to express my strong objection to the proposed extension of the Metro PCS tower located on 47th Avenue and Belleau Wood Lane.

As I understand it, the tower was previously extended in 1996. I have been a resident of this area since 1994 and do not recall ever being notified of the first extension. If I had been notified of the initial extension, I would have objected to that extension. The existing pole is aesthetically unpleasing and it towers over the surrounding buildings especially the Executive Airport tower. Therefore, I am strongly opposed to the proposed 15 feet extension. Furthermore, I would like to see the existing pole camouflaged to appear like a tree. I have seen other like poles camouflaged in the Sacramento area and other cities.

Please keep me informed of future public hearings regarding this matter.

Sincerely,



Subject: Project Name (P05-148)

May 11, 2006

Attachment 10 – Resident Letter from Ronald Blubaugh

Ronald E. Blubaugh
6301 Longridge Way
Sacramento, CA 95831-1825
(916) 422-3377
Roncarola@sbcglobal.net

February 4, 2006

Mr. Greg Sandlund
Developmental Services Department
City of Sacramento
New City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814

Re: PO50148 Metro PCS Tower Extension

Dear Mr. Sandlund

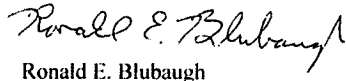
I am writing this letter to oppose any extension of the PCS tower at 1415 47th Avenue.

Although the tower is located in an area zoned for light industrial use, you must recognize that it is directly adjacent to a neighborhood of single family homes. I do not find the tower as it now exists to be a compatible use, much less an even higher tower.

The tower is the most prominent feature in the skyline visible from our family room and back yard. I consider it to be visual pollution. We have planted shrubs against our back fence in the hope that one day we will obscure sight of this tower from our property. If the tower is extended by another 15 feet it will take even longer to block this unpleasant structure from our view.

It would be my hope that before approving an extension of the tower, the planning commissioners would visit our neighborhood to observe how the present tower looks from Longridge Way, 14th Street and the new neighborhood east of 14th Street. I am confident that an on-site inspection would show commission members what an imposition on our neighborhood the tower already presents, even without an extension.

Sincerely,


Ronald E. Blubaugh

Cc: South Land Park Neighborhood Association