

**P03-130- Arcade Verizon Wireless**

REQUEST:           A.    Environmental Determination: Exempt as per Section 15332  
  
                      B.    Special Permit to increase an existing PG&E tower from 80 feet to 90 feet, to locate six panel antennas on the tower and a 12' x 30' equipment shelter at the base of the tower.

LOCATION:           3167 Callecita Street  
                      APN: 265-0030-012  
                      Robla-Grant Union High School District  
                      Council District 2

APPLICANT:	Epic Wireless Group 381 S. Lexington Dr. #103 Folsom, CA 95630
OWNER:	Pacific Gas and Electric 77 Beale St. San Francisco, CA 94105
APPLICATION FILED:	November 3, 2003
STAFF CONTACT:	Mark Kraft, (916) 808-8116

**SUMMARY:**

The applicant is seeking entitlements to increase the height of an existing PG& E tower from 80 feet to 90 feet to locate six panel antennas at the top of the tower along with related equipment located within a 12' x 30' equipment shelter at the base of the tower. There are no unresolved issues related to this project.

**RECOMMENDATION:**

Staff is recommending approval of the project, subject to conditions. This recommendation is based on the following: 1) the site selected utilizes an existing utility lattice tower avoiding the construction of a new tower or monopole; 2) the proposed antenna panels will be flush mounted to an existing structure and painted to blend in with the structure; and, 3) the project complies with telecommunication facilities policy and standards.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential 4-15 du/na  
 North Sacramento  
 Community Plan Designation: Low Density Residential 4-8 du/na  
 Existing Land Use of Site: PG& E Towers Cingular Wireless Facilities  
 Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Residential  
 South: R-1; Residential  
 East: R-1; Residential  
 West: R-1; Residential

Setbacks:	Required	Proposed
Front:	25'	52'
Side(S):	5'	37'
Side(N):	5'	27'
Rear:	15'	46'

Property Dimensions: 121' x 100'  
 Property Area: 0.28+ acre (gross)

Equipment Shelter Materials: Fiber bond shelter - Neutral color  
 6-foot wrought iron or steel tube fence

Equipment Pad Dimensions: 30'(l) x 12'(w) x 10'(h)  
 Number of Panel Antennas: 6 panels  
 Panel Antenna Dimension: 12" wide, 51" high, 2" depth  
 Panel Mounting Height: (At Centerline) 85'-0"  
 Color:  
 Panel Antennas Match existing tower  
 Equipment Shelter Beige

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain a building permit from the City's Building Division. Operation of the proposed PCS site will be regulated by the Federal Communications Commission (FCC).

BACKGROUND INFORMATION:

Two PG&E towers are located on the site. The eastern tower is has six Cingular Wireless antennas with an accompanying equipment cabinet. The location of these antennas was approved on September 26, 2002 (P02-007). The proposed project was

previously approved on June 28, 2001 (P01-049). However, it was never constructed, and the approval has expired.

The applicant proposes to extend the height of an existing Pacific Gas & Electric transmission tower from 80 feet to 90 feet to mount six panel antennas at an elevation of 85 feet to the centerline. Additionally the applicant will be extending the existing paved area on the site to provide access to the proposed 12' x30' equipment cabinet. The existing alignment was purchased by P.G. & E in the 1940's. There are no known plans for relocation of the overhead transmission lines.

The property is bounded by single-family residential uses on all sides with an unimproved alley right-of-way at the southerly boundary of the site. The subject site is owned by Pacific Gas & Electric as well as having a recorded 100 foot right-of-way/easement for the transmission line alignment crossing the parcel in a northwest-southeast direction.

The Zoning Ordinance requires a Planning Commission Special Permit to locate telecommunications equipment on an existing structure in a Standard Single Family zone. The Zoning Ordinance encourages and supports the use of an existing tower or structure for proposed wireless equipment for personal communication systems. This project implements the goals and policies of the adopted Telecommunication Ordinance.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

**General Plan:** The subject site is designated as Low Density Residential (4-15 du/na) in the General Plan. The applicant's proposal would not result in a change to the present or anticipated land use of the site. The communication facility and panels are consistent with the General Plan to "improve and provide communication and utility services to all areas of the City" (Section 7-11). The project as proposed will also enhance the effectiveness and quality of wireless communication service in the City and is, therefore, considered to be consistent with General Plan policy. Lastly, the proposal is not anticipated to interfere with or impede the intended level of residential development on or near the subject property.

**Telecommunication Policies:** The proposed project is consistent with the adopted Telecommunication Policies to maximize the number of "invisible" telecommunications facility sites, minimize the proliferation of towers, monopoles and similar structures that are built, and encourage co-location of facilities. Presently, PCS telecommunication facilities and antenna panels are being required, where feasible, to co-locate with existing communication facilities or be designed to support additional telecommunication sites in the future. The project is in keeping with current policies and standards in that: 1) the project proposes to locate the panel antennas on an existing transmission tower; 2) there are no restrictions to preclude future PCS or similar telecommunication projects from also being proposed at this location; and, 3) the

panels, brackets and other equipment mounted on the tower will be painted to match and blend in with the tower.

B. Zoning Requirements for Standard Single-Family (R-1) zone

The subject site is located in the Standard Single Family (R-1) zone. The Zoning Code (Section 17.24.050.58.d.ii.(B). (2)) states that the Planning Commission may approve a Special Permit to locate or add an antenna(s) and related equipment to an existing structure located in any residential zone. The transmission tower is existing and conforms to the Zoning Ordinance requirements.

C. Facility Design/ Aesthetics

The existing transmission tower and associated P.G. & E. overhead power alignment has been at this location since the 1940's. Co-location of personal communication equipment, antenna, and other miscellaneous cabinets is supported and encouraged by the Zoning Ordinance. This project implements the goal and policies of the adopted Telecommunication Ordinance.

The applicant proposes to add six panel antennas, the center of each panel to be mounted at 85 feet. This mounting height is the midpoint of the tower height extension. Each panel is approximately 12" wide, 51" high, 2" in depth. The antennas are mounted on brackets to the tower. The applicant also proposes to construct a 12' x 30' equipment shelter on a concrete pad.

The telecommunication equipment will not significantly impact any views within the tower corridor. The equipment shelter is a typical fiber bond unit. The equipment cabinet will be enclosed by a wrought iron or steel tube fence. The applicant has agreed to enter into an agreement with PG& E to provide landscaping of the entire site. This agreement is to include a contact with a landscape company to maintain the site. The applicant has also agreed to provide a landscape plan for the site prior to issuance of building permits for the project.

The site is located in the Expanded North Area Design Review area. Single Family and Multi-Family Residential projects are reviewed by Design Review staff, therefore this project is not required to file an application for Design Review.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to CEQA Section 15322.

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

The proposed project application was routed to the Del Paso Heights Improvement Association, the North Hagginwood Neighborhood Alliance, and the South Hagginwood Alliance. Landowners within a 500-foot radius of the project site were also notified of the project proposal. Staff has not received concerns regarding the proposal as of the writing of this report.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. Comments have been incorporated as conditions in the attached Notice of Decision.


**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny all of the entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:**

Staff recommends the Planning Commission take the following actions:

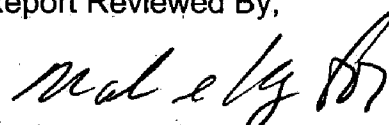
- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15332.
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to increase an existing PG&E tower from 80 feet to 90 feet and to locate six panel antennas on the tower and a 12' x 30' equipment shelter at the base of the tower.

Report Prepared By,



Mark Kraft, Associate Planner

Report Reviewed By,



Jeanne Corcoran, Senior Planner

**Attachments**

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A-F	Site Plans, Floor Plans, Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

Attachment 3  
Land Use and Zoning  
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