

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

**ITEM # _____
JANUARY 9, 2003
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P02-073 - Power Inn & 36th Surewest Collocation

- REQUEST: **A. Environmental Determination:** Exempt (CEQA 15303)
- B. Special Permit** to locate a telecommunications antenna on a 12.7' extension on an existing 67.8' PG & E transmission tower.

LOCATION: Northeast corner of Power Inn Road and 36th Avenue
 APN: 027-0350-017
 South Sacramento Community Plan Area
 Sacramento City Unified School District
 Council District 6

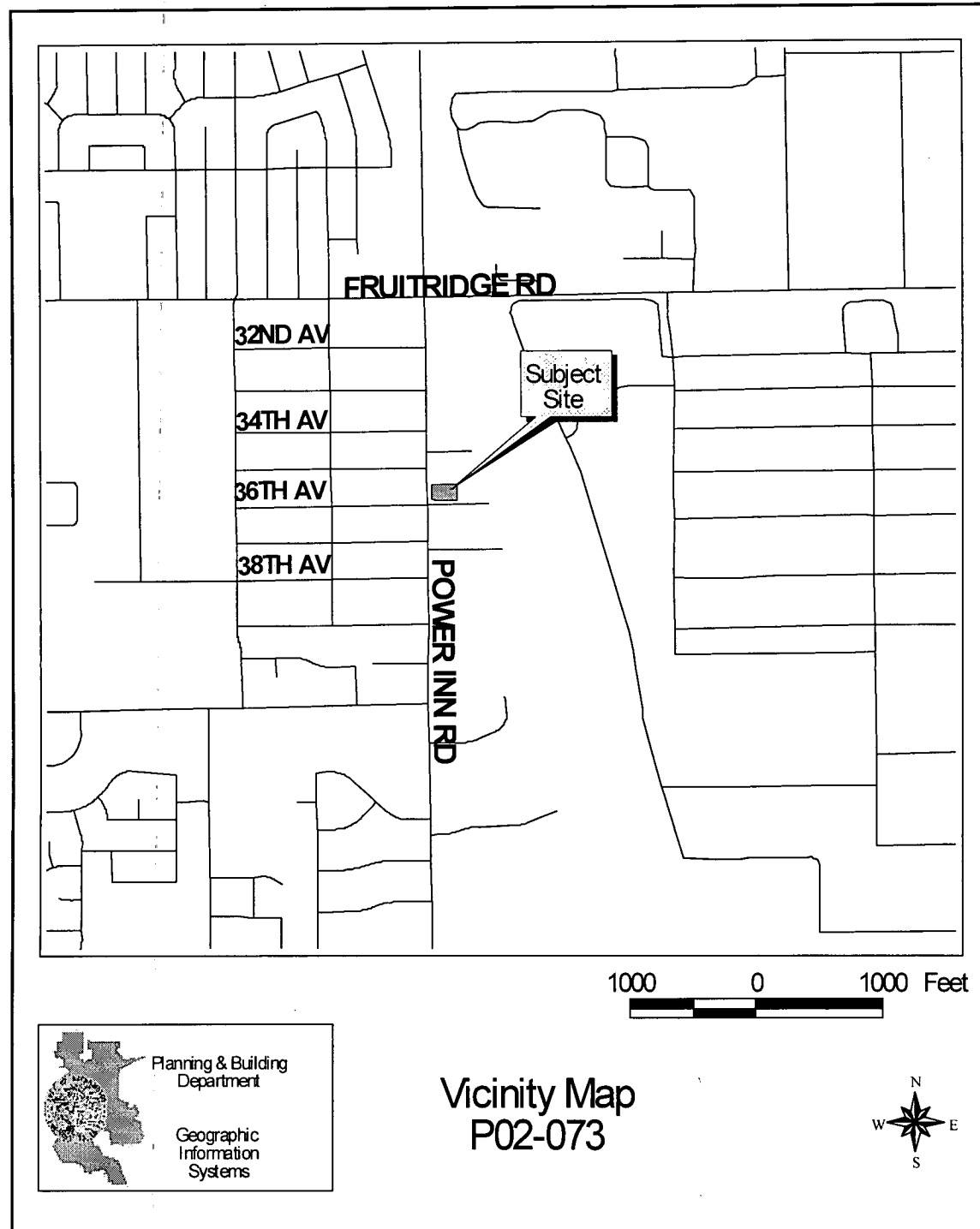
APPLICANT:	Ringo Gulati, 616-1988 Surewest Wireless 224 Vernon Street Roseville, CA 95678
OWNER:	Stanley A. Luellen Trust 5855 Power Inn Road Sacramento, CA 95824
APPLICATION FILED:	May 31, 2002
APPLICATION COMPLETED:	October 16, 2002
STAFF CONTACT:	Antonio Ablog, 264-7702

SUMMARY:

The applicant is proposing to collocate three new telecommunications panel antennas on an existing 67.8 foot electric power transmission tower at the northeast corner of Power Inn road and 36th Avenue. The three panel antennas would be placed on a 12.8 foot extension of the existing tower. All other equipment associated with this collocation will be located directly underneath the existing tower. This applicant proposes to screen this equipment with a wooden fence.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions in the Notice of Decision. The proposed antennas are consistent with the City of Sacramento's Telecommunications Facility Siting Guidelines and are consistent with all other zoning and plan designations for the site. There are no known controversies associated with this project.



PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
 Community Plan Designation: Industrial
 Existing Land Use of Site: Industrial
 Existing Zoning of Site: M-2-S

Surrounding Land Use and Zoning:

North:	Industrial;	M-2-S
South:	Industrial;	M-2-S
East:	Industrial;	M-2-S
West:	Single Family Residential;	R-1

Setbacks: Required Provided

Front:	25'	44'
Side(St):	25'	44'
Side(Int):	0'	3'
Rear:	0'	141'

Property Dimensions: 200' x 120'
 Property Area: 0.55± gross acres
 Height of Antenna: 78.07' to Rad. Center
 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

BACKGROUND INFORMATION:

On January 11, 2002, the applicant submitted an application to the Zoning Administrator to collocate three panel antennas on an existing electrical transmission tower. At the time, the project applicant did not request an increase in height of any exiting structures because a 12 foot extension was already in place on

the tower at the project site. Because the extension was placed on the tower specifically for collocation purposes, the Zoning Administrator determined that the project proposal constituted a height modification to an existing structure. Because of the height modification to the existing tower, the proposed project requires Planning Commission approval.

On May 31, 2002, the applicant submitted an application for Planning Commission approval for a Special Permit to locate a telecommunications antenna onto a 12.7' extension on an existing 67.8' PG & E transmission tower.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as Heavy Commercial or Warehouse. The existing tower extension and proposed panel antennas are consistent with this land use designation. The project, as conditioned, would also be consistent with the Zoning Ordinance.

The proposed project is also consistent with the Guidelines for Telecommunications Facilities in the City of Sacramento. In that:

- locating on an existing structure, even with a modification in height, is a preferred siting option;
- the new panel antennas will be slim-mounted on the tower extension;
- siting on exiting infrastructure such as transmission towers is encouraged;
- while the collocation modifies the height of the existing tower, the new antennas will not be highly visible as the are designed to blend in with the existing tower.

B. Special Permit

1. Setbacks

The initially submitted plans indicated that the equipment for the proposed antennas would be located within the 25' setback area required in the M-2-S zone. Planning Staff recommended that the equipment be moved to another area on the site that was outside of the required 25' landscaped setback. The applicant later submitted revised plans showing a new location for their equipment. The equipment was shown to be directly underneath the base of

the transmission tower. The applicant proposes to screen the equipment with a 6 foot wooden fence.

Planning staff generally recommends against the use of wooden fences due to maintenance issues. However, due to safety regulations, the applicant cannot construct any permanent structures or use conductive materials for their screening since it will be directly beneath the transmission tower. With the relocation of the equipment cabinet, the project is now consistent with the setbacks in the M-2-S zone.

2. Height

The existing tower stands at a height of 67.8 feet. The proposed antennas at this site require that the tower be modified with an extension that will increase the height of the tower to 80.4 feet. This additional height requires the approval of the Planning Commission. Planning staff supports this height modification because the collocation is consistent with the Guidelines for Telecommunications Facilities.

3. Design

The extension and proposed panel antennas are consistent with the design guidelines listed in the Guidelines for Telecommunications Facilities. The panels will be slim mount and the overall design of the project will match the existing transmission tower. The ground level equipment cabinets will be screened by a 6 foot tall wooden fence.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301).

B. Public/Neighborhood/Business Association Comments

Upon receipt of the original application, the project information was forwarded to the Avondale Action Committee. As of the date of this report, no comments from any Public, Neighborhood, or Business Associations have been submitted.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public works

All applicable comments are addressed in the project conditions

2. Building

All applicable comments are addressed in the project conditions

3. Fire

All applicable comments are addressed in the project conditions

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 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
- B. Special Permit to locate a telecommunications antenna on a 12.7' extension on an existing 67.8' PG & E transmission tower.

Report Prepared By,

Report Reviewed By,

Antonio Ablog, Assistant Planner

Tom Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1	Site Plan
Exhibit 2	Plot Plan
Exhibit 3	Elevations
Attachment 2	Land Use & Zoning Map

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
POWER INN & 36TH COLLOCATION, LOCATED AT THE NORTHEAST CORNER OF
POWER INN ROAD AND 36TH AVENUE SACRAMENTO, CALIFORNIA IN THE
SPECIAL HEAVY INDUSTRIAL (M-2-S) ZONE. (P01-073)**

At the regular meeting of January 9th, 2002, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination:** Exempt (CEQA 15303)
- B. **Special Permit** to locate a telecommunications antenna on a 12.7' extension on an existing 67.8' PG & E transmission tower.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines.
- B. The **Special Permit** to locate a telecommunications antenna on a 12.7' extension on an existing 67.8' PG & E transmission tower.
 - 1. The special permit is based upon sound principles of land use in that:
 - a) The proposed panel antennas provide for the collocation of telecommunications equipment on existing infrastructure which is a preferred siting option under city policy; and,
 - b) the project, as conditioned, would be compatible with surrounding industrial uses.
 - 2. Granting the special permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the design of the panels and required transmission tower make the collocation less visible from surrounding areas.
 - 3. The project, as conditioned would be consistent with the General Plan which designates the site for industrial uses

CONDITIONS OF APPROVAL

- B. The **Special Permit** to locate a telecommunications antenna on a 12.7' extension on an existing 67.8' PG & E transmission tower is approved subject to the following conditions of approval

Planning

- B1. No modifications to the existing monopole shall be allowed unless all carriers agree to upgrade to slim-mount antenna at the time of such modification. Modifications to the existing monopole shall include height and equipment modifications;
- B2. The applicant shall obtain all necessary building permits prior to commencing construction;
- B3. The applicant shall use shall paint any extension and new antenna panels to match the exiting transmission tower;
- B4. Final wood fence design will be subject to Planning Director approval.
- B5. Applicant shall maintain wood fence in order to maintain adequate screening and prevent unsightly conditions, including, but not limited to, broken boards, rotting posts, and graffiti.

Fire

- B6. A KNOX box for emergency access shall be provided as necessary;

Public Works

- B7. Remove and replace any deteriorated curb, gutter, and sidewalk to city standards and to the satisfaction of Public Works adjacent to property frontage.
- B8. Repair any deteriorated on-site existing pavement.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P01-073)

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Exhibit 1 – Site Plan

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Exhibit 2 – Plot Plan

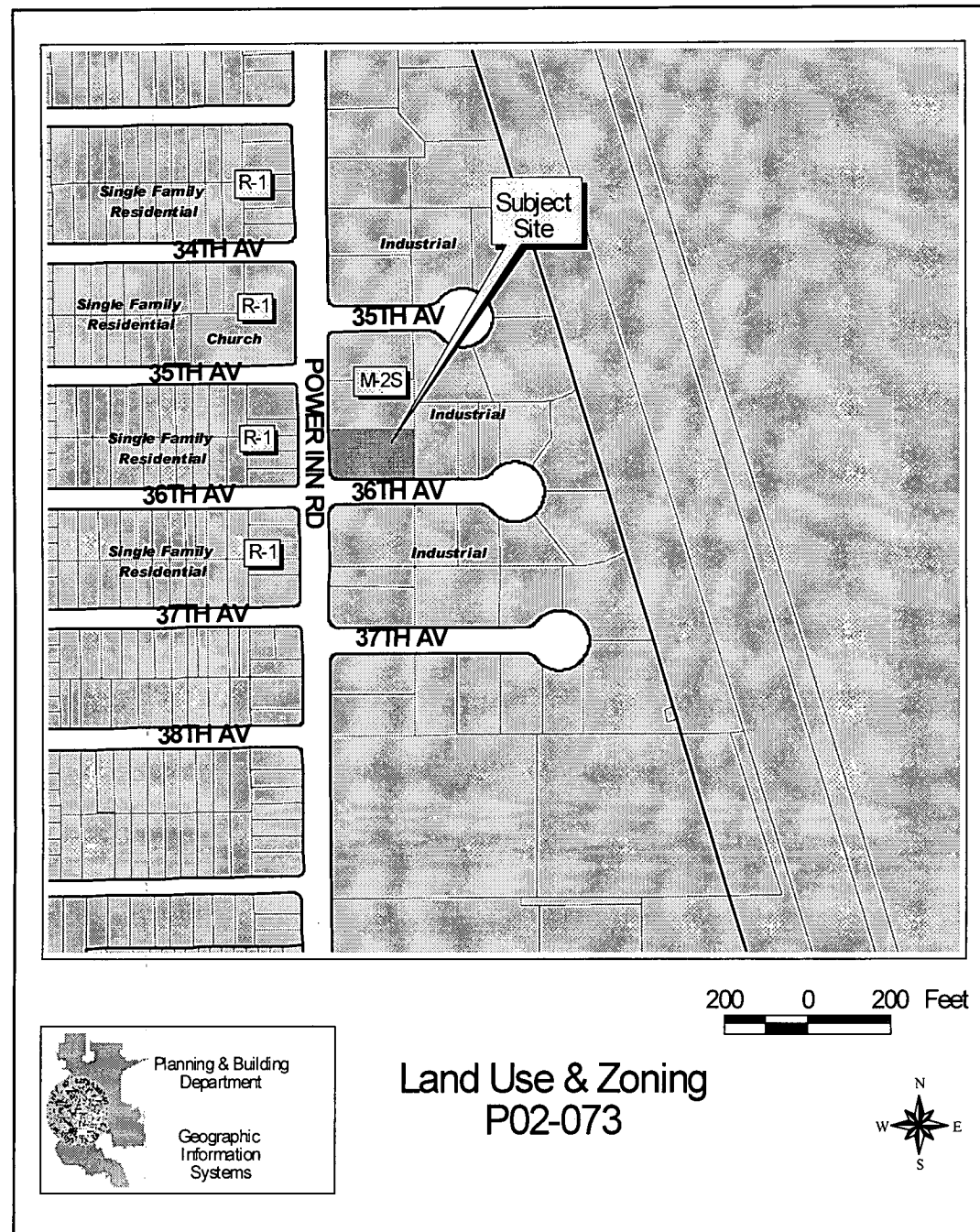
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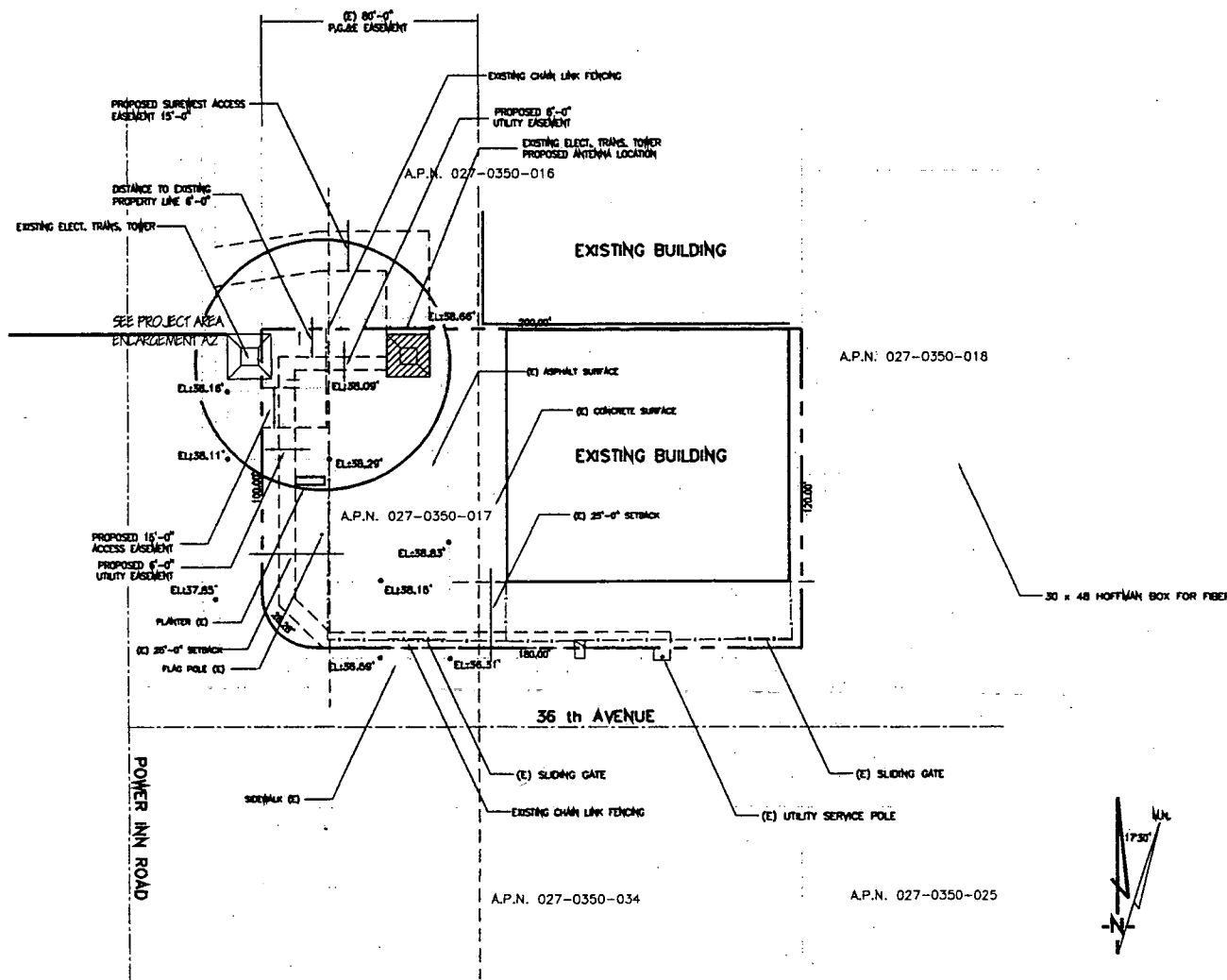
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Exhibit 3 - Elevations

Attachment 2 – Land Use & Zoning Map






SITE PLAN
 SCALE: 1" = 30'-0"



REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	8/02	GA	REV. 27'
2	8/02	GA	REV. 27'
3	8/02	GA	100% CD'S

SureWest
 WIRELESS

GERALD A. BECK
ARCHITECT
 AUBURN, CA 95604 (530) 832-3008
 CA LICENSE NO. C11802

PROJECT
SITE: 184A
 5855 POWER INN ROAD
 SACRAMENTO, CA

SHEET
CONSTRUCTION PLANS
SITE PLAN

DATE
 DRAWN
 JOB

SHEET
A-1

MESSAGE CONFIRMATION

01/06/2003 09:38

ID=PLANNING & BUILDING DEPARTMENT

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