

P05-014 – 625 Florin Road Cingular Antennas

REQUEST: A. **Environmental Determination:** Exempt (CEQA 15303 e);

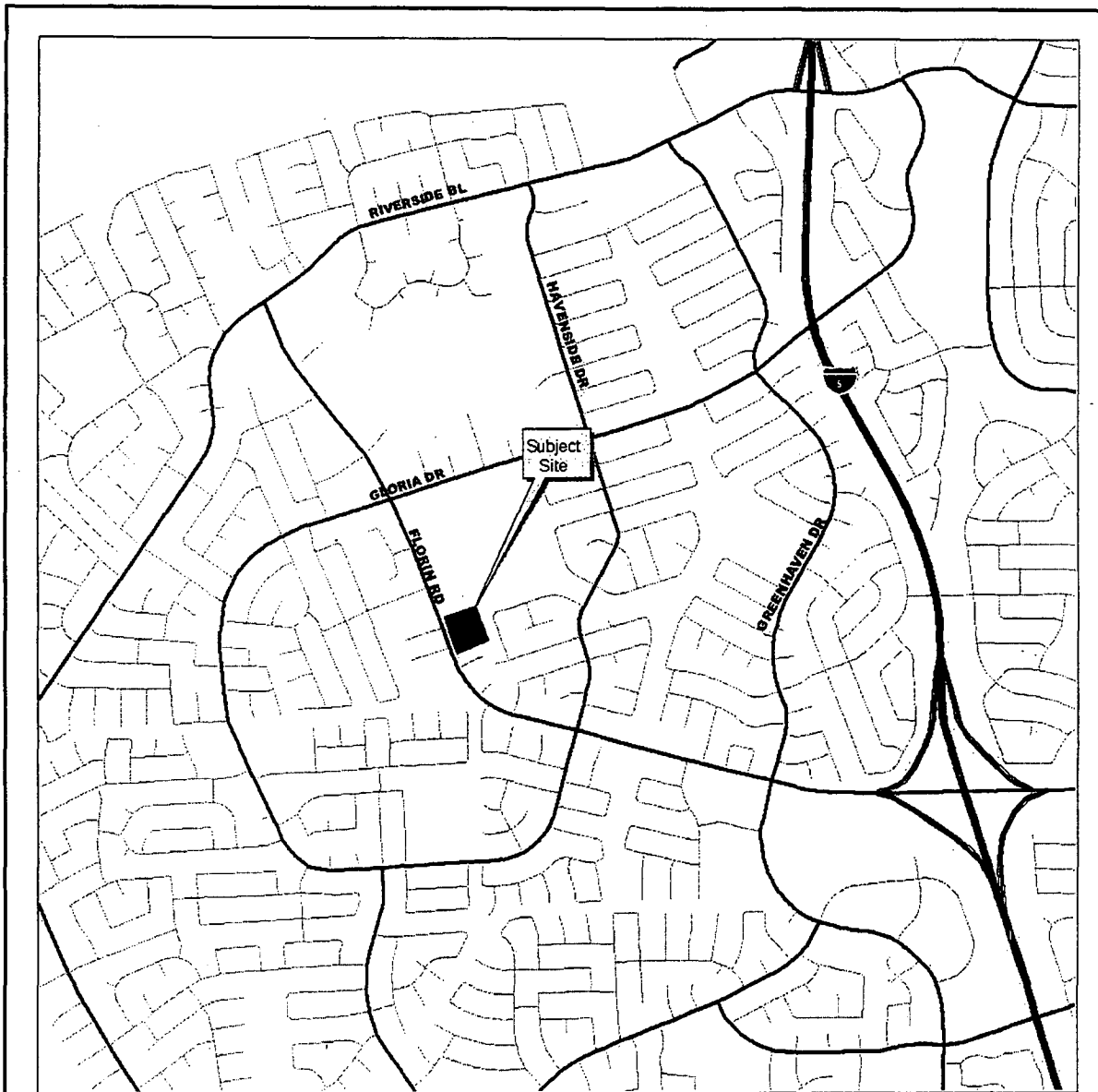
 B. **Special Permit** to locate six façade mounted panel antennas at a
 height of 53'-6" in the Single-Family Alternative (R-1A) Zone.

LOCATION: 625 Florin Road
 APN: 030-0370-017
 Pocket Community Plan Area
 Sacramento City Unified School District
 Council District 7

APPLICANT:	Chad Christie Cingular Wireless 9343 Tech Center Drive, Ste. 160 Sacramento, CA 95826
Owner:	Presbyterian Board of Sacramento 625 Florin Road Sacramento, CA 95831
APPLICATION FILED:	February 8, 2005
APPLICATION COMPLETED:	February 25, 2005
STAFF CONTACT:	Antonio Ablog, 808-7702

SUMMARY:

The applicant is seeking entitlements to locate six panel antennas for cellular service in the Single-Family Alternative (R-1A) Zone. The antennas are proposed to be mounted at a height of 53'-6" on the exterior of an existing church and will be finished to match the exterior of the building. The equipment pad will be located at the base of the building and will be screened with a solid wall that will also be finished to match the existing building. Though there has been one letter submitted in opposition to the proposed antennas, Planning Staff believed that the proposed antennas are consistent with the city's telecommunications siting guidelines.



0 1000 2000 Feet



Development Services
Department

Geographic
Information
Systems

February 17, 2005

Vicinity Map
P05-014



RECOMMENDATION:

Staff recommends approval of the project, subject to the conditions in the Notice of Decision.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Community Plan Designation:	Residential 7-15 du/na
Existing Land Use of Site:	Presbyterian Church
Existing Zoning of Site:	Single-Family Alternative (R-1A)

Surrounding Land Use and Zoning:

North: School;	A
South: Condominiums;	R-1A
East: Single Family Residential;	R-1
West: Single Family Residential;	R-1A

Setbacks:

	<u>Required</u>	<u>Provided</u>
Front:	25'	25'
Side(St):	12.5'	na
Side(Int):	5'	53'
Rear:	15'	280'

Property Dimensions:	370' x 400'
Property Area:	3.4+ gross acres
Building Height:	57'-5"
Building Materials:	Stucco, Brick, Composition Roofing
Antenna Height:	4@47'-3" and 2@52'
Exterior Materials:	RF Sheathing painted to match building
Equipment Screening:	Concrete Masonry finished to match the building
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:

Permit
Building Permit

Agency
Building Division

BACKGROUND INFORMATION:

The subject site consists of an existing Presbyterian church on a 3.4 acre parcel at 625 Florin Road (east side of Florin, south of Gloria Drive). There are residential uses on the east, west, and south sides of the property. To the north is John F. Kennedy High School. A special permit to allow a church was approved in January of 1984 (P83415); however, no other entitlements have been approved for the subject site. The current request to locate six antennas on the existing church was submitted on February 8, 2005.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations**General & Community Plan**

The General Plan land use designation for the site is Low Density Residential. The proposed use is consistent with the General Plan designation and is allowed in the Single-Family Alternative (R-1A) zone with the granting of a special permit.

The proposal is consistent with the General Plan Goals to "Continue to improve and provide communication and utility services to all areas of the City", (Section 7-10) as the project will enhance Cingular's coverage in the Pocket/Greenhaven neighborhood.

With regards to The Guidelines for Telecommunications Facilities in the City of Sacramento, the proposed antennas represent a preferred siting option as:

- a. the proposed antennas are located on an existing structure in a façade mounted fashion;
- b. the proposed antennas will be screened by a sheathing material that will be painted to match the existing building;
- c. the proposed antennas will be virtually invisible from any nearby residential properties;
- d. the proposed equipment will be screened by a solid block wall and the appropriate landscaping; and
- e. the equipment shelter will be screened from streetscape view by existing buildings and/or landscaping.

B. Site Plan

The applicant is proposing to locate six panel antennas on an existing church. The highest point of the church is a clerestory wall that extends to 57'-5". The applicant proposes to place four antennas at a height of 47'-3" and two antennas at a height of 52' on the exterior of the clerestory wall. The antennas facing the north and south will be placed between existing windows. The antenna housings will protrude approximately 12" from the face of the building. The two remaining antennas will be on the eastern side of the clerestory wall at a height of 52'. Staff believes that the placement and finish of the antenna housings will serve to render the antennas virtually invisible from the view from the street and from residential uses.

The telecommunications equipment shelter has been well integrated to the design of the existing church. The equipment area is proposed to be located on the south side of the building. It will be approximately 9'-3" by 16'-8" and will be screened by a six-foot tall concrete masonry wall and landscaping. The church building will screen the shelter when approaching the site from the north and existing homes and landscaping will screen the shelter when approaching from the south. Staff believes that this is an effective solution to locating the required antenna equipment.

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

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15303 e). Section 15303 allows for the new construction small structures to be exempt from the provisions of CEQA as they have been determined not to have a significant effect on the environment. Section 15303 (e) specifically allows for the exemption of accessory structures such as garages, carports, and fences. As proposed this project involves the construction of new antennas and a equipment shelter. Such structures are consistent with those found to be exempt under Section 15303 (e).

B. Public/Neighborhood/Business Association Comments

After the project application was received, Planning Staff sent project information to the Roundtree Homeowner's Association and to the Noah Court Homeowner's Association. Staff received feedback from both of these initial requests for comments. The Roundtree Homeowner's Association commented that it did not have any issues with the project. Jim Gibson, representing the Noah Court Homeowner's Association, did not explicitly oppose the project, but commented that there are already too many cellular antennas in the neighborhood. While the siting guidelines favor collocation, they do not place any limits on the density of cellular antennas within an existing area. Though staff does take into consideration the number of antennas within a given area, staff also considers each antenna

application on its own merits. With this project, staff believes that the proposed antennas do not create any additional visual clutter or diminish the aesthetics of the existing church a manner that would warrant a denial of the proposed antennas.

In response to the Public Notice that was sent to property owner's within a 1000 foot radius. Staff received two calls of owners opposed to the antennas, one call in favor of the antennas, and one letter in favor of the antennas. Attempts were made to contact those who voiced opposition to proposed antennas. As of the date of this report, they have not returned the calls made by staff.

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 days of the Planning Commission action.

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

- A. **Environmental Determination:** Exempt (CEQA 15303e);
- B. Approved the attached Notice of Decision Approving the **Special Permit** to locate six façade mounted panel antennas at a height of 53'-6" in the Single-Family Alternative (R-1A) Zone.

Report Prepared By,



Antonio A. Ablog, Assistant Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

Attachment 1
Exhibit 1A

Notice of Decision & Findings of Fact
Site Plan

Exhibit 1B	Site Plan Detail
Exhibit 1C	Elevations
Attachment 2	Land Use and Zoning Map
Attachment 3	Photosimulations
Attachment 4	Public Comments

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE
625 FLORIN ROAD CINGULAR ANTENNAS LOCATED AT THE SOUTHEAST CORNER
OF FLORIN ROAD AND GLORIA DRIVE, SACRAMENTO, CALIFORNIA IN THE
AGRICULTURE (A) ZONE. (P05-014)**

At the regular meeting of April 28, 2005, 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 15303e);
- B. Approved the **Special Permit** to locate six façade mounted panel antennas at a height of 53'-6" in the Single-Family Alternative (R-1A) Zone.

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

FINDINGS OF FACT

- A. **Environmental Determination:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15303e of the CEQA Guidelines as the project involves the construction of new antennas and a equipment shelter.
- B. The **Special Permit** to locate six façade mounted panel antennas at a height of 53'-6" in the Single-Family Alternative (R-1A) Zone is approved based on the following findings:
 - 1. Granting of the Special Permit is based upon sound principles of land use in that:
 - A. the antennas will be located on an existing building;
 - B. the antennas will be façade mounted and will be painted to match the existing building; and
 - C. the equipment shelter will be screened with a solid wall and landscaping.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - A. Construction of the antennas will be subject to City building permits;
 - B. the antennas will be virtually invisible against the façade of the building; and
 - C. the antennas are required to comply with federal standards with respect to electro-magnetic frequencies.
3. The project is consistent with the General Plan in that it will improve communications services within the city

CONDITIONS OF APPROVAL

- B. The Special Permit to locate six façade mounted panel antennas at a height of 53'-6" in the Single-Family Alternative (R-1A) Zone is approved is approved subject to the following conditions of approval**

Planning

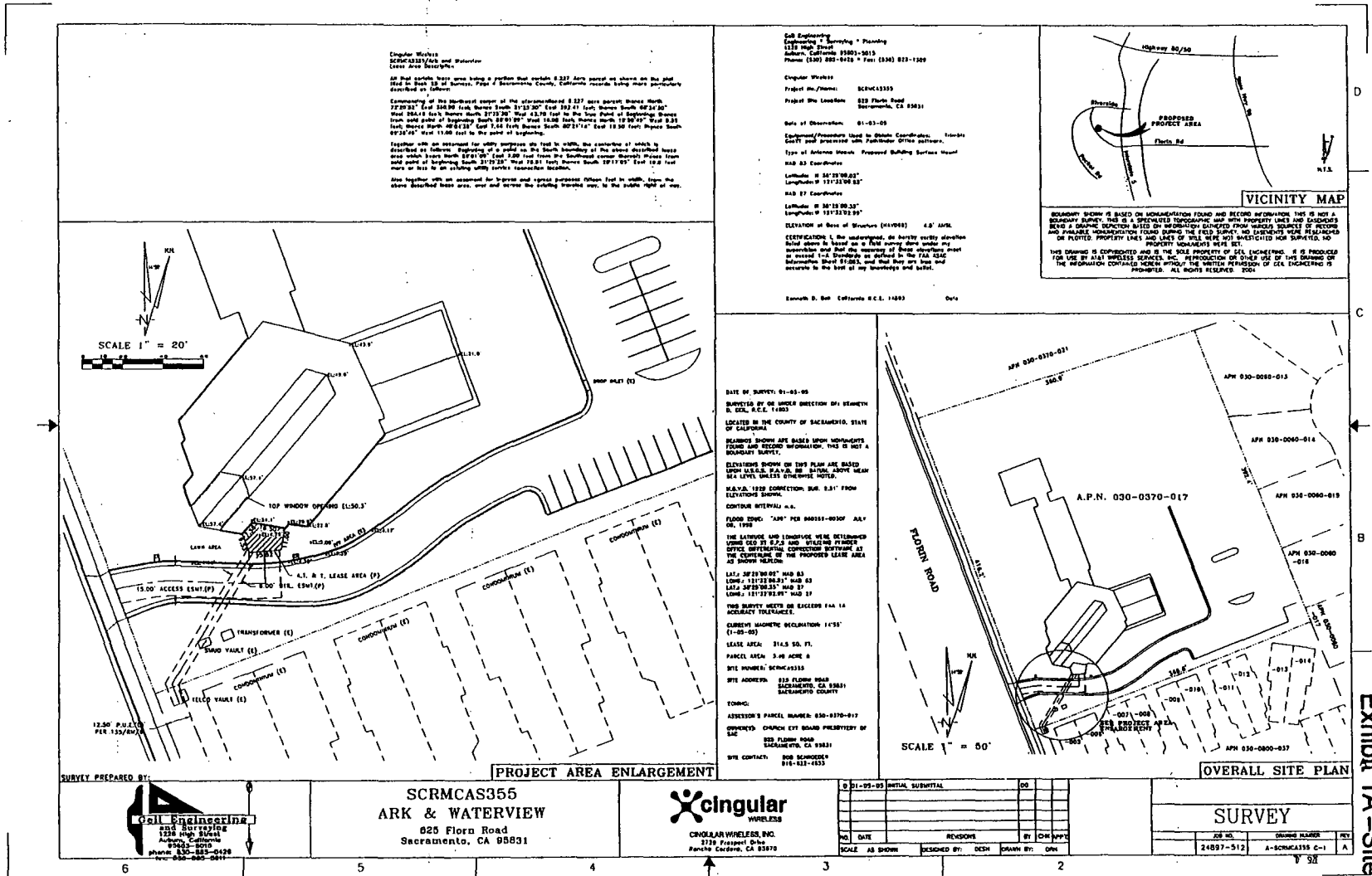
- B1. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare.
- B2. The antennas shall not be placed any higher than to 52± feet to the center. Any additional antennas, increased height or and other changes to the design of the telecommunications facility will require staff review and may require additional entitlements
- B3. The applicant shall obtain all necessary building permits prior to commencing construction.
- B4. Should the applicant ever discontinue using the tower for wireless services then the applicant shall remove all equipment on the building and the equipment cabinets within six months of termination.
- B5. The Fire Department requires all gated access to be equipped with a KNOX Lock. Contact Trish O'Connell at 264-5863 for information.
- B6. Any graffiti and garbage/trash shall be removed in a timely manner.

- B8. The antennas shall be substantially identical in appearance to the rendering(s) presented to the commission by the applicant, copies of which are retained within this file. Should the antennas installed pursuant to this permit ever need to be partially or entirely replaced, due to age, obsolescence, defect or for any other reason, the replacement antenna array shall also be of stealth design and shall appear no more obtrusive, in size, shape or color than the antenna array originally approved hereby.

CHAIRPERSON

ATTEST: _____
SECRETARY TO CITY PLANNING COMMISSION

DATE (P05-014)



Cingular Wireless
SCRCAS355/Ark and Waterview
Lease Area Description

All that certain lease area being a portion that contains 0.237 acre parcel as shown on the plat filed in Book 13 of Records, Page 4 Sacramento County, California records being more particularly described as follows:

Commencing at the southeast corner of the aforementioned 0.237 acre parcel, thence North 77°02'31" East 104.00 feet, thence South 11°29'20" East 192.43 feet, thence South 80°24'30" West 264.18 feet, thence South 2°12'28" West 43.70 feet to the true point of beginning, thence from said point of beginning South 88°01'50" West 16.00 feet, thence South 18°00'00" West 0.237 feet, thence South 80°21'14" East 19.50 feet, thence South 82°28'45" West 17.00 feet to the point of beginning.

Together with an easement for utility purposes as set forth herein, the consideration of which is described in Volume 18 of Records of a plat on the South boundary of the above described lease area which bears North 88°01'50" East 16.00 feet from the Southeast corner (corner) of said lease area and north of beginning South 21°02'28" West 16.00 feet, thence South 18°00'00" East 19.50 feet more or less to an existing utility service transmission location.

Also together with an easement for ingress and egress pursuant to Item 1 of which, begins at the above described lease area, goes and returns the existing street map, to the public right of way.

Gal Engineering
Engineering & Surveying & Planning
1118 17th Street
Sacramento, California 95801-5015
Phone (916) 922-8428 • Fax (916) 922-1209

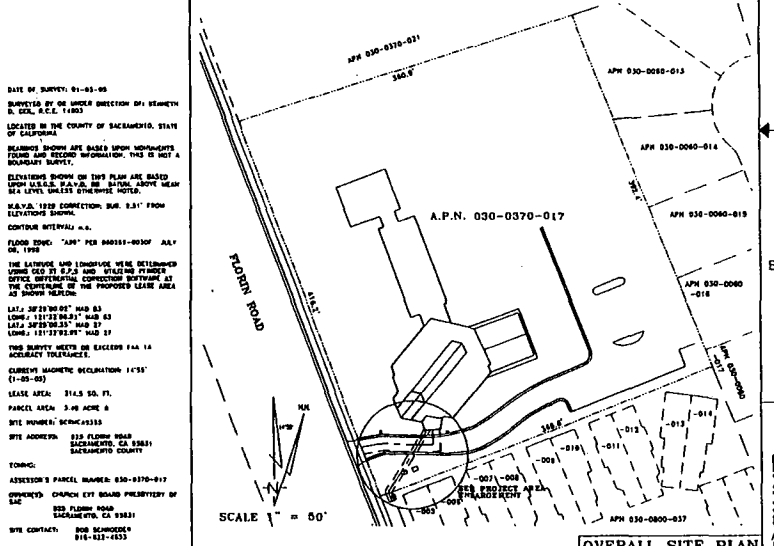
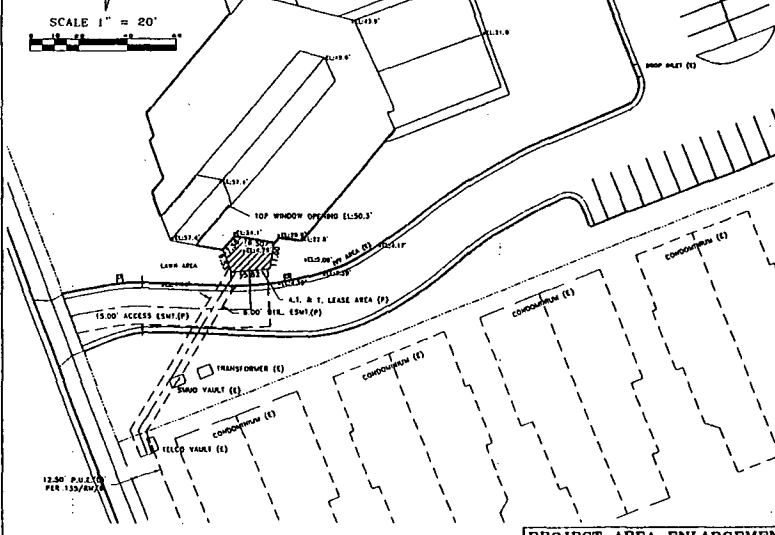
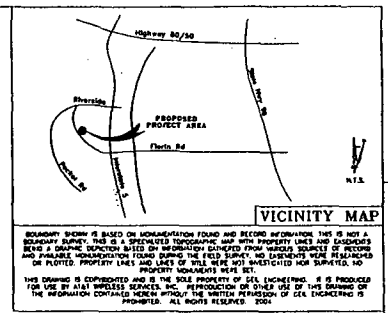
Cingular Wireless
Project No./Name: SCRCAS355
Project Site Location: 825 Florin Road
Sacramento, CA 95811

Date of Observation: 01-03-05
Equipment/Instruments Used in this Survey: Trimble 5600 GPS and associated with Trimble Office software.
Type of Antenna Model: Proposed Building Surface Mount
NAD 83 Coordinates:
Latitude: 38°27'08.23"
Longitude: 121°21'08.21"
NAD 83 Coordinates:
Latitude: 38°27'08.23"
Longitude: 121°21'08.21"

Survey
Latitude: 38°27'08.23"
Longitude: 121°21'08.21"
Elevation at Base of Structure (MVD000): 4.8' AMSL

CERTIFICATION: I, the undersigned, do hereby certify that the above described survey was conducted by me or under my direct supervision and that the accuracy of these statements meet or exceed the standards as defined in the T&E Code, Sacramento County Ordinance 17.020, and that they are true and accurate to the best of my knowledge and belief.

Ernest D. Gal California R.C.S. 14883 Date:



SURVEY PREPARED BY:		Gal Engineering 1118 17th Street Sacramento, California 95801-5015 Phone: 916-922-8428 Fax: 916-922-1209	
PROJECT AREA ENLARGEMENT		<p>SCRCAS355 ARK & WATERVIEW 825 Florin Road Sacramento, CA 95831</p> <p>Cingular WIRELESS CINGULAR WIRELESS, INC. 3125 Prospect Drive Palo Alto, CA 94304</p>	
<p>DATE OF SURVEY: 01-03-05 SURVEYED BY: UNDER DIRECTION OF: BERNETH D. GAL, R.C.S. 14883 LOCATED IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA MEASUREMENTS WERE MADE FROM MONUMENTS FOUND AND RECORDED INFORMATION. THIS IS NOT A BOUNDARY SURVEY. ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON MEASUREMENTS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE ACCURACY OF THESE STATEMENTS MEET OR EXCEED THE STANDARDS AS DEFINED IN THE T&E CODE, SACRAMENTO COUNTY ORDINANCE 17.020, AND THAT THEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p>CONTRIBUTION: NONE FLORIN ROAD: 4.8' PER 00015-0030P JULY 08, 1993 THE LATITUDE AND LONGITUDE WERE DETERMINED USING GPS BY B.D.G. AND UTILIZING TRIMBLE 5600 DIFFERENTIAL GPS RECEIVER AT THE CORNER OF THE PROPERTY LEASE AREA AS SHOWN HEREON. LEAF: 38°27'08.23" MAG 83 LONG: 121°21'08.21" MAG 83 LEAF: 38°27'08.23" MAG 83 LONG: 121°21'08.21" MAG 83 THIS SURVEY MEETS OR EXCEEDS FAA 1A ACCURACY TOLERANCES. CURRENT MAGNETIC DECLINATION: 11°51' (1-05-05) LEASE AREA: 314.5 SQ. FT. PARCEL AREA: 3.46 ACRES SITE NUMBER: SCRCAS355 SITE ADDRESS: 825 FLORIN ROAD SACRAMENTO, CA 95831 SACRAMENTO COUNTY FORM: A ADDITIONAL PARCEL NUMBER: 030-0370-017 OWNER'S PARCEL IDENTIFICATION NUMBER: 030-0370-017 825 PROJECT AREA 825 FLORIN ROAD SACRAMENTO, CA 95831 SITE CONTACT: B.D. GAL 916-922-4533</p>		<p>SCALE: AS SHOWN</p> <p>DESIGNED BY: DESH DRAWN BY: DWH</p>	
<p>0 01-05-05 INITIAL SUBMITTAL</p>		<p>SURVEY</p> <p>DATE: 2/4/05 SCALE: AS SHOWN</p>	

Exhibit 1A - Site Plan

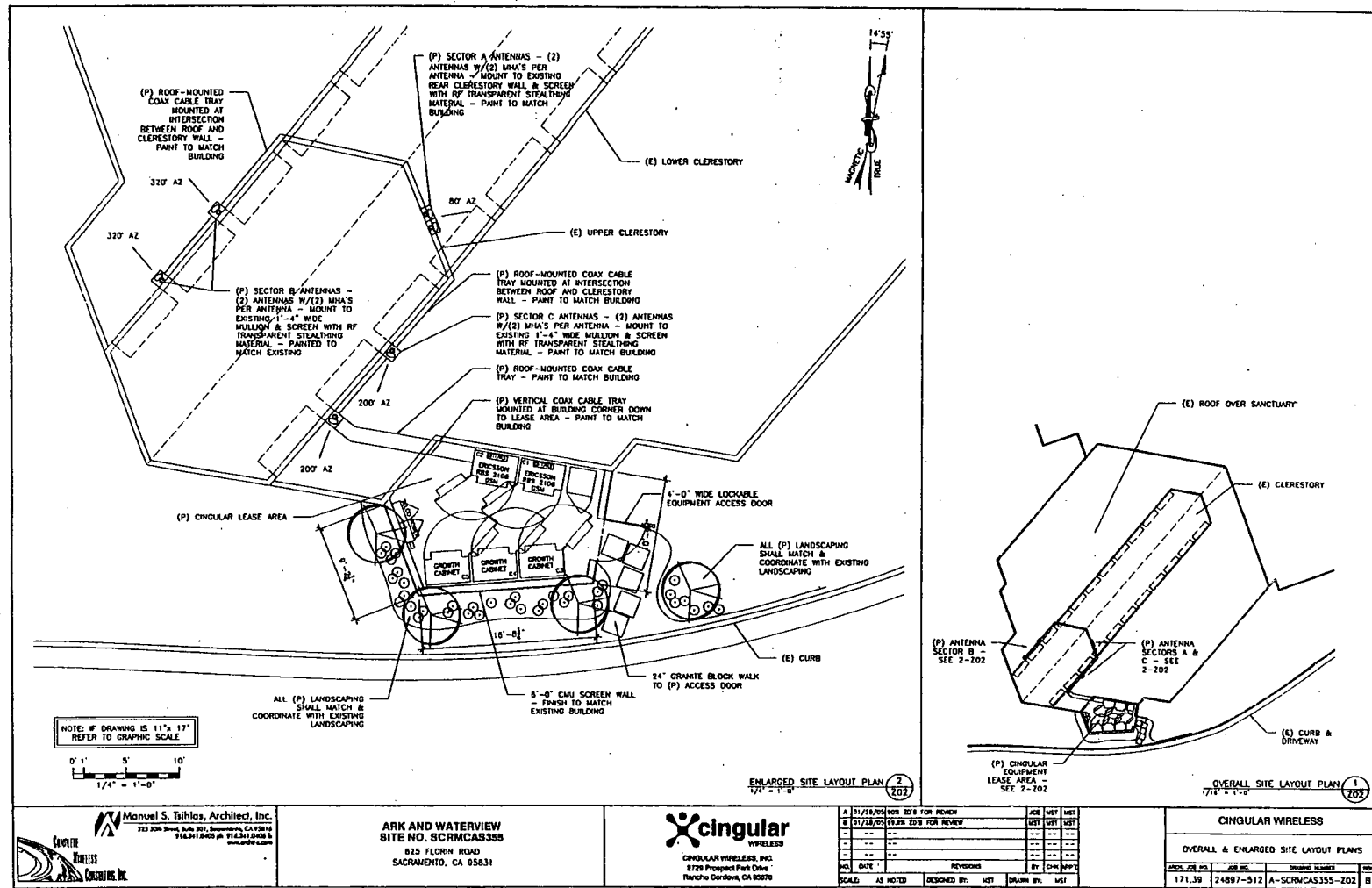


Exhibit 1B - Site Plan Detail

P05-014

April 8, 2005

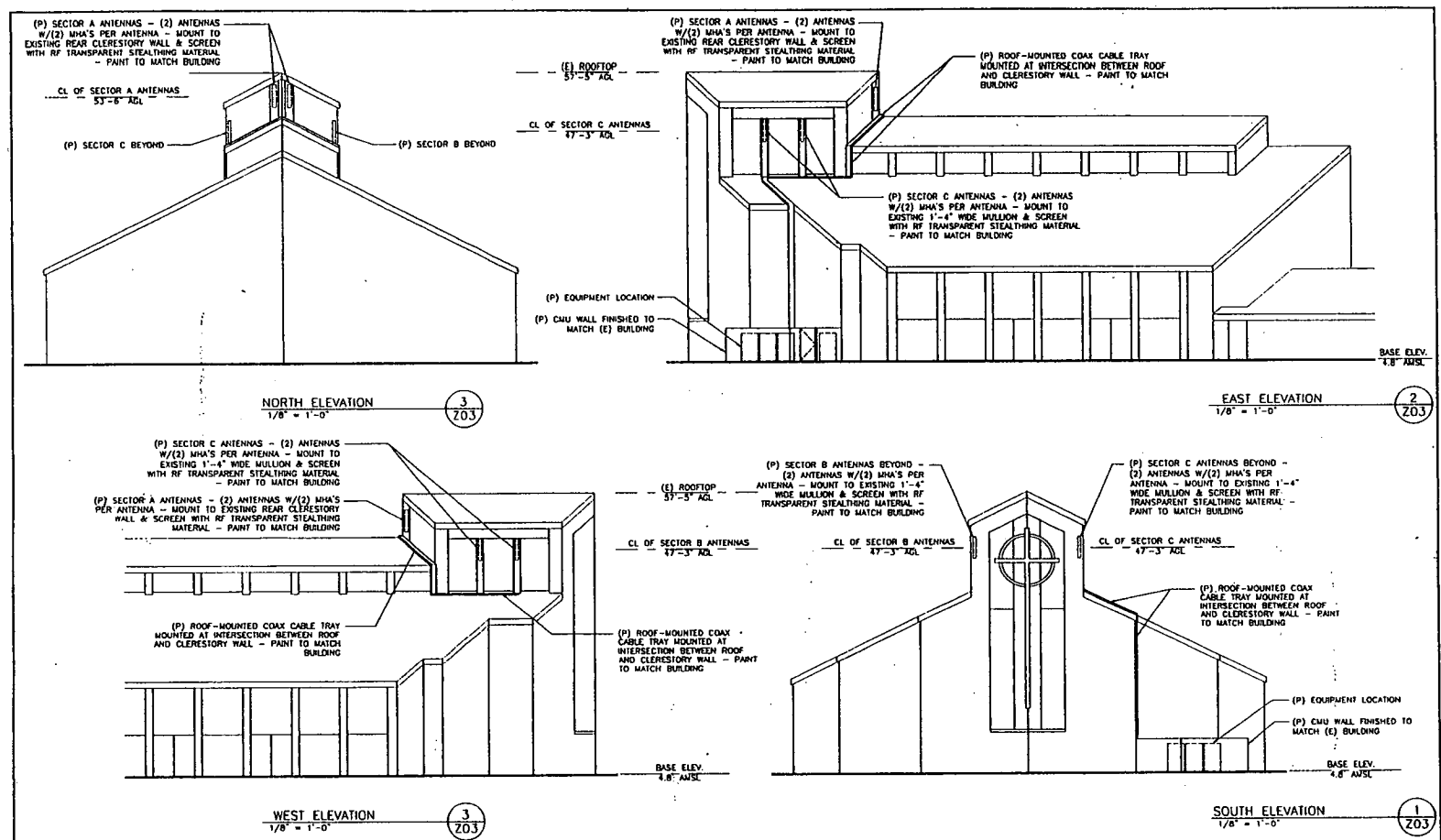


Exhibit 1C - Elevations

Manuel S. Tsirlas, Architect, Inc.
 272 2nd Street, Suite 201, Sacramento, CA 95810
 916.331.8000 or 916.331.9000
 www.mtsa.com

ARK AND WATERVIEW
 SITE NO. SCRMCAS358
 825 FLORIN ROAD
 SACRAMENTO, CA 95831

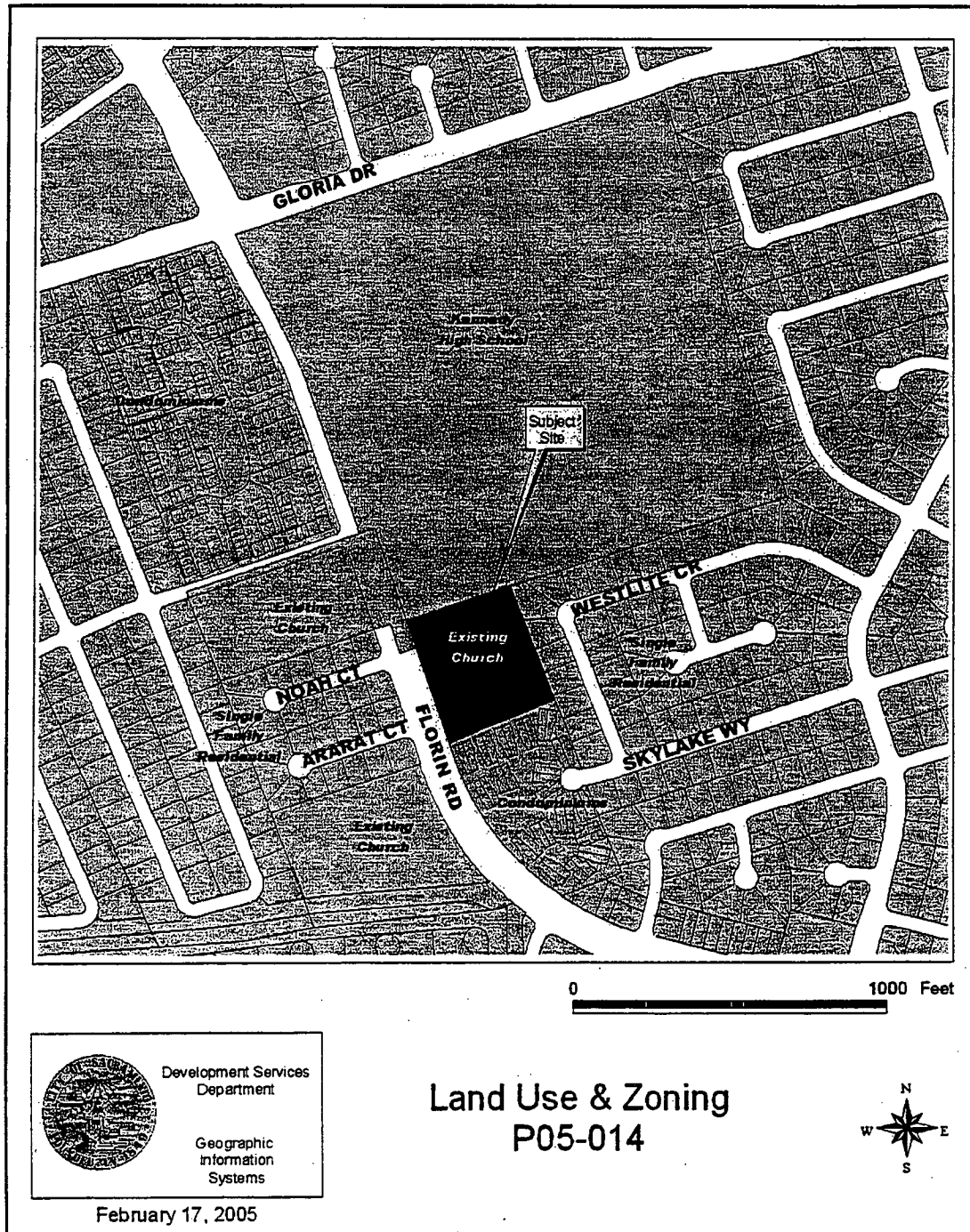
cingular
 WIRELESS
 CINGULAR WIRELESS, INC.
 3705 Pleasant Park Drive
 Rancho Cordova, CA 95670


NO.	DATE	REVISIONS	BY	CHKD.	APP'D.
A	01/28/05	ISSUE FOR REVIEW			
B	01/29/05	ISSUE FOR REVIEW			
C					
D					
E					
F					
G					
H					
I					
J					
K					
L					
M					
N					
O					
P					
Q					
R					
S					
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U					
V					
W					
X					
Y					
Z					

CINGULAR WIRELESS			
ELEVATIONS			
SCALE	JOB NO.	JOB NO.	DRAWING NUMBER
AS NOTED	171.39	24897-512	A-SCRMCAS355-203 B

ITEM # 13
 PAGE 13

Attachment 2 – Land Use & Zoning Map



 Development Services
Department
Geographic
Information
Systems

Land Use & Zoning
P05-014

February 17, 2005

Attachment 3 – Photosimulations

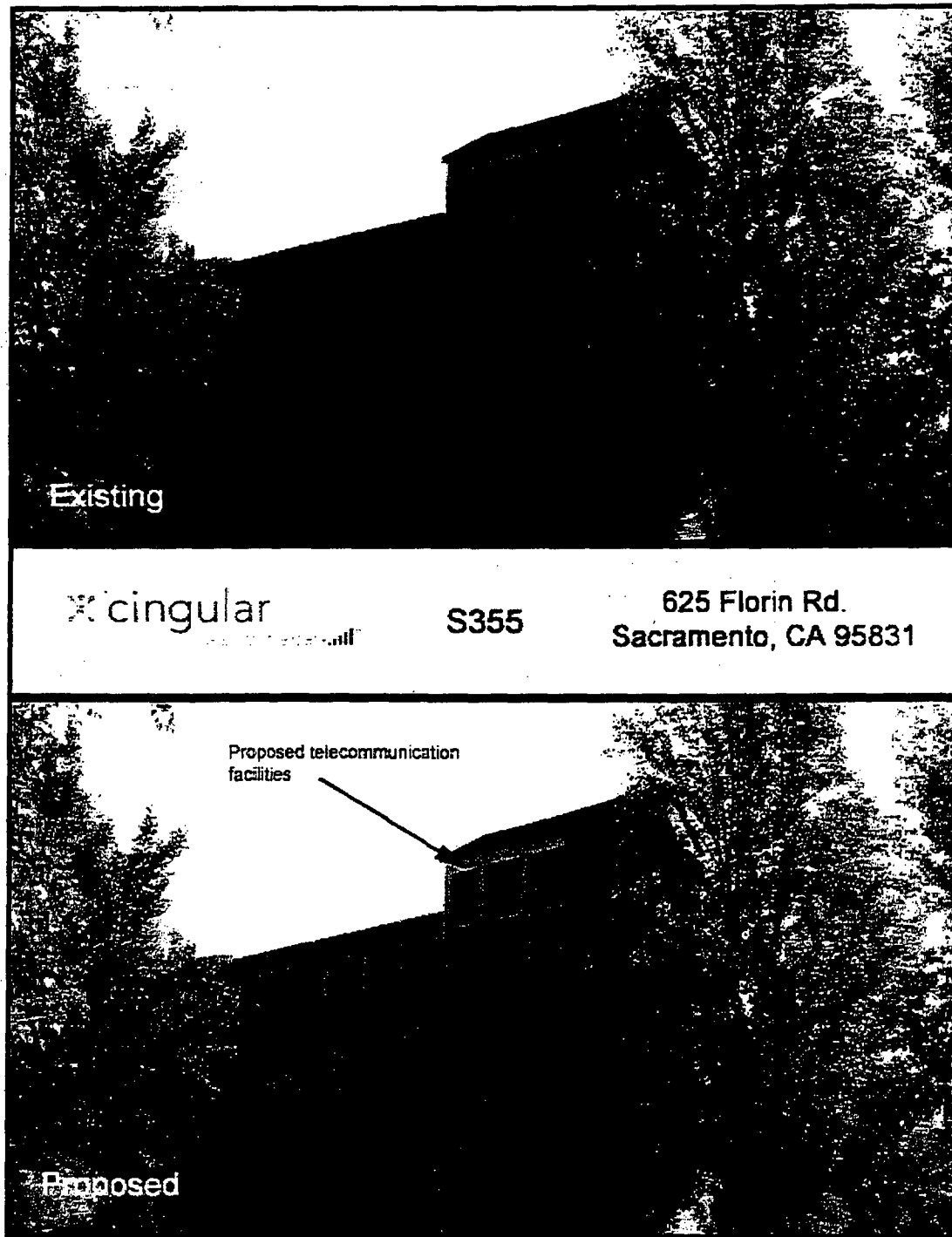



Photo simulation of proposed telecommunication facility looking east toward the site.

Attachment 3 – Photosimulations



 **cingular**
SOLUTION PROVIDER

S355

625 Florin Rd.
Sacramento, CA 95831

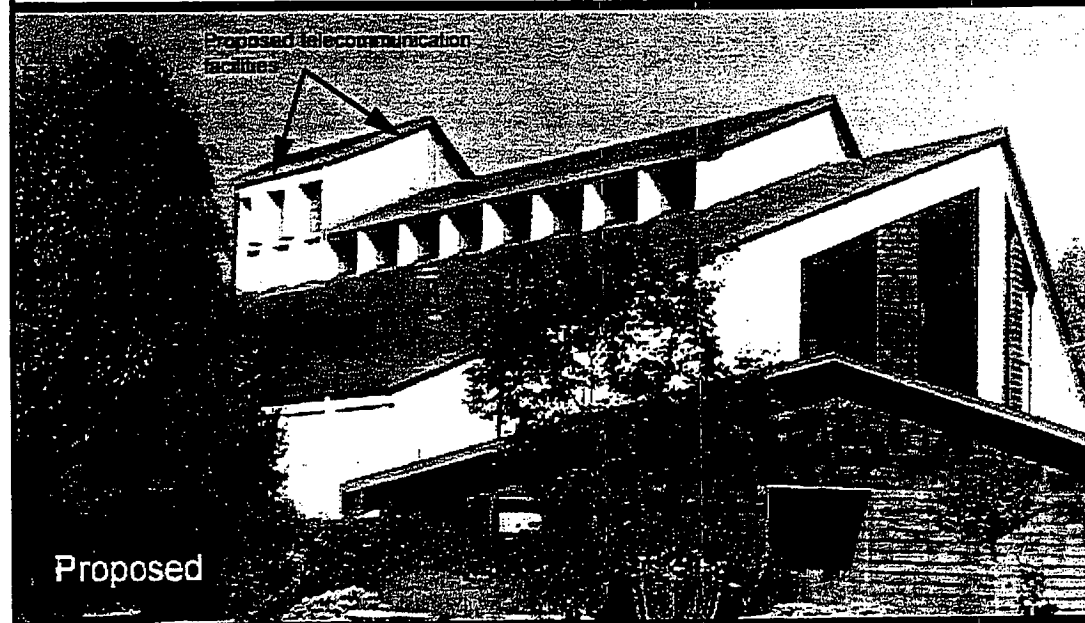


Photo simulation of proposed telecommunication facility looking west toward the site.

Attachment 4 - Public Comments

EARLY PROJECT NOTIFICATION RECEIPTAssociation Name Neighborhood Homeowners Assoc. Phone # 391-1342Association Contact Jim Gibson Phone # 442-6189Please Check and Return By: March 04, 2005We have reviewed this application and: Have no comments Will need until _____ (date) to complete our review of this project Our comments are below or attached:

There are already too many cell antennas in this neighborhood. Just put a big one right next door at Kennedy High School. Please notify us of the time and date for the hearing on this.

Project Manager Antonio AblogPhone # 808-7702File # P05-014

PLEASE PRINT / REVISED 7/04

EARLY PROJECT NOTIFICATION RECEIPTAssociation Name Sacramento Roundtree HDA Phone # _____Association Contact Carol Kennedy Pres Phone # 422-1172Please Check and Return By: March 04, 2005We have reviewed this application and: Have no comments Will need until _____ (date) to complete our review of this project Our comments are below or attached:

Our ^{previous} objections (on behalf of residents whose units face The Kennedy Sports field) were focused only on The "quid pro quo" stadium lights proposed by Sprint. We have no objections to this proposal.

Project Manager Antonio AblogPhone # 808-7702File # P05-014

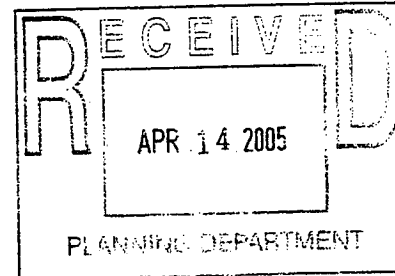
PLEASE PRINT / REVISED 7/04

April 8, 2005

April 12, 2005

Antonio Ablog
City Planning Division

P050014 Cingular Wireless, 625 Florin Road



City Planning Division:

I support the erection of a wireless tower at 625 Florin Road. The Pocket/Greenhaven area is KNOWN for its exceptionally poor to bad cell phone reception. It's about time that the Pocket/Greenhaven residents be able to use cell phones in all areas of our neighborhood.

Thanks,

A handwritten signature in cursive script that reads "Karen W. Roberts".

Karen W. Roberts
6990 Waterview Way
Sacramento, CA 95831