



**REPORT TO
PLANNING COMMISSION
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
July 13, 2006

Honorable Members of the Planning Commission

Subject: Northgate Monopole. A request to construct a new 60 foot high monopole within an existing mini-storage facility located along Northgate Boulevard in the General Commercial Special Planning District (C-2-SPD) zone; Residential Mixed Use (RMX) zone effective June 30, 2006. (P06-006)

- A. Environmental Determination: Exempt 15303;
- B. Special Permit to allow a 60' slim line monopole and associated equipment within an existing 3.2± acre mini-storage site in the General Commercial Special Planning District (C-2-SPD) zone; Residential Mixed Use (RMX) zone effective June 30, 2006.

Location/Council District:

3300 & 3332 Northgate Boulevard, Sacramento, CA 95834

Assessor's Parcel Number 250-0240-069

Council District 1

Recommendation: Staff recommend 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: John Yu, T-Mobile, (916) 717-5938, Folsom, CA 95630.

Owner: Public Storage, Inc, 3300 Northgate Boulevard, Sacramento, CA 95833

Summary: The applicant is seeking entitlements to construct a 60' slim line monopole with associated equipment. The monopole will allow for future collocation of additional cellular facilities. The monopole and equipment would be centrally located within the existing mini-storage site. Access to the monopole would be the same as those who own storage units, from either Rimmer Avenue or Winterhaven Avenue. There has been no public opposition to the proposed project.

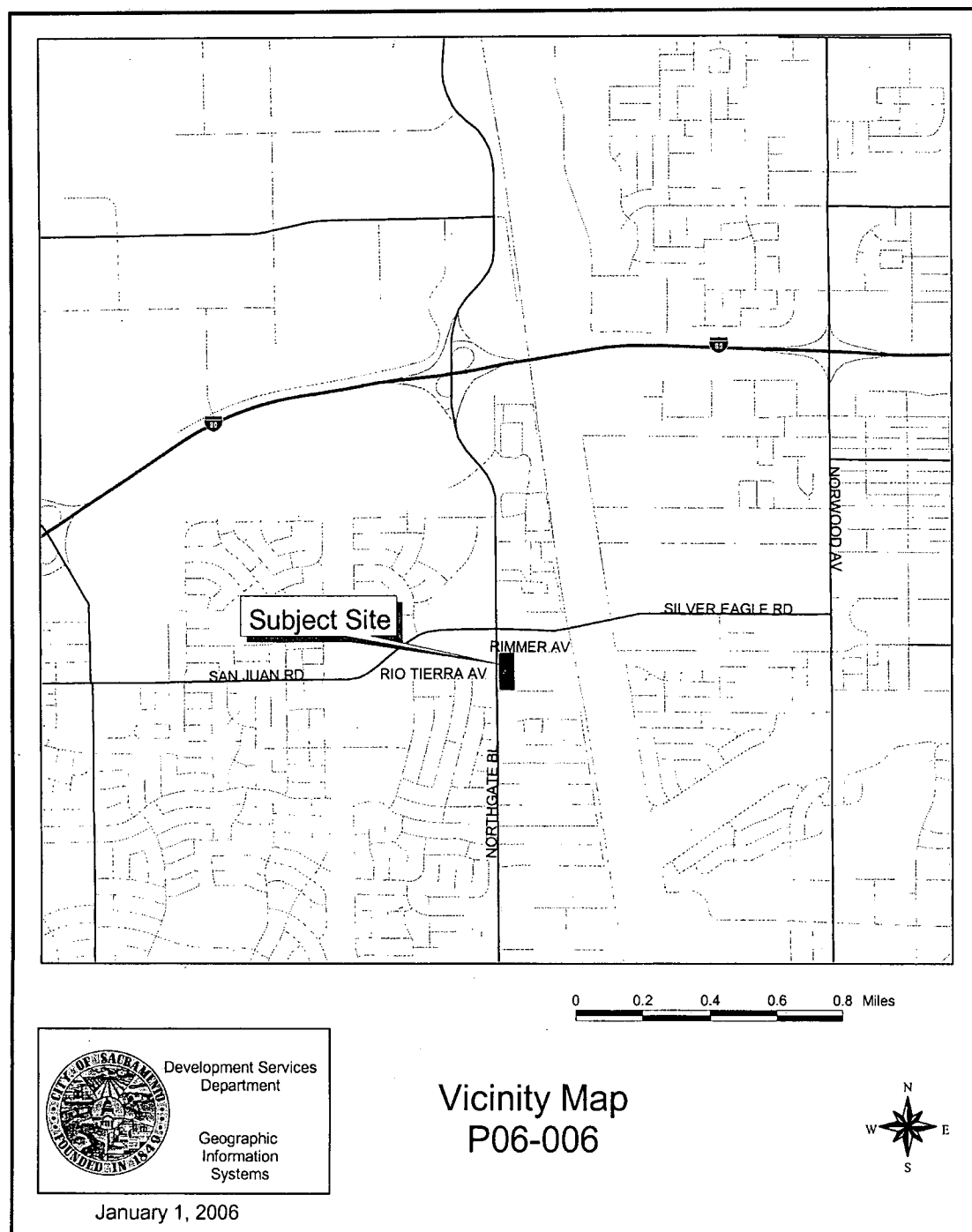


Table 1: Project Information
General Plan designation: Special Planning District
South Natomas Community Plan designation: Special Planning District
Existing zoning of site: C-2-SPD (General Commercial Special Planning District); Residential Mixed Use (RMX) effective June 30, 2006
Existing use of site: Mini-storage
Property area: 3.2 ± acres

Background Information: The project site is within the Northgate Special Planning District which was established in 1989. The Northgate Special Planning District prohibits development of mini-storage facilities. The subject site was developed as a mini-storage facility around 1985 and currently exists as such and is deemed a legal non-conforming use. There has been no other use of the site. The telecommunications facility will be locating centrally within the project site.

On May 30, 2006 (M03-191) the City Council approved a Master Plan for Northgate Boulevard. The Master Plan approval was amendments to the Northgate Boulevard Special Planning District which included zoning changes and development of a streetscape master plan along Northgate Boulevard. The Master Plan will focus along Northgate Boulevard between Rosin Court to the North and the Garden Highway to the South. The goal of the Master Plan is to provide the framework for a pedestrian friendly street environment, to encourage re-investment along the existing corridor, and to beautify and modernize the boulevard to better serve the surrounding neighborhoods.

For this site specifically, the Master Plan approval changed the zoning from General Commercial (C-2) to Residential Mixed Use (RMX). With the zoning change the mini-storage use is still a legal non-conforming use. With the zoning change the monopole proposal is still permitted in a residential zone subject to a special permit.

Public/Neighborhood Outreach and Comments: The project proposal was routed to the Environmental Council of Sacramento (ECOS), Gardenland-Northgate Neighborhood Association, Natomas Chamber of Commerce, Natomas Community Association, and the River Oaks Community Association.

A response card was received from the Natomas Community Association with "no comment" regarding the project. A verbal response was received from the Gardenland-Northgate Neighborhood Association with no objection to the project.

Environmental Considerations: The proposed project is to be exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15303 d). Section 15303 d 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 (**attachments 5 & 6**) of the City (Section 7-10). The proposal will improve cellular capacity and coverage in the South Natomas and Del Paso Heights neighborhoods.

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 encourages staff to only consider the recommendation of the approval of new monopoles as a last resort after exhausting all other alternatives, but does not specifically prohibit the approval of new monopoles altogether.

Staff believes that this proposal is consistent with the intent of the Telecommunication Policy to prevent the proliferation of new monopoles in the City of Sacramento, and can be justified since the applicant has conducted a thorough review of the area for co-location opportunities. The applicant investigated other potential antenna location sites for possible collocation, including other monopoles and lattice towers. One potential PG&E tower was considered, however the tower was too close to the facility at Natomas High School and would only provide overlapping coverage as shown in **attachment 7**. The applicant found that due to the lack of sufficiently high structures in the area, and the relatively small service area they are trying to enhance, no other existing structure co-location opportunities were available.

The facility location and design guidelines emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. The proposed antenna, designed as a slim-line pole, meets these guidelines. The project is consistent with the following additional design guidelines as described in the City Telecommunication Policy:

- a) Antenna panels should match the building colors and/ or architectural character so as to not be visible.
- b) Antennas should be screened with stealthing materials (i.e., paint or camouflage) to minimize visibility.
- c) Monopoles should be constructed of materials that match the prevalent poles and/or buildings and landscaping in the area or provide stealthing for the pole (such as slim-line poles). Also carriers should consider using close proximity/bi polar or tight antenna array configurations on monopoles instead of traditional top hat antenna arrays.

- d) Monopoles should be painted to match either the sky line (dull matte grey) or other prevalent architectural or natural features like trees.
- e) Carriers should avoid sites that will require monopoles to be painted or lighted per FAA standards.
- f) Carriers should consider the distance from residentially zoned properties when considering the placement of additional antennas on an existing monopole (or other collocation), or when installing a façade mounted antenna. The objective is to have the facility be invisible when viewed from the residentially zoned property.
- g) Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from streetscape view.

C. Northgate Special Planning District (SPD)

The Northgate Special Planning District was established in 1989. Amendments to the Northgate Special Planning District were approved May 30, 2006 included zoning changes and proposed streetscape improvements that are intended to promote residential development, improve safety, and enhance the overall image of the area.

The special permit requirement to allow a monopole is not changed by the amendments to the Northgate SPD which rezoned the project site from General Commercial (C-2) to Residential Mixed Use (RMX). The proposed streetscape improvements such as additional landscaping, benches, monuments, and other pedestrian oriented enhancements that were part of the recent Master Plan approval are also unaffected by the monopole project proposal.

Project Design: The proposed project will consist of three (3) panel antennas attached to a proposed 60 foot slim line monopole. The antennas will be mounted at a height of 58 feet on the new monopole (**Exhibit 3**). The electronic equipment will be located within the mini-storage facility, specifically unit 124 which is centrally located within the facility

The storage unit (10' x 22') will become the lease area for the monopole and equipment. Initially the roof of the storage unit will be removed to place the equipment and monopole. The monopole will occupy the first eight (8) feet of the lease area with the equipment occupying the remaining 14 feet (**Exhibit 2**). A new roof over the equipment and new door just behind the monopole would be provided to shelter the equipment.

Land Use: The applicant proposes to construct a telecommunications facility in a Mixed Use zone. Section 17.24.050(58) of the zoning code allows the development of a telecommunication facility in the Residential Mixed Use (RMX) zone (effective 6/30/06) with the issuance of a special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

July 13, 2006

A. A special permit shall be granted upon sound principles of land use.

The facility will serve in increasing and improving telecommunications coverage for the area. Collocating within an existing mini-storage facility is a preferred siting option. With no other collocation alternatives, the mini-storage facility is the most suitable location for minimizing the visibility of the pole and equipment.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The installation of the monopole and antennas will not be detrimental to public health, safety or welfare because the installation of the facility will be subject to City building permits. The applicant is locating the monopole and equipment within an existing mini-storage facility which is currently gated from the public right-of-way. Additionally the pole and equipment will be occupying a space previously used as a storage unit, which will have locked access.

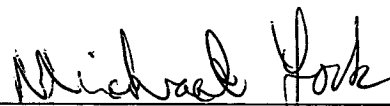
C. A special permit use must comply with the objectives of the General or South Natomas plans for the area in which it is to be located.

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 Rimmer Avenue and Winterhaven Avenue.

Setbacks: The telecommunication facility is being developed within the middle of an existing mini-storage facility. Setbacks are not an issue.

Respectfully submitted by:



MICHAEL YORK
Associate Planner

Recommendation Approved:



GREG BITTER
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 15303 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. Collocating within an existing mini-storage facility is a preferred siting option; and
 - C. Visibility of the monopole and equipment will be minimized.
 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. Installation of the monopole and antennas will be subject to building permits;
 - B. The monopole and equipment shelter will be within a gated mini-storage facility, away from easy public access; and
 - 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

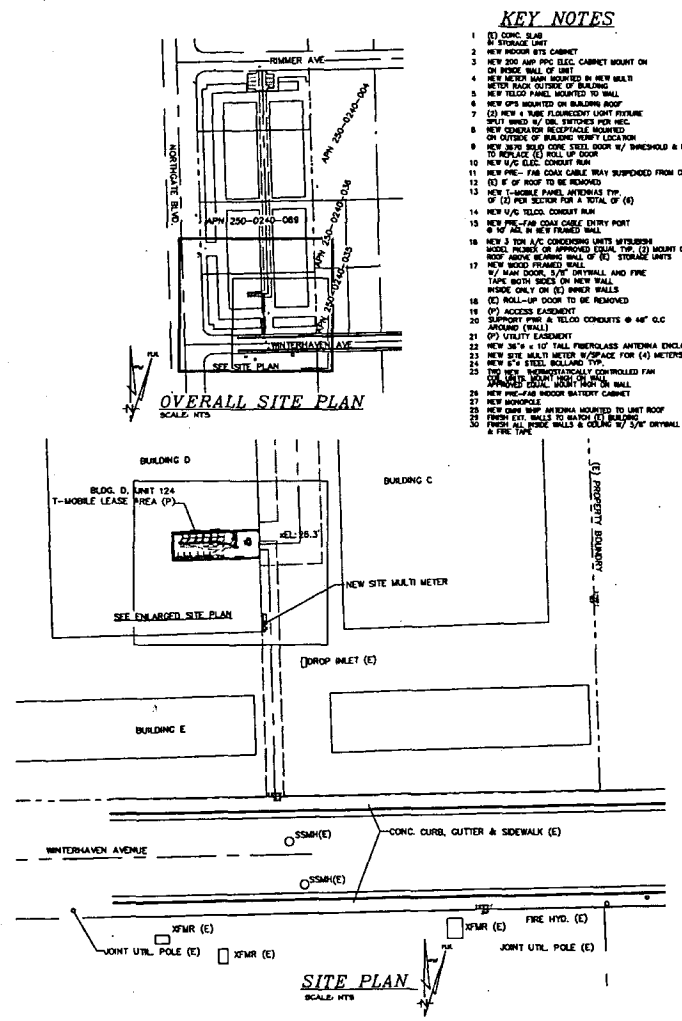
The **Special Permit** for the construction of a 60 foot high slim-line monopole with associated equipment is hereby approved subject to the following conditions:

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

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 60 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 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.

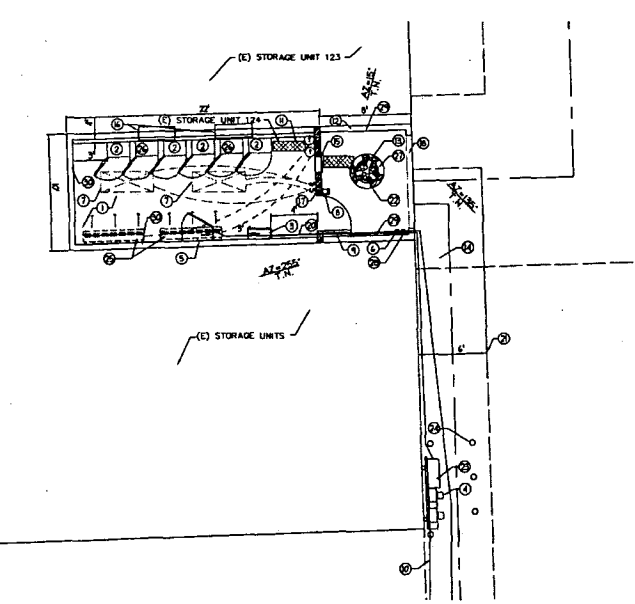
Advisory Notes:

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



KEY NOTES

- 1 (E) CONC. SLAB
- 2 (E) STORAGE UNIT
- 3 NEW MOOR 875 CABINET
- 4 NEW 200 AMP PVC ELEC. CABINET MOUNT ON INSIDE WALL OF UNIT
- 5 NEW METER MOUNTED IN NEW MULTI METER RACK OUTSIDE OF BUILDING
- 6 NEW TELCO PANEL MOUNTED TO WALL
- 7 NEW SPS MOUNTED ON BUILDING ROOF
- 8 (2) NEW 4 TUBE FLUORESCENT LIGHT FIXTURES MOUNTED W/ 08L STRIKES PER FIX.
- 9 NEW CONDENSATOR RECEPTACLE MOUNTED ON OUTSIDE OF BUILDING NEAR LOCATION
- 10 NEW 3/4" BOLD CONE STEEL DOOR W/ THRESHOLD & LOCK TO REPLACE (E) ROLL UP DOOR
- 11 NEW 1/2" BOLD CONE STEEL DOOR W/ THRESHOLD & LOCK TO REPLACE (E) ROLL UP DOOR
- 12 NEW 1/2" BOLD CONE STEEL DOOR W/ THRESHOLD & LOCK TO REPLACE (E) ROLL UP DOOR
- 13 NEW 1/2" BOLD CONE STEEL DOOR W/ THRESHOLD & LOCK TO REPLACE (E) ROLL UP DOOR
- 14 NEW 1/2" TELCO CONDUIT RUN
- 15 NEW 1/2" TELCO CONDUIT RUN
- 16 NEW 1/2" TELCO CONDUIT RUN
- 17 NEW 1/2" TELCO CONDUIT RUN
- 18 NEW 3 TON A/C CONDENSING UNITS WITH BUSH HOSE PIPING ON APPROVED EQUAL TOP (C) MOUNT ON ROOF ABOVE BEARING WALL OF (E) STORAGE UNITS
- 19 NEW WOOD FRAMED WALL
- 20 W/ MAIN DOOR, 5/8" DRILL WALL AND FIRE TAPES BOTH SIDES ON NEW WALL
- 21 INSIDE ONLY ON (E) INNER WALLS
- 22 (C) ROLL-UP DOOR TO BE REMOVED
- 23 (C) ACCESS EASEMENT
- 24 SUPPORT PIER & TELCO CONDUITS @ 48" O.C. AROUND (E) WALL
- 25 (P) UTILITY EASEMENT
- 26 NEW 30" x 4" TALL FIBERGLASS ANTENNA ENCLOSURE
- 27 NEW SITE MULTI METER W/SPACE FOR (4) METERS
- 28 NEW 5" SHELLED BALLBEAM TYP.
- 29 NEW 1/2" IDENTIFICATION CONTROLLED FAN
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- 99 NEW 1/2" IDENTIFICATION CONTROLLED FAN
- 100 NEW 1/2" IDENTIFICATION CONTROLLED FAN



GENERAL NOTES:

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

SITE ADDRESS
3332 NORTHGATE BLVD.
SACRAMENTO, CA 95834

OMNIPONT COMMUNICATIONS INC.
1755 CREEKSIDE OAKS DR. SUITE 190
SACRAMENTO, CALIFORNIA 95833
(916) 843-8900

Peek Site-Com
853 Lincoln Way, Suite 106
Auburn, California 95603
Phone (530) 885-8160
E-Mail info@peeksitecom.com

This drawing is the property of FAIRBANKS & WESTERN, INC. and shall remain the property of FAIRBANKS & WESTERN, INC. unless otherwise stated.

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ADD ZONING DOCS	9-28-06	VWT
2	ADD ZONING DOCS	11-7-05	VWT

FAIRBANKS & WESTERN

SITE PLAN

SCALE: AS NOTED
DATE: 9-28-06
PROJECT NO.: A-1

P06-006
1-10-2006

Attachment 2 – Photosimulation of View Looking Northeast from Northgate Boulevard

November 8, 2005

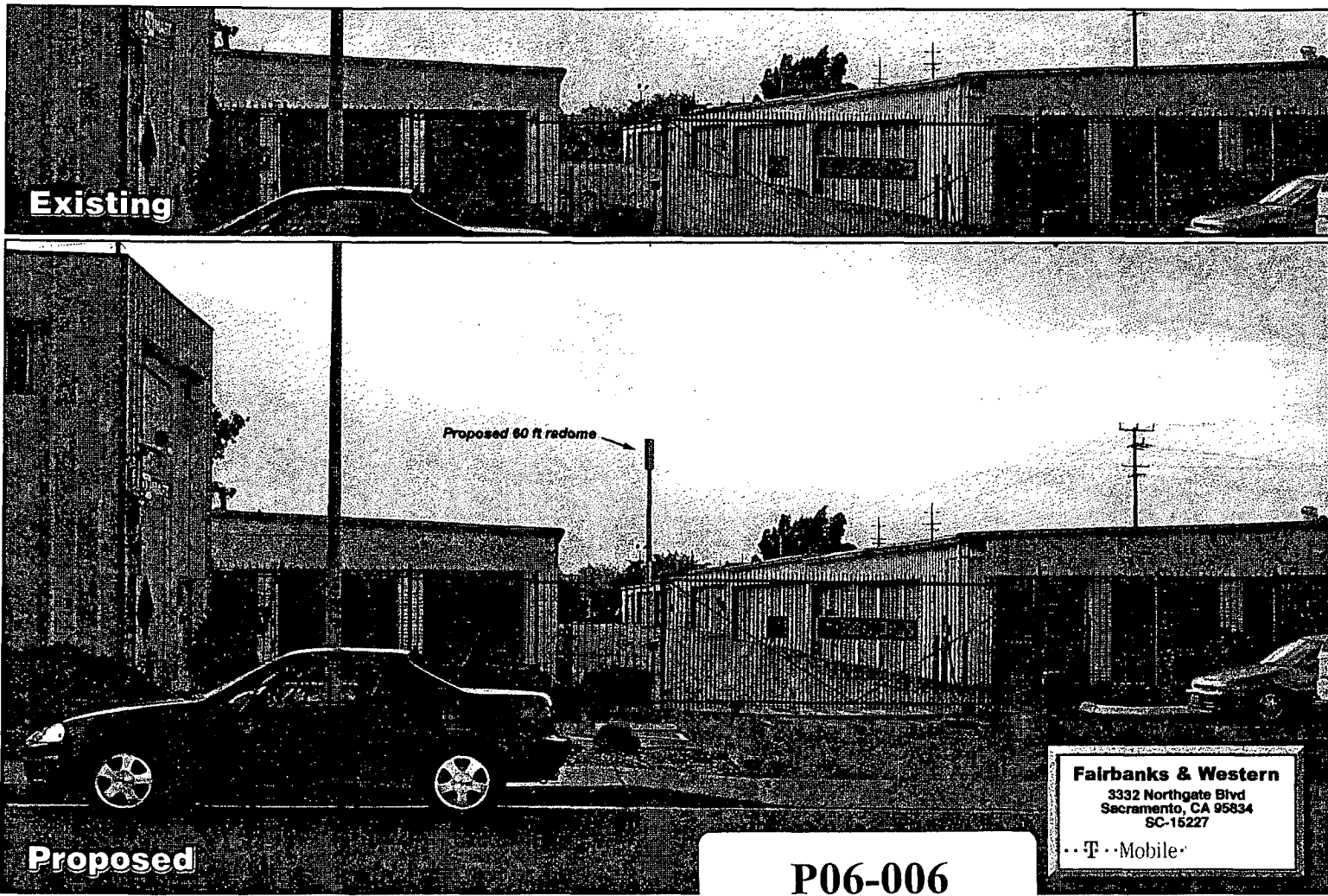
Photosimulation of view looking northeast from Northgate Blvd.



Attachment 3 – Photosimulation of View Looking South from the entrance on Rimmer Avenue

November 8, 2005

Photosimulation of view looking south from the entrance on Rimmer Ave.



© Copyright 2005, Previsualists inc., all rights reserved. Accuracy of this photosimulation based upon information provided by project appli

P06-006
1-10-2006

Attachment 4 – Alternative Site Analysis (by Applicant)



Sacramento Market
Central CA / Northern NV
March 27, 2006

Michael York
City of Sacramento
Planning Division
915 I Street
Sacramento, CA 95814

RE: T-Mobile Use Permit P06-006

Dear Mr. York:

Per your request, enclosed is an alternative analysis for the T-Mobile project located at the Public Storage facility on 3332 Northgate Blvd.

Alternative sites that T-Mobile considered included PG&E high voltage transmission lines located approximately ½ mile west of the Public Storage, Long John Silver's shopping center at 3270 Northgate Blvd., Goodyear Tire Center shopping center at 3408 Northgate Blvd., and Brake Masters at 3261 Northgate Blvd. T-Mobile also searched the area for existing communication facilities such as existing monopoles or lattice towers in the area; however, none were found.

The PG&E high voltage transmission line was evaluated but was rejected by the project engineer because it is too close in proximity to a proposed T-Mobile facility located at the Natomas High School and because it is too far west of the T-Mobile coverage objective. Enclosed are T-Mobile coverage maps. Figure 1 depicts the existing T-Mobile wireless coverage. Figure 2 depicts the wireless coverage with the proposed site. Figure 3 depicts the wireless coverage at the PG&E high voltage transmission line. As the Figure 3 coverage map indicates, the PG&E alternative would not provide adequate wireless coverage in and along Northgate Blvd. and as such, would not meet one of the main coverage objectives of the facility. In addition, the PG&E alternative location would be providing overlapping wireless coverage with the proposed T-Mobile site at the Natomas High School.

Both the Long John Silver's shopping center and Goodyear Tire Center shopping center were rejected because the only feasible locations on either site would be in the front parking area. The parking areas were deemed too visible because the facility would not have any screening. Brake Masters was rejected because the parcel was too small in size to accommodate a telecommunications facility.

The Public Storage location was deemed the best location for the following reasons. The project engineer has indicated that the proposed location would provide wireless coverage to the area and meet its coverage objective. The project location is located on a large parcel where the project site could be strategically located to minimize visual impacts.

T-Mobile USA, Inc.
Office: (916) 543-8900
Fax: (916) 543-8910
1755 Greenway Oaks Drive, Ste 100
Sacramento, CA 95834-1402

July 13, 2006

Attachment 4 – Alternative Site Analysis (by Applicant)



Sacramento Market
Central CA, November 2006

The Public Storage facility is currently constructed with a tall solid fence around its perimeter which would effectively screen a large portion of the facility. Furthermore, there is landscaping around the facility which would further screen the facility. Finally, the "slim line" pole design that T-Mobile is proposing would blend into the landscape because there are a line of 40' wood power poles that parallel Northgate Blvd.

Should you have any additional questions, please call me at 916-81-0158. Thank you for your time and attention to this matter.

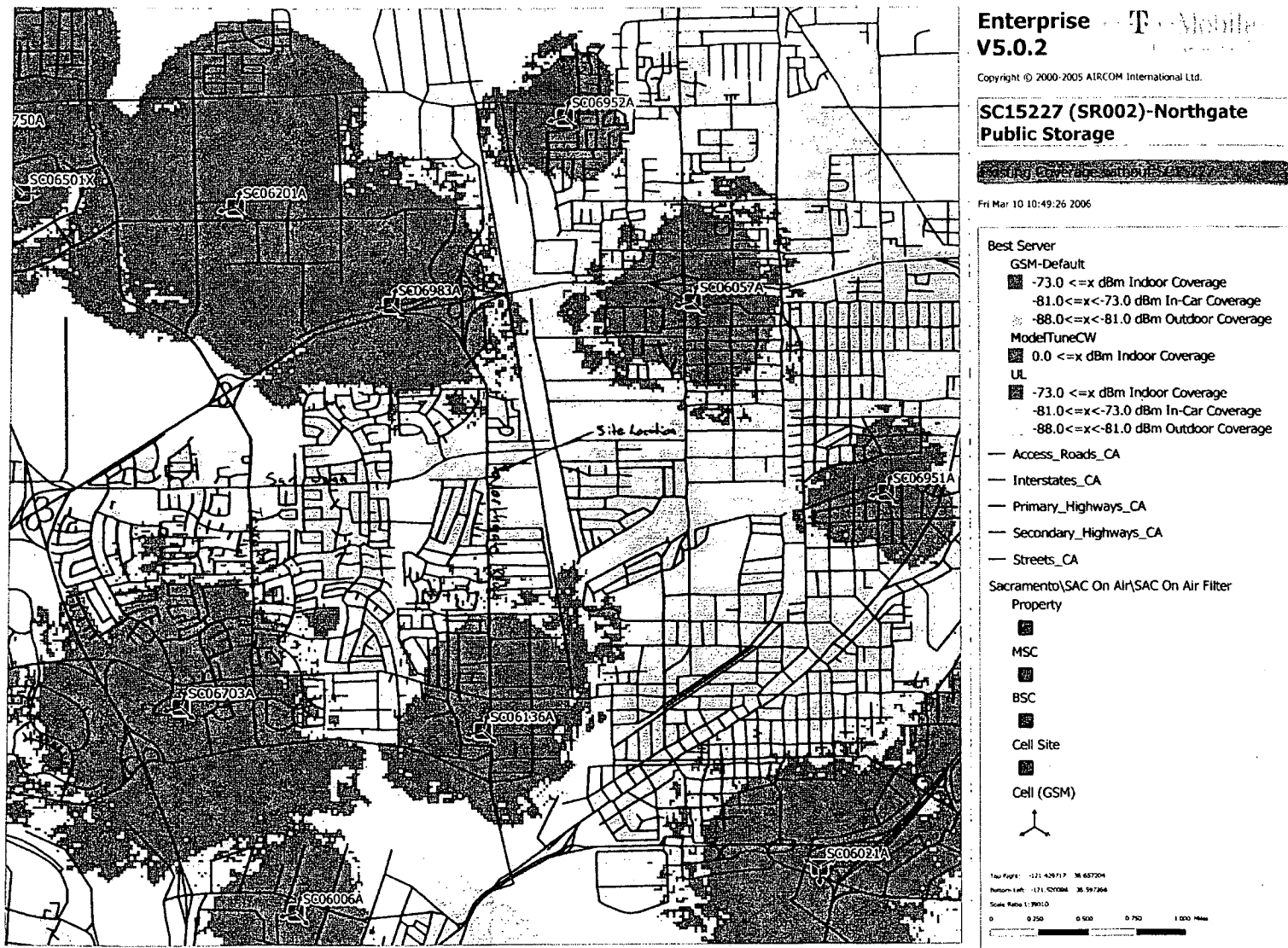
Sincerely,



John Yu

T-Mobile USA, Inc.
Office: 916-81-0158
Fax: 916-81-0158
1755 Grand Oaks Drive, Ste 100
Sacramento, CA 95833-3882

Attachment 5 – Radio Propagation Map without Proposed Monopole



Attachment 6 – Radio Propagation Map with Proposed Monopole

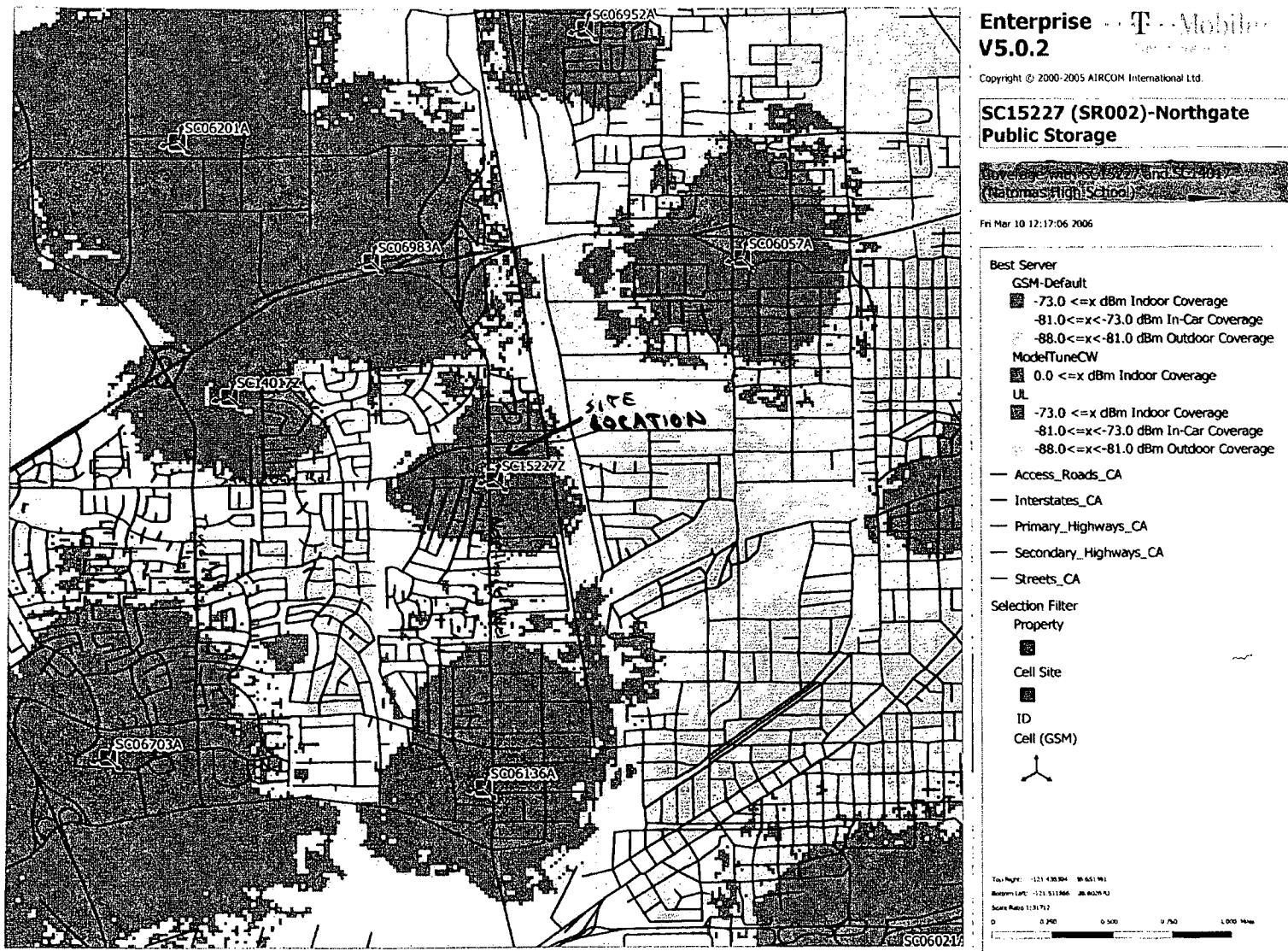


Figure 2.

Attachment 7 - Radio Propagation Map with PG&E Tower

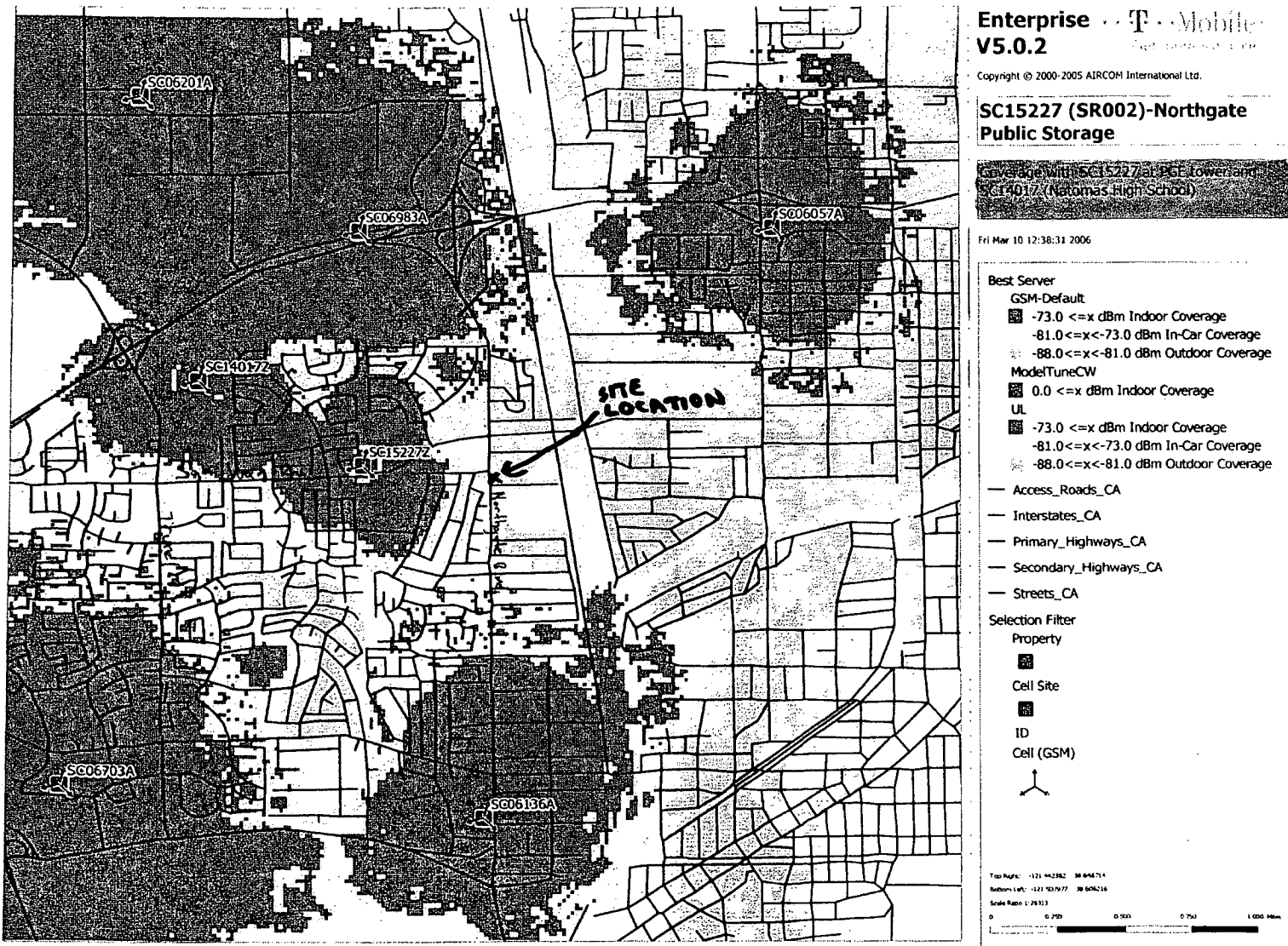


Figure 3.

Attachment 8 – Land Use & Zoning Map

