



**REPORT TO
PLANNING COMMISSION
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

**PUBLIC HEARING
April 12, 2007**

To: Members of the Planning Commission

Subject: 4100 Folsom Blvd T-Mobile Antenna(s) (P06-221)

The applicant is requesting entitlements to locate six (6) flush mounted cellular antenna panels on the penthouse wall and related equipment on the rooftop of an existing 10-story condominium building on 2.10 +/- acres in a Multi-Family (R-2B-R) zone.

A. Environmental Exemption (CEQA section 15301).

B. Special Permit to install a rooftop antenna facility on the existing penthouse structure of a condominium building.

Location/Council District: 4100 Folsom Boulevard
Assessor's Parcel Number 008-0414-023
Council District 3

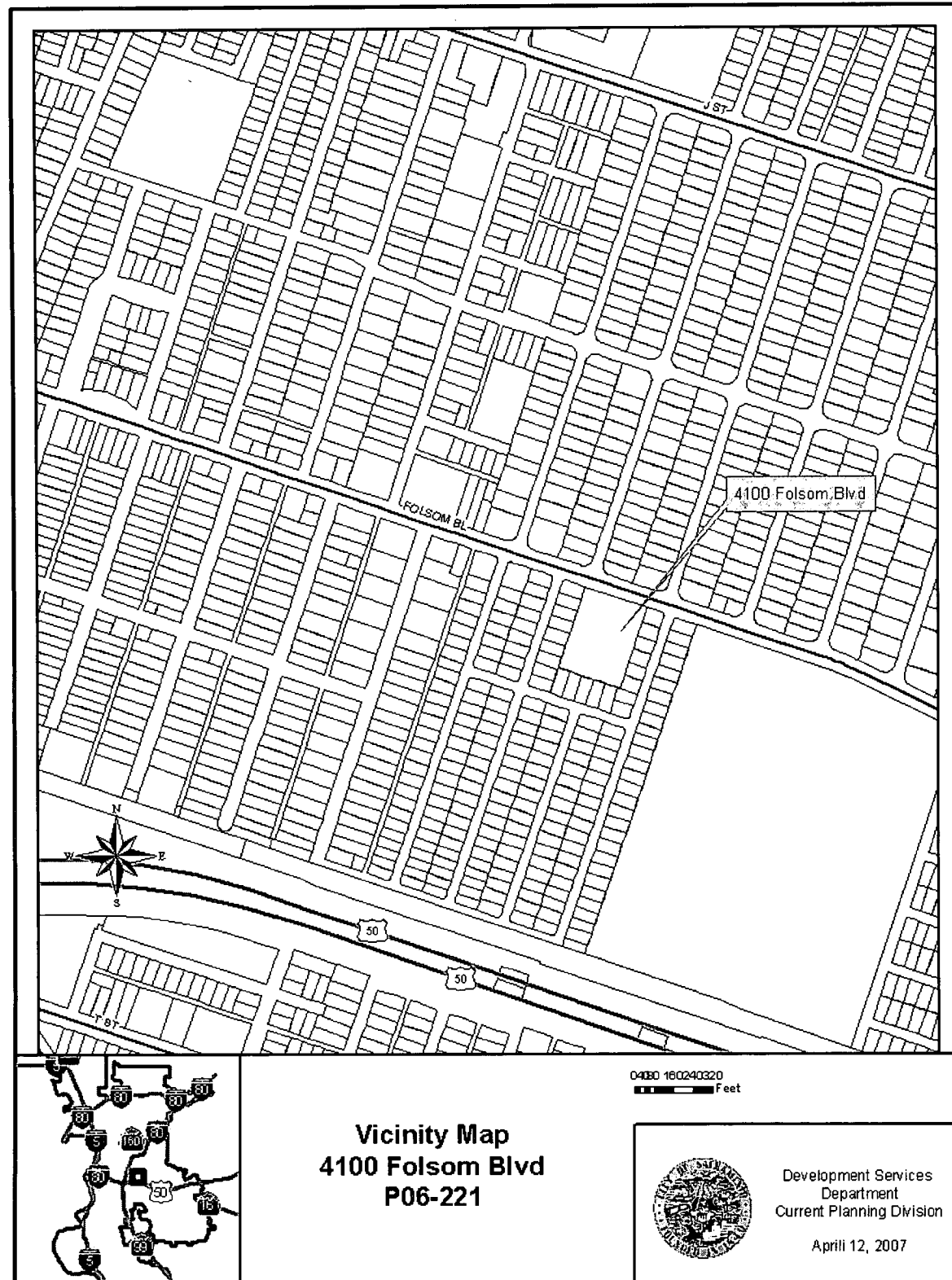
Recommendation: Staff recommends the Commission approve the Special Permit request based on the findings and subject to conditions listed in Attachment 1. The Commission has final approval authority over this item. The Commission's actions may be appealed to City Council.

Staff Planner: Bradley E. Angell, Assistant Planner, 808-8538; Jeanne Corcoran, Senior Planner, 808-5317

Applicant: Rama Gulati, T-Mobile USA, Inc. c/o Applied Wireless Consulting, 6728 Fair Oaks Blvd., Suite 400, Carmichael, CA 95608

Owner: 4100 Folsom Homeowner's Association, 4100 Folsom Boulevard, Sacramento, CA 95819

Vicinity Map:



**Vicinity Map
4100 Folsom Blvd
P06-221**

04380 160240320
Feet



Development Services
Department
Current Planning Division

April 12, 2007

Summary: The applicant is proposing to install a rooftop antenna facility consisting of six (6) panel antennas flush-mounted to the roof penthouse wall in addition to a radio equipment cabinet that will be placed within a 10' by 25' lease area on the building's roof adjacent to the penthouse. The antennas and related equipment will be painted to match the penthouse. No advertising, signage (except those required by the Federal Communications Commission and emergency contact information), or exterior lighting is proposed for the unmanned facility. The facility will provide 24-hour cell-phone service to residents, businesses, and travelers in and around the City of Sacramento and act as a communications backup to the existing landline communication service in the area. At the time of this report, staff received no comments in support or opposition to the project.

Table 1: Project Information

General Plan Land Use designation: Medium Density Residential 16-29 du/na
Community Plan Land Use designation: N/A
Existing zoning of site: Multi-Family (R-2B-R) zone
Existing use of site: Multi-Family housing: 10-story condominium
Property area: 2.10± net acres

Background Information: The project site is developed with 40 condominium units, a paved parking lot, a pool and residential landscaping. The applicant is contracting for the penthouse wall and rooftop space with the 4100 Folsom Homeowner's Association, the homeowner's association for the condominium building.

Public/Neighborhood Outreach and Comments: The project was noticed to all property owners within 500 feet of the subject site and routed to the East Sacramento Preservation Task Force, the East Sacramento Improvement Association, and the McKinley East Sacramento Neighborhood Association (MENA). Staff has received a few calls from neighbors for clarification of the location and views of the proposed antenna from adjacent locations, but no objections to the proposal.

Environmental Considerations: The proposed project is categorically exempt from environmental review pursuant to CEQA guidelines (Section 15301): the project involves negligible or no expansion of an existing use.

Policy Considerations

General Plan Update Vision and Guiding Principles: While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The proposed location of cell-phone antennas on an existing structure is consistent with General Plan Update Vision and Guiding Principles in the use of existing assets of infrastructure to increase infill and reuse, while maintaining important qualities of

community character. Using the utility apparatus on the rooftop of an existing condominium building avoids degradation of community character by eliminating the need for monopoles or other like utility based structures that run counter to the community's aesthetic character. Further, locating the cell-phone antennas on the rooftop along with other utility functions renders the newly introduced services practically invisible due to integration with the existing structures and color matching the facility to those structures to which the facility is attached.

General Plan: The subject site is designated Medium Density Residential in the Land Use Element of the General Plan. The project is consistent with the General Plan policies in that the facility will continue to improve and provide communication and utility services to all areas of the city. The proposed 10-story condominium building is tall enough to accommodate T-Mobile's antennas and provide cellular phone coverage for the residential areas of East Sacramento.

Collocation/Siting Preference Policy: 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 telecommunications facilities. Collocation or installation of new telecommunication facilities on existing structures is the emphasis of the siting preference guidelines. Therefore, staff believes the project is consistent with the policies as described in the City Telecommunication Policy in that this proposal encourages the use of invisible telecommunications facilities, locates the telecommunication facilities on an existing building, and discourages the need and/or use of a monopole for cellular phone coverage in the City.

Zoning Requirements: A Special Permit is required to add a cellular phone antenna and related equipment to an existing building or structure located in a residential zone. Provided certain criteria are met, the Special Permit may be issued. The City has developed guidelines concerning siting preferences and facility location and design. The project is consistent with the following guidelines as described in the City Telecommunications Policy:

- A. *Location of telecommunication facilities on existing buildings or structures.* Applicant is proposing to locate on an existing building.
- B. *The addition of an antenna and related equipment to an existing building or structure does not rise more than 12 feet above the topmost portion of the building.* Applicant is not proposing any facilities or equipment that will rise above existing penthouse structure.
- C. *Any equipment building, shelter or cabinet shall be located either on the roof of, or within the building the antennas are mounted.* All antennas and accessory equipment for the cellular phone equipment is located on the penthouse wall or adjacent roof surface.
- D. *No portion of the antenna shall extend out more than 18 inches from the façade of a building.* The flush mounted antenna panels for this project will not be extending more than 18 inches from the building exterior.

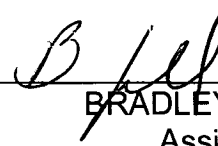
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E. *Antenna panels and all brackets and cables shall be painted to match the structure at the point of attachment.* Applicant proposes to paint all necessary brackets and cables to match the structure at the point of attachment.

Parking/Circulation: The applicant proposes to use the existing driveway and building circulation to access the telecommunication facility equipment for regular maintenance and repairs.

Respectfully submitted by: _____



BRADLEY E. ANGELL
Assistant Planner

Recommendation Approved:



JEANNE CORCORAN
Senior Planner

Attachments

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit A	Site Plan
Exhibit B	Elevation Section
Attachment 2	Existing Coverage
Attachment 3	Land Use and Zoning Map
Attachment 4	Proposed Photosimulations

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 CEQA section 15301 of the California Environmental Quality Act.
- B. Special Permit** to locate six (6) flush mounted cellular antenna panels on the penthouse wall with related equipment on the adjacent rooftop of an existing 10-story condominium building on 2.10 +/- acres in a Multi-Family (R-2B-R) zone.
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project will utilize an existing structure or building;
 - b. The antenna panels and related equipment will be designed to blend in with the existing building;
 - c. The project will not adversely affect the surrounding land uses in that the visual impacts are nominal and the telecommunicative capabilities for East Sacramento are enhanced greatly.
 2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance in that:
 - a. The antennas are proposed in a location that will not interfere with existing land uses or future uses on the subject parcel and the surrounding area;
 - b. No additional parking, utilities, or services are required at this site as a result of this proposal;
 - c. Location of the telecommunication equipment on the rooftop will provide for security and safety.
 3. The project, as conditioned, complies with the General Plan in that telecommunication facilities are permitted with a Special Permit. The project is also consistent with the telecommunication policy of siting telecommunication facilities on existing structures.

Conditions Of Approval

The **Special Permit** to locate telecommunication equipment on a 10-story Multi-Family condominium building on 2.10 +/- acres in a Multi-Family (R-2B-R) zone is hereby approved subject to the following conditions of approval:

- B-1. The applicant shall obtain all necessary building permits prior to commencing construction.

- B-2. Size and location of antennas shall conform to the plans submitted. Any modifications of the plans, additional panels (six antennas approved), or increased height of the antennas shall require a modification of the Special Permit.
- B-3. Should the applicant discontinue using the antennas or equipment for wireless service, the applicant shall remove the panels and equipment within ninety (90) days of termination.
- B-4. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna shall be painted to match the building at the point of attachment.
- B-5. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the building.
- B-6. The proposed cable run from the antenna panels to the equipment cabinets shall either be at roof level or behind the parapet, but not elevated.
- B-7. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.

Exhibit A: Site Plan

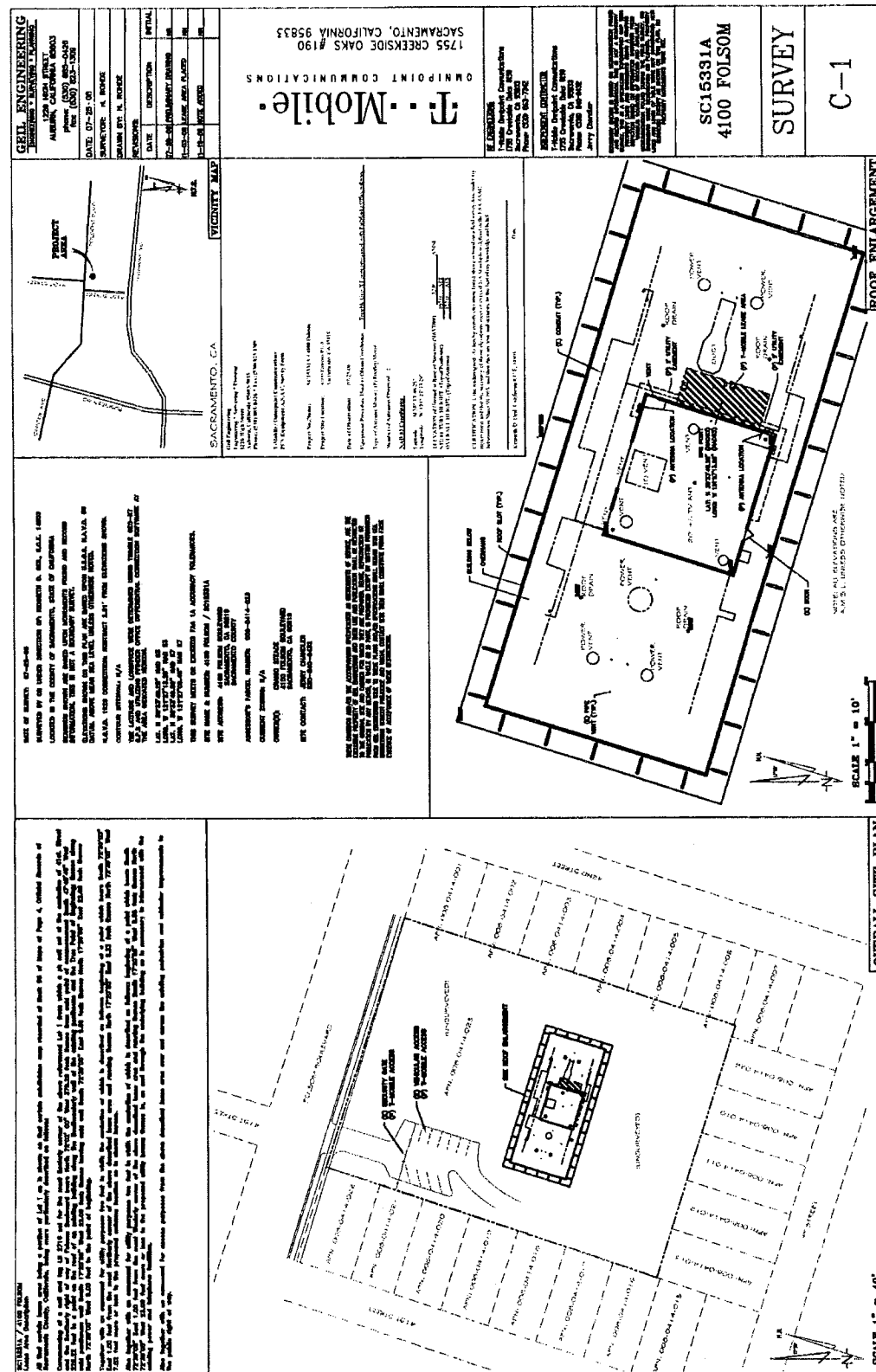
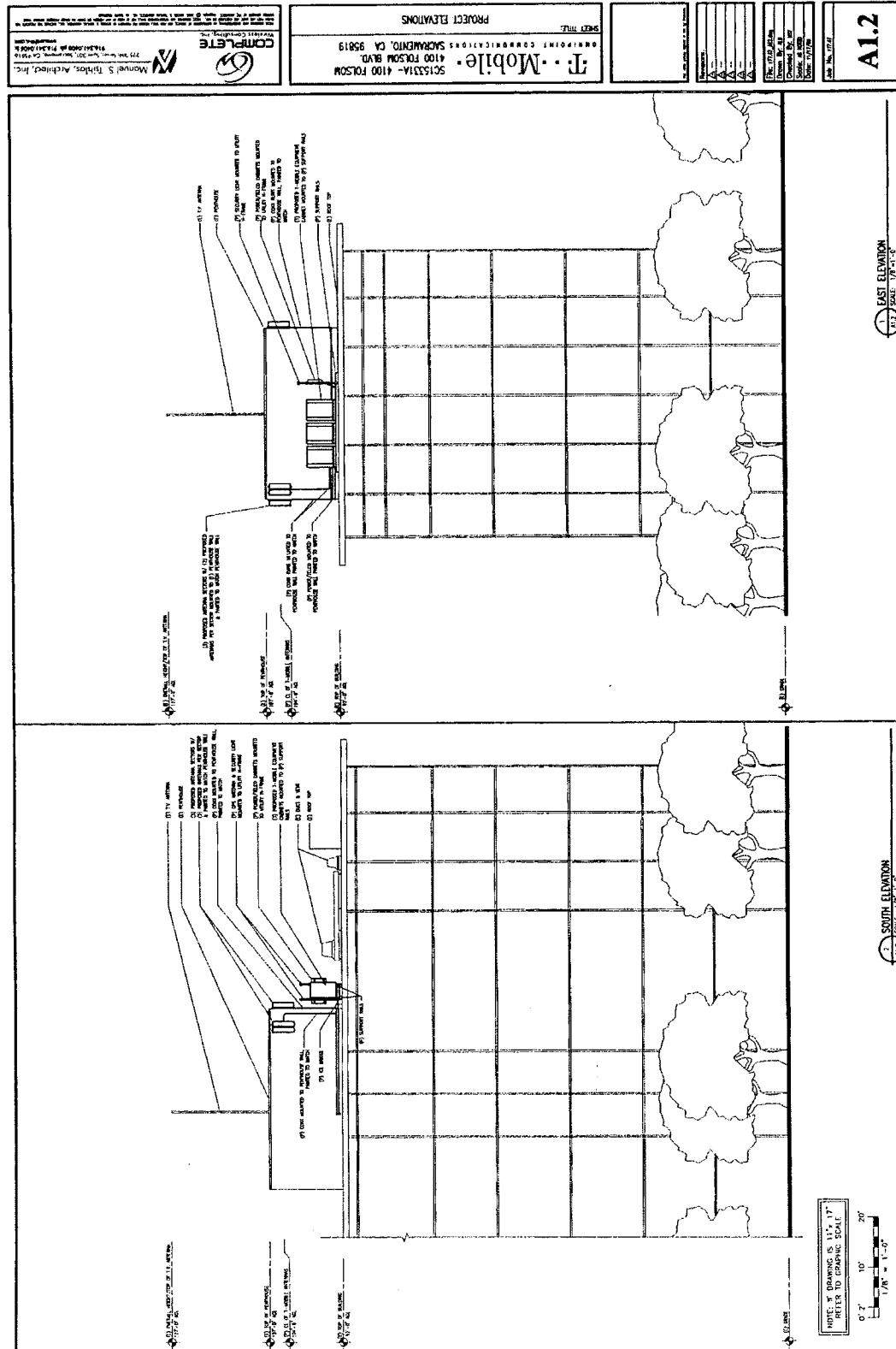
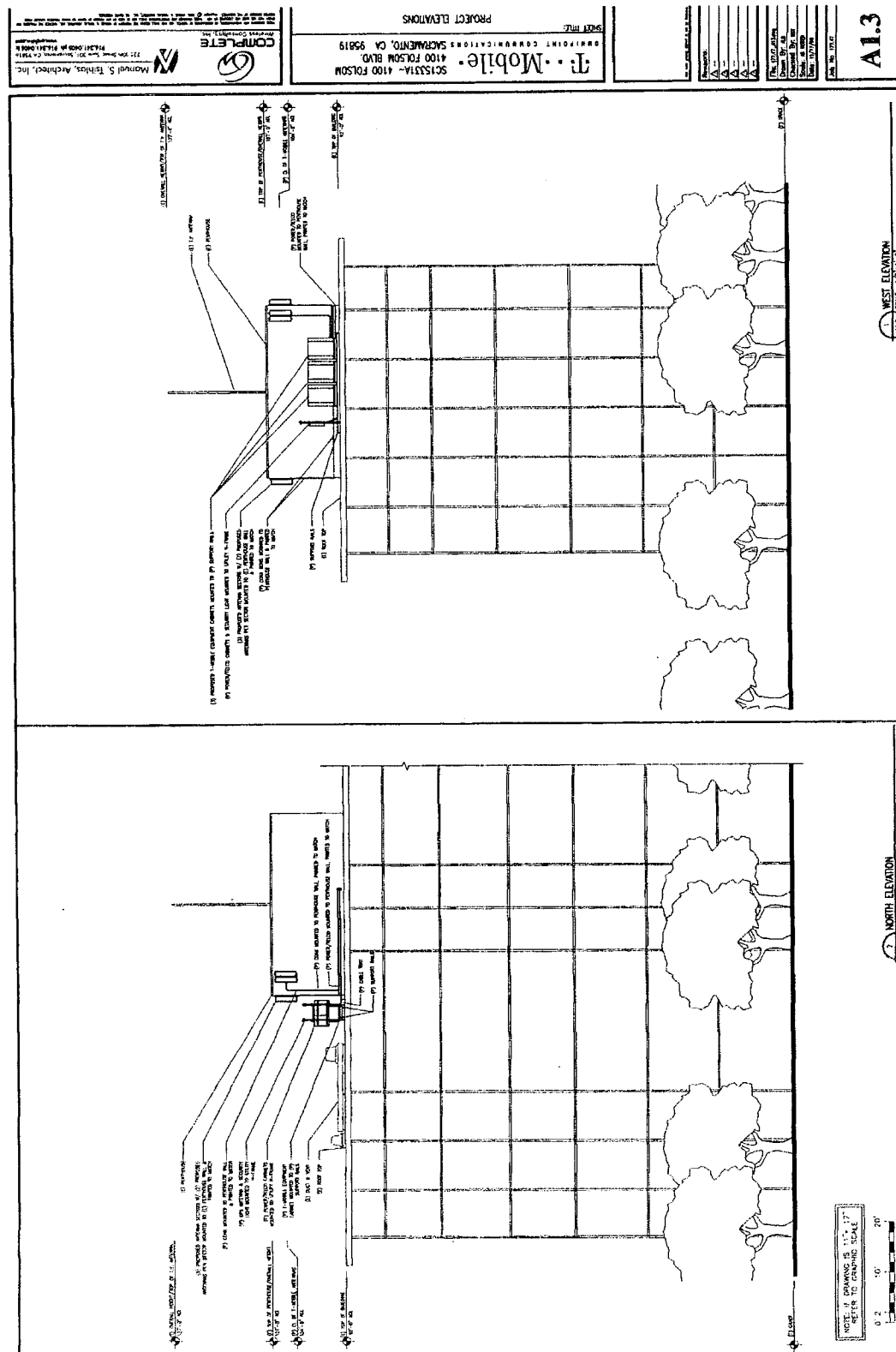


Exhibit B: Elevation Section

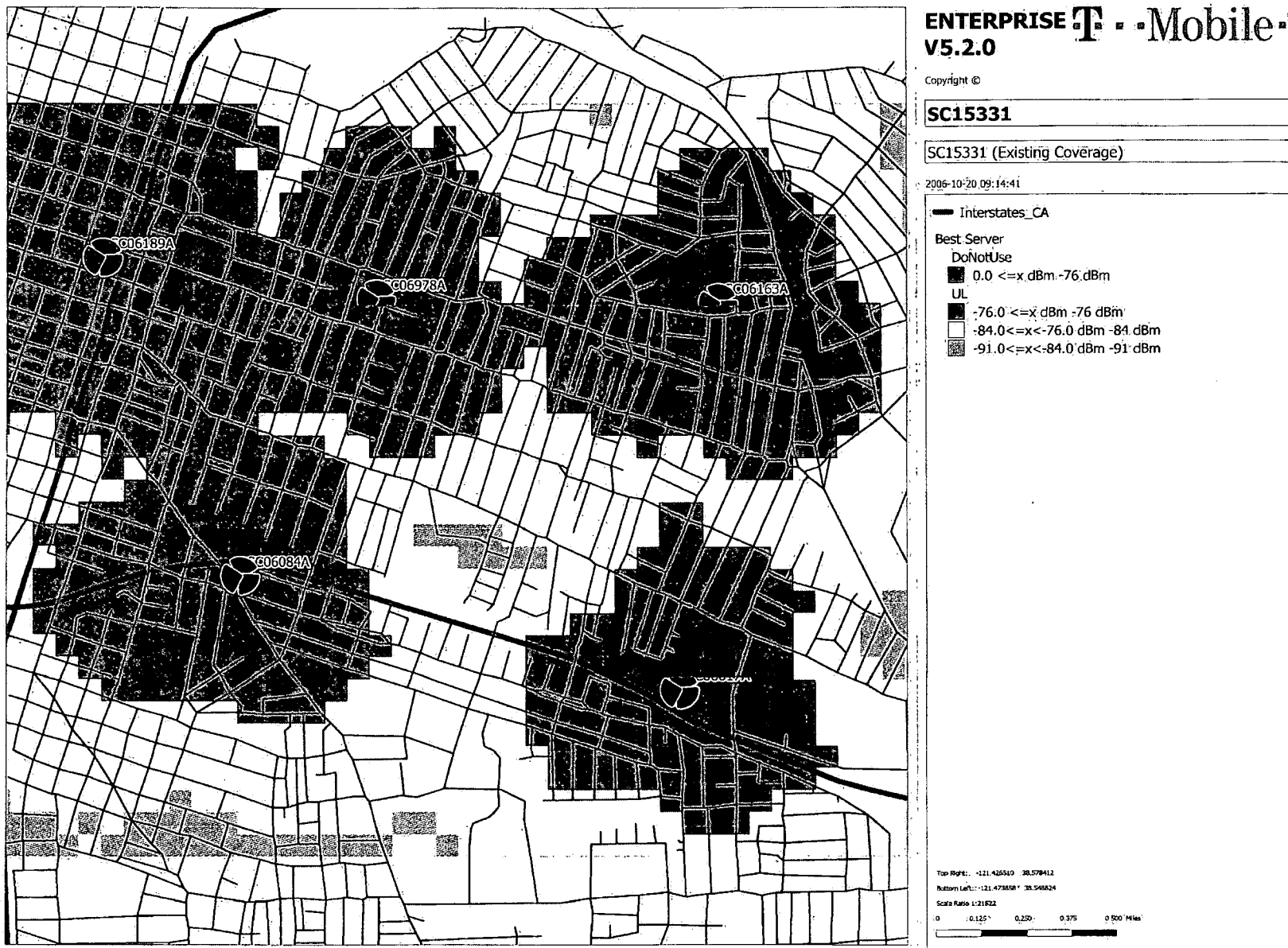




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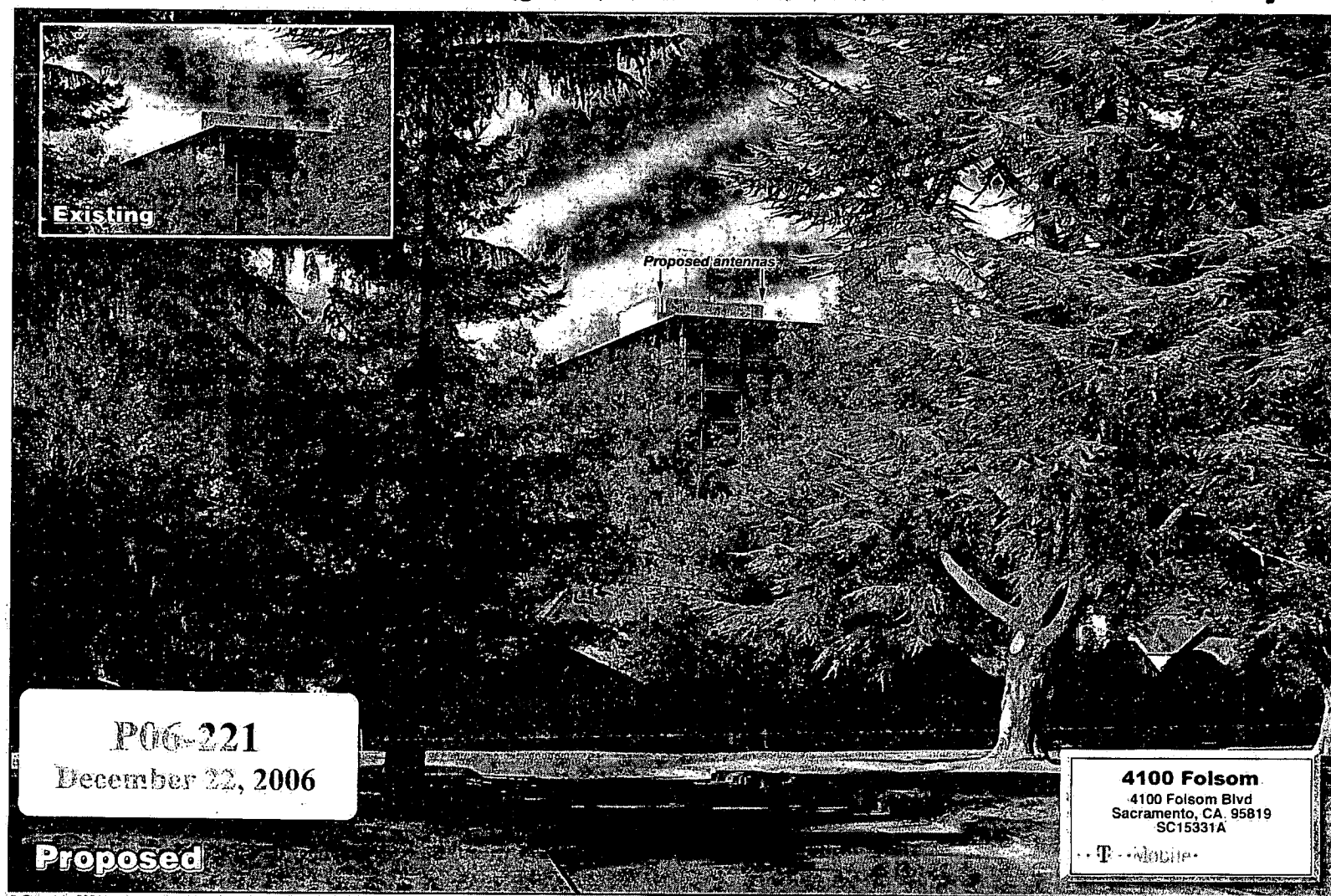
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Attachment 2: Existing Coverage



October 13, 2006

Photosimulation of view looking northwest from the East Lawn Memorial Cemetary.



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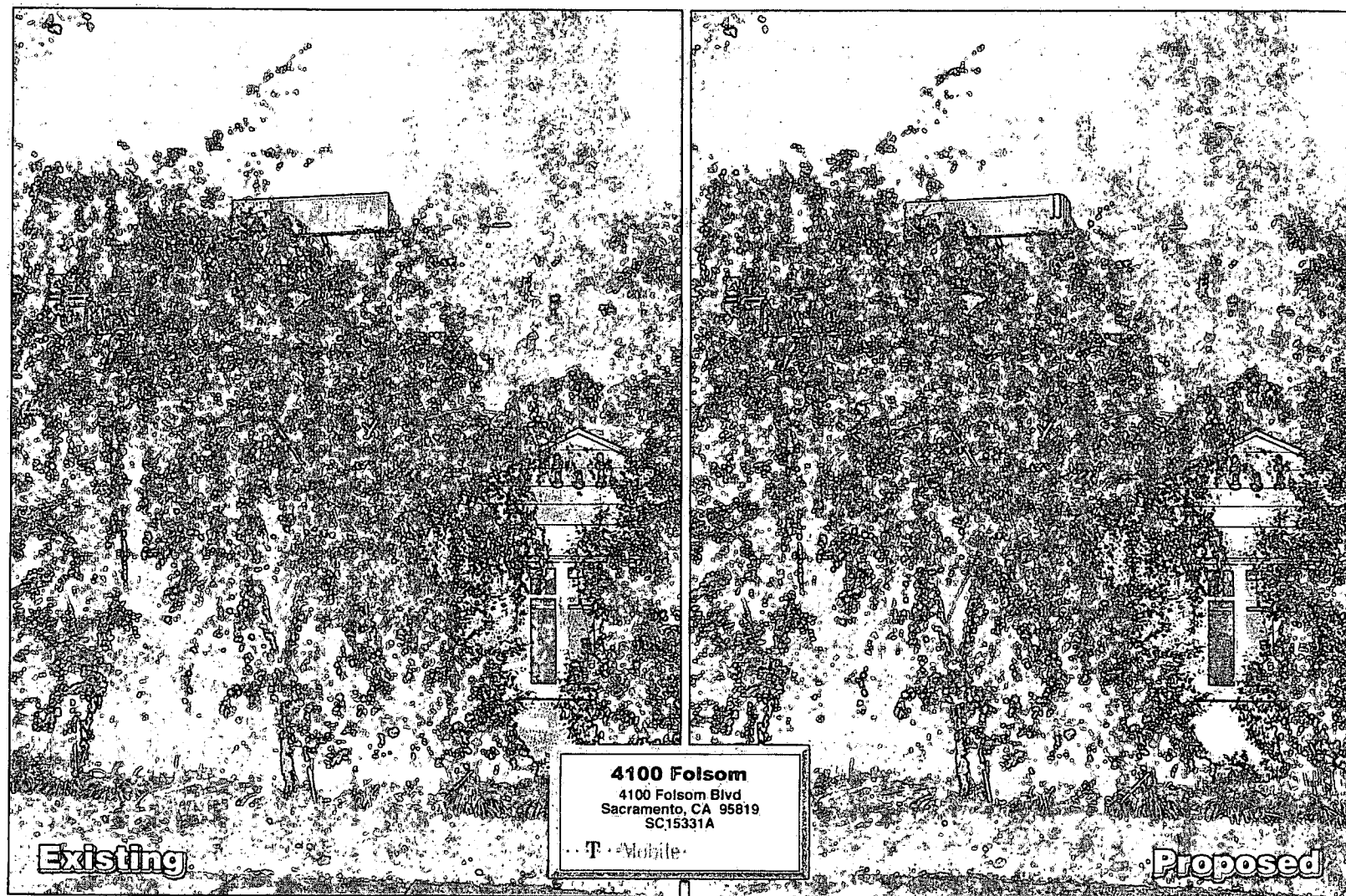
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Attachment 4: Proposed Photosimulations

October 13, 2006

Photosimulation of view looking north from P Street.



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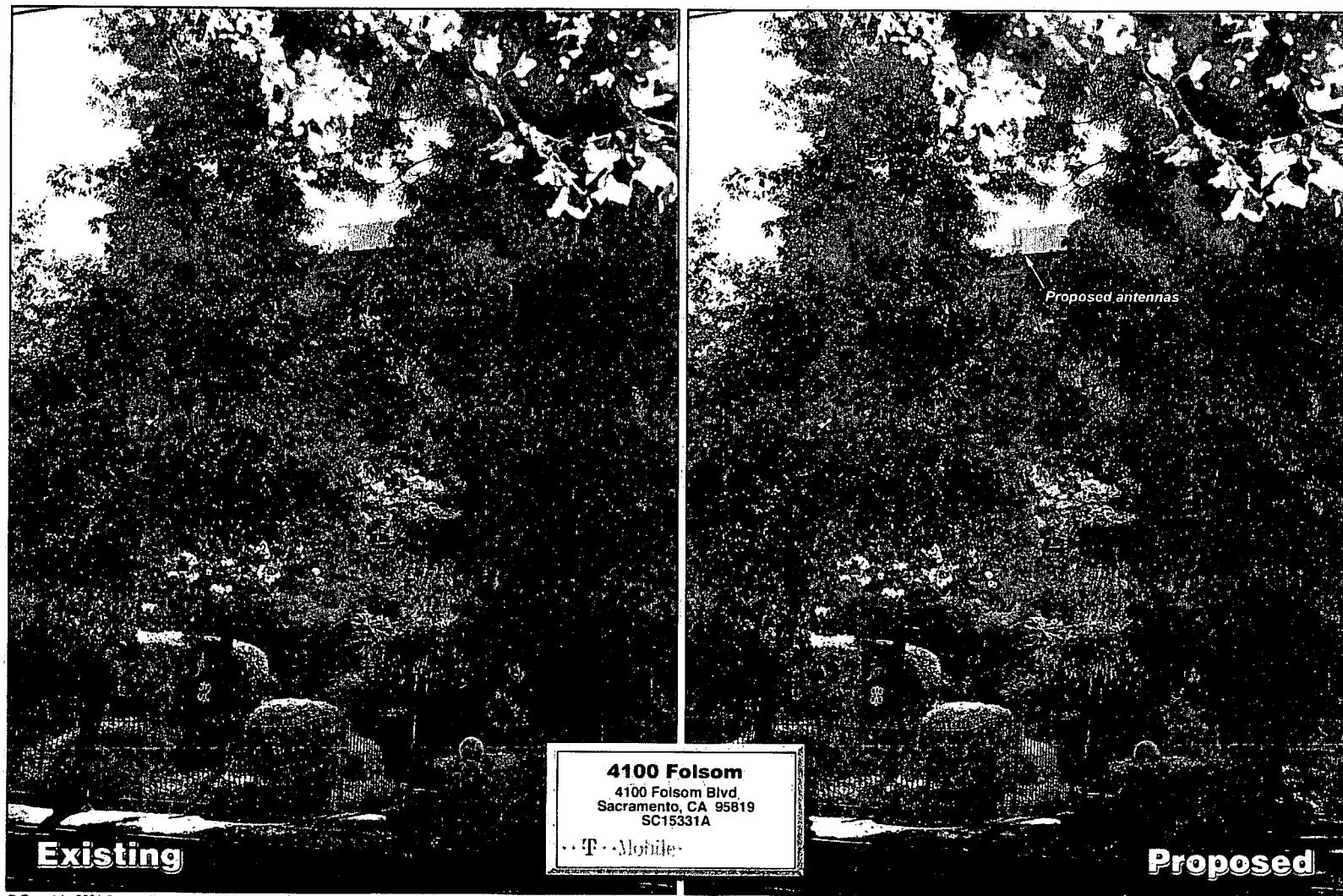
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October 13, 2006

Photosimulation of view looking south from across Folsom Blvd through a gap in the trees.



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