

P03-007 Thompson Funeral Home Telecommunications Facility

- REQUEST:** A. **Environmental Determination: Categorical Exemption 15301;**
B. **Special Permit** for a 59±-foot tall guy tower and three (3) telecommunication antennas in the General Commercial (C-2) zone.

LOCATION: 3601 5th Avenue
APN: 013-0153-048
Oak Park Design Review District
Council District 5

APPLICANT: SureWest Wireless-Ringo Gulati
224 Vernon Street
Roseville, California 95678
916-223-9871

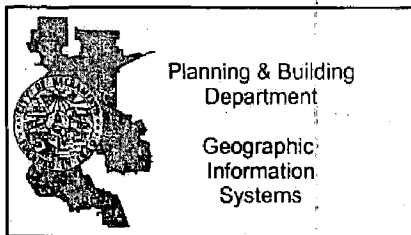
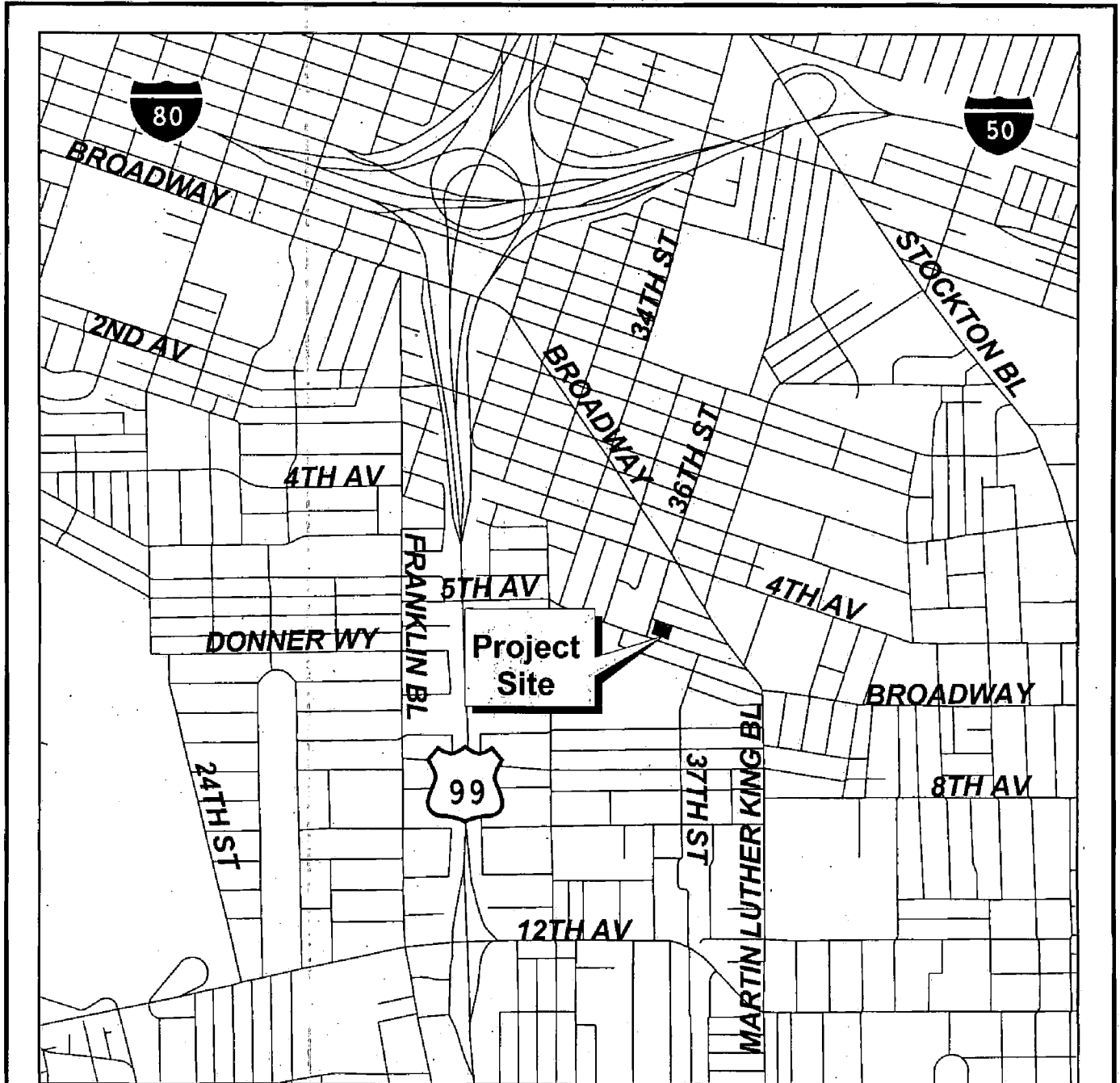
OWNER: Thompson Funeral Home
15915 Katy Freeway, Suite 500
Houston, Texas 77094

APPLICATION FILED: January 17, 2003

APPLICATION COMPLETED: April 10, 2003

STAFF CONTACT: Kimberly Kaufmann-Brisby, 916-808-5590

SUMMARY: The applicant proposes to legalize an existing 59±-foot tall guy tower that was constructed many years ago without benefit of building permits. The tower is located on the roof of an existing 21±-foot tall building for an overall height of 79.3± feet above ground level (AGL). The applicant proposes to add three (3) new telecommunication antennas to the tower at a centerline height of 74± feet (AGL) and to remove the 19.8±-foot tall Omni antenna attached to the top of the guy tower, ultimately reducing the height of the existing tower from 99.1± to 79.3± feet AGL. The primary issue regarding the proposed project is whether the existing guy tower and building have the structural integrity to support the antenna addition. The project will be conditioned to provide structural analyses for both the building and tower as part of the building permit submittal.



Vicinity Map
for
Thompson Funeral Home
Telecommunication Colocation



RECOMMENDATION: Staff recommends approval of the project, subject to conditions in the Notice of Decision. The recommended approval is based on the project's consistency with the City's Telecommunications Siting Guidelines by locating on an existing, albeit undocumented, guy tower, and the fact that the project will not adversely impact the existing use of the site nor the nearby commercial and multi-family residential land uses.

PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 du/na)
Existing Land Use of Site:	Funeral home
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning:

North:	Mortuary, Multi-family residential; C-2, R-2B-R
South:	Church; C-2
East:	Public Use; R-2B-R
West:	Multi-family residential; R-2B-R

Property Dimensions:	160±' x 120±'
Property Area:	0.44± gross acres - entire site 150 square feet/0.003± net acres for cabinet lease area
Height of Tower:	59± feet AGL (without 19.8±' Omni antenna)
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. The Federal Communications Commission (FCC) regulates operation of the proposed wireless communication facility.

BACKGROUND INFORMATION: A thorough Building Permit records search yielded no evidence of building permits for the construction of the guy tower. On July 23, 2003, Design Review staff approved the proposed project, subject to conditions (DR02-202).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

Given that the guy tower requires building permit(s) for it to be recognized and available for telecommunications use; the proposal is consistent with the General Plan policy that promotes improving and providing communication and utility services to all areas of the City (Section 7-10). The project is also consistent with Title 17 of the City Code (Zoning Ordinance) and the Telecommunications Facility Policy that encourages collocation of telecommunication projects on existing structures to minimize the number of towers, monopoles and similar structures built.

The height of the existing guy tower will be reduced by approximately 19.8± feet with the Omni antenna removal currently located on the top of the guy tower. The project site is surrounded by mature trees, helping to obscure the tower and the proposed antennas from view.

According to the Sacramento City Code-Title 17, Section 17.24.050 [footnote 58(iii)], Planning Commission approval of a Special Permit is required for all new telecommunications towers. As the existing tower was never permitted, it is considered to be a new facility.

B. Site Plan Design/Zoning Requirements

The existing 59±-foot tall guy tower is located on the roof of an existing building within the funeral home complex. The three (3) 51" tall x 7" wide x 3" deep antenna panels would be mounted at a centerline height of 74±' above ground level (AGL). The antenna panels are to be constructed of non-reflective materials with all cabling running up the interior of the guy tower. The cables, antennas and appurtenances will be painted a non-reflective matte gray. The 10' x 15' lease area for storage of the telecommunication cabinets will be located within the existing garage adjacent to the tower.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to CEQA Guidelines (California Environmental Quality Act, Section 15301).

B. Public/Neighborhood/Business Association Comments

Early Project Notification was sent to the Parkway Neighborhood Association. To date, staff has not received any response from the Association.

C. Summary of Agency Comments

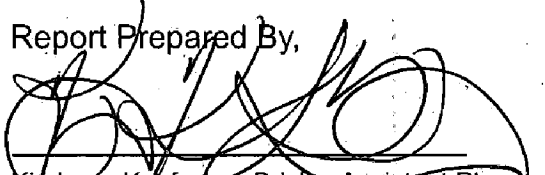
The project has been reviewed by several City Departments and other agencies. The comments have been incorporated as conditions of approval and are listed in the Notice of Decision and Findings of Fact.

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 calendar 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 (Attachment 1) that finds the project is Exempt pursuant to CEQA Section 15301;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Special Permit for a 59±-foot tall guy tower and three (3) telecommunication antennas in the General Commercial (C-2) zone.

Report Prepared By,



Kimberly Kaufmann-Brisby, Assistant Planner

Report Reviewed By,



Thomas S. Pace, Senior Planner

Attachments

- | | |
|--------------|---------------------------------------|
| Attachment 1 | Notice of Decision & Findings of Fact |
| Exhibit 1A | Title Sheet |
| Exhibit 1B | Plot Plan |
| Exhibit 1C | Site 195B-Site Plan |
| Exhibit 1D | Site 195B-Enlarged Site Plan |
| Exhibit 1E | Partial Elevation "A" |
| Exhibit 1F | Panel Antenna Details |
| Attachment 2 | Land Use & Zoning Map |

Attachment 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
THOMPSON'S FUNERAL HOME TELECOMMUNICATIONS FACILITY, LOCATED AT
3601 5TH AVENUE IN SACRAMENTO, CALIFORNIA
IN THE GENERAL COMMERCIAL (C-2) ZONE. (P03-007)**

At the regular meeting of August 14, 2003, 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: Categorical Exemption 15301;**
- B. **Approved the Special Permit** for a 59±-foot tall guy tower and three (3) telecommunication antennas in the General Commercial (C-2) zone.

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 California Environmental Quality Act.
- B. **Special Permit:** 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 project proposes to locate wireless antennas on an existing tower, thereby reducing the number of telecommunications towers in the community, and;
 - b. The proposed siting is consistent with Wireless Facility Siting, Design Guidelines, and Policy.
 - 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. The proposed wireless antenna panels will be attached directly to the existing 59±-foot tall tower;

- b. The design and location of the antenna panels will not significantly impact the surrounding commercial and residential uses because the antennas will be constructed of a non-reflective material and the cables and associated appurtenances will be painted with a matte gray non-reflective paint;
 - c. The equipment cabinets will be located wholly within the adjacent garage, and;
 - d. In order for the applicant to obtain building permit(s) for the tower, structural analyses for both the tower and the supporting building must be submitted and deemed satisfactory by the Building Division. No antennas may be added to the tower without the issuance of building permit(s) for the tower, thereby avoiding possible structural failure of the tower and/or building.
3. The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City.

CONDITIONS OF APPROVAL

- B. The Special Permit for the proposed telecommunications facility (Exhibits 1A-1F) is approved subject to the following conditions of approval:

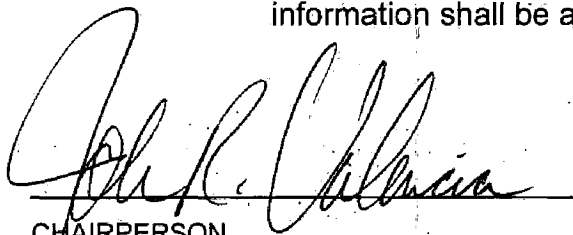
Planning Division

- B1. The applicant shall obtain all necessary building permits prior to commencing construction;
- B2. No telecommunications antennas may be added to the tower without the issuance of building permit(s) for the tower;
- B3. The Omni (whip antenna) attached to the top of the guy tower shall be removed from the tower prior to the installation of any telecommunications antennas on the tower;
- B4. The size and location of the antenna panels (three- h-51" x w-7" x d-3") shall conform to the submitted plans. The antennas shall be mounted at a centerline of 74.0± above ground level (AGL). The applicant shall use non-reflective paint and materials to match the tower at the point of attachment and connection points on all sides and on all equipment, cables, connections, panels, and any other appurtenance;
- B5. Any additional panels, (3 panels are approved with this application), or any increased height for the panels (74 feet AGL centerline is the approved height) shall require modification of the Special Permit;

- B6. Should the applicant discontinue operation of the telecommunications facility, the applicant will be responsible for the removal of all equipment, including but not limited to the: equipment cabinets, antennas, cables, guy tower and support wires, and power line to the facility within six (6) months of the cessation of operations;
- B7. All cables associated with the telecommunications facility shall run either inside the tower or inside conduit and shall not be readily visible on the exterior of the tower or on the ground. Additionally, any conduit and/or cable used shall be painted with a weatherproof non-reflective matte gray paint. Cables running along the exterior of the building shall be placed in raceways that are painted to match the exterior building materials upon which the raceway(s) run;

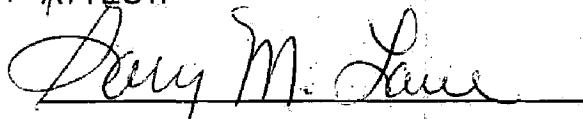
Building Division

- B9. For the tower and building a structural analysis and detailing shall be provided to show compliances with the Building code. This information shall be part of the required submittal material for a Building Permit. An analysis shall be provided for the tower and building to show that they meet code requirements for vertical and lateral loads due to the addition of the antennas. This information shall be a part of the Building Permit submittal package.



CHAIRPERSON

ATTEST:



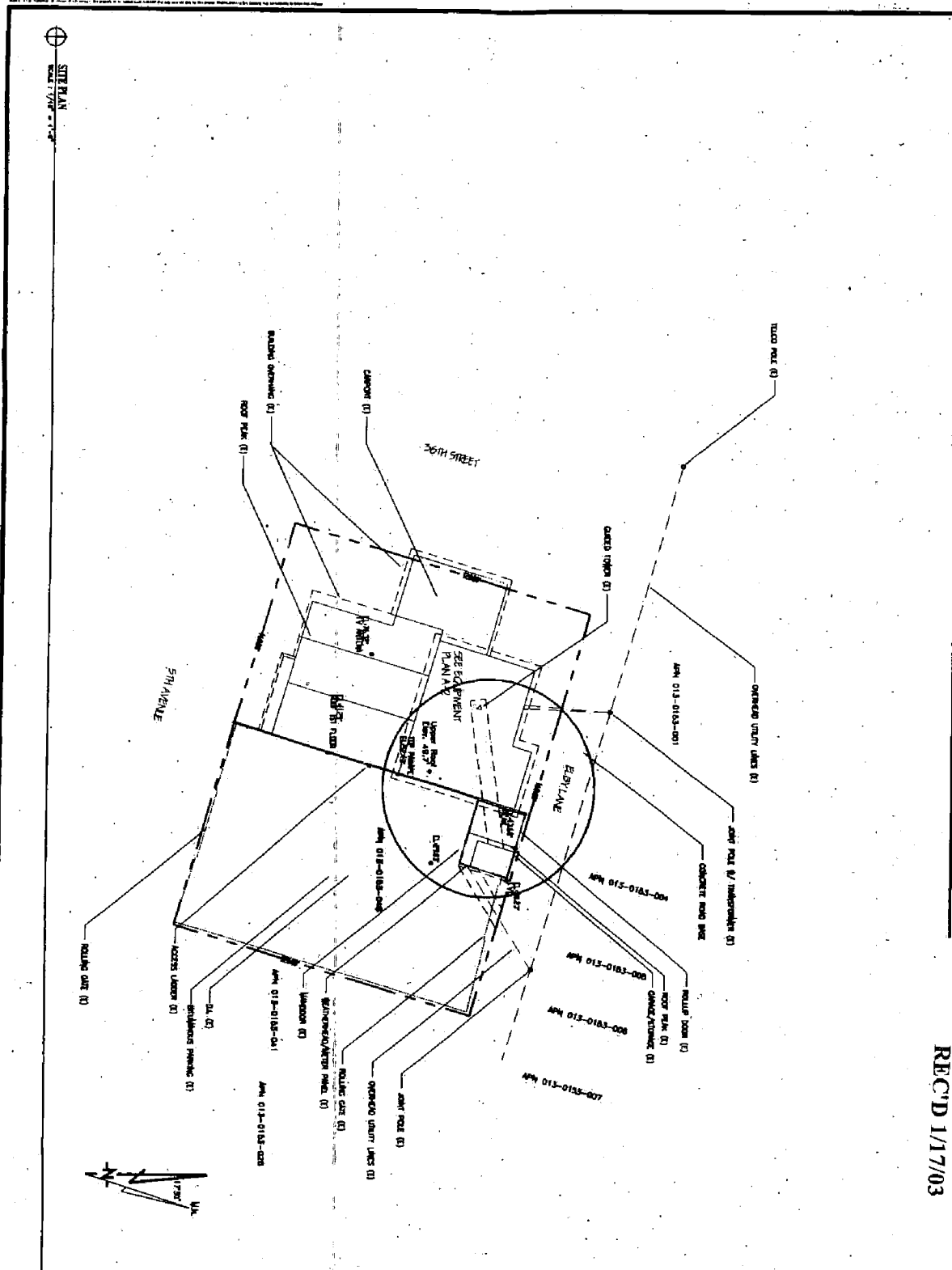
SECRETARY TO CITY PLANNING COMMISSION

8/14/03

DATE (P01-104)

- | | |
|--------------|------------------------------|
| Exhibit 1A | Title Sheet |
| Exhibit 1B | Plot Plan |
| Exhibit 1C | Site 195B-Site Plan |
| Exhibit 1D | Site 195B-Enlarged Site Plan |
| Exhibit 1E | Partial Elevation "A" |
| Exhibit 1F | Panel Antenna Details |
| Attachment 2 | Land Use & Zoning Map |

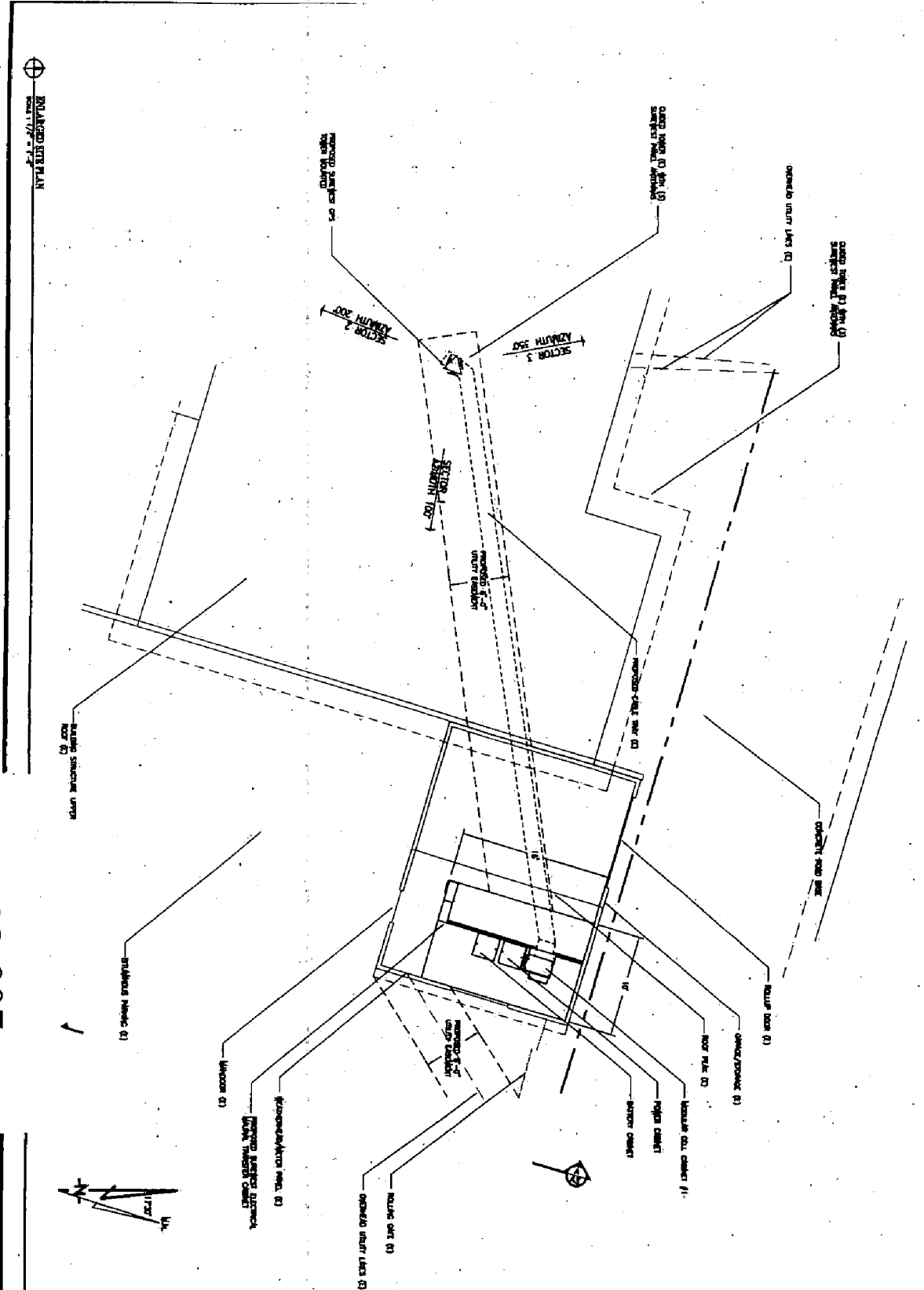
Exhibit 1C Site 195B-Site Plan



P03-007
REC'D 1/17/03

SHEET A-1	DATE DRAWN JOB	SHEET ZONING PLANS TITLE SHEET	PROJECT SITE: 195B 3601 5TH AVENUE SACRAMENTO, CA	GERALD A. BECK ARCHITECT ALBURN, CA 95604 (530) 823-3008 CA LICENSE NO. C11922		
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Exhibit 1D Site 195B-Enlarged Site Plan



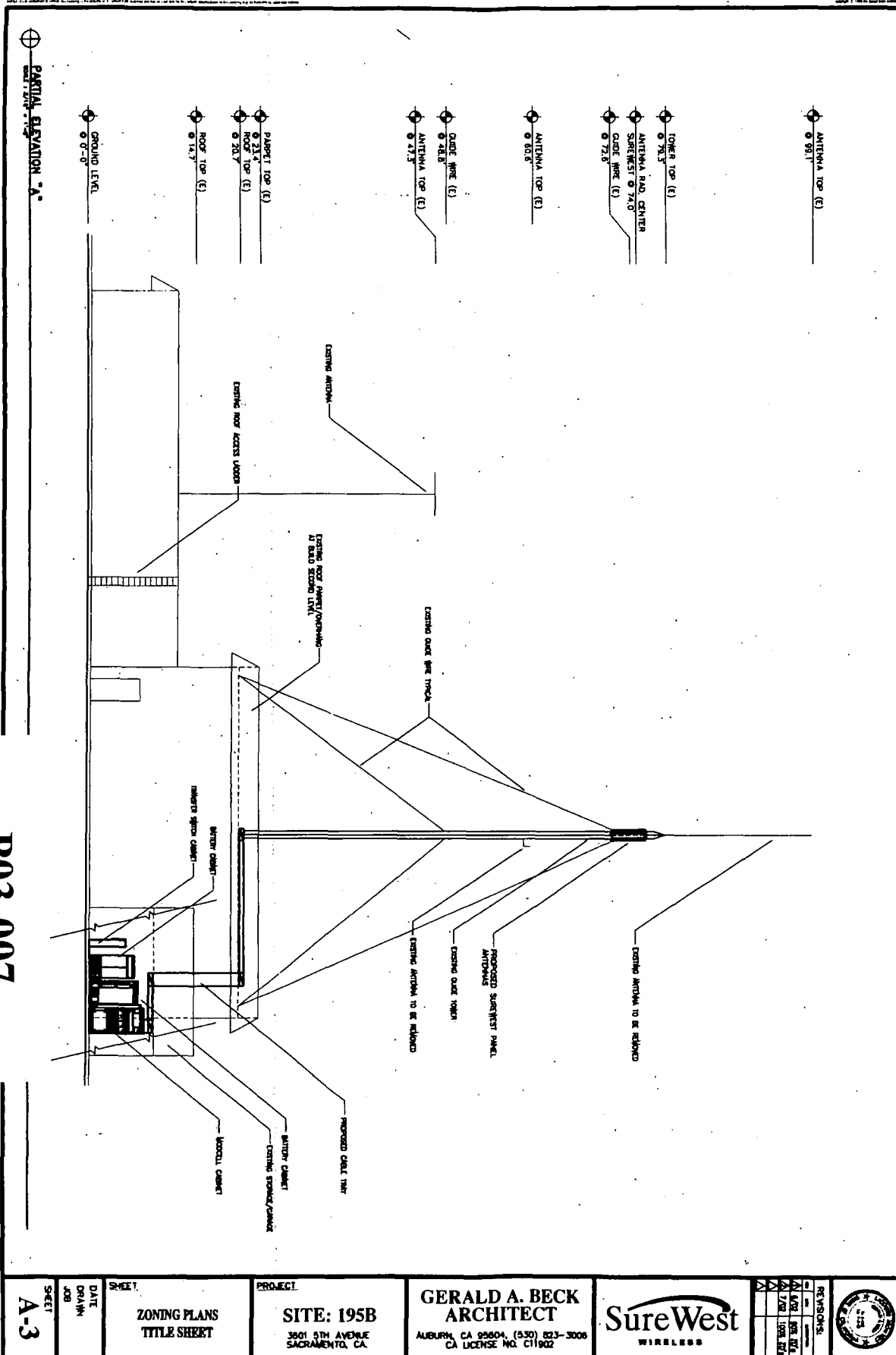
ENLARGED SITE PLAN
SCALE 1/8" = 1'-0"

P03-007

REC'D 1/17/03

SHEET A-2	DATE DRAWN JOB	SHEET	PROJECT	GERALD A. BECK ARCHITECT ALBUQUERQUE, CA 85604; (505) 623-3006 CA LICENSE NO. C11902		
	ZONING PLANS TITLE SHEET	SITE: 195B 3801 5TH AVENUE SACRAMENTO, CA	REVISIONS: 1. 10/10/02 2. 11/15/02 3. 12/18/02			

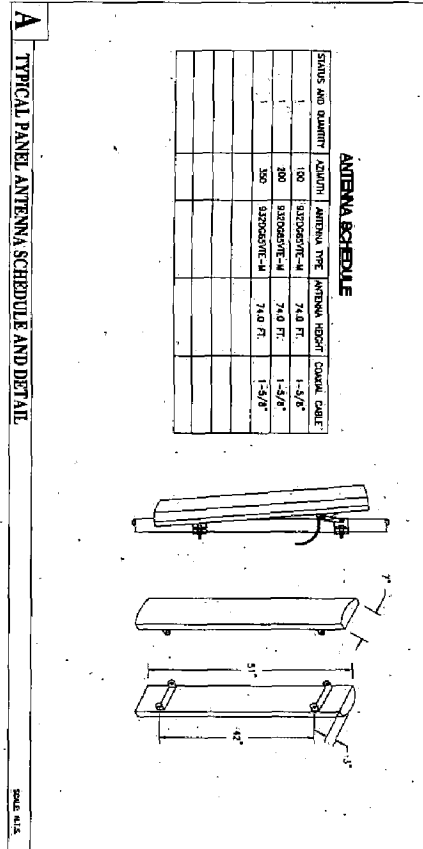
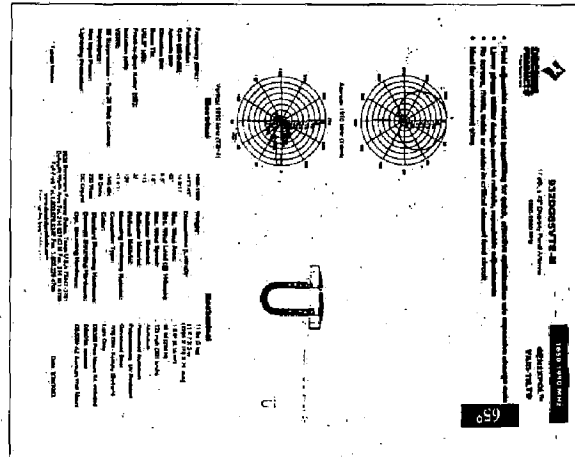
Exhibit 1E Partial Elevation "A"



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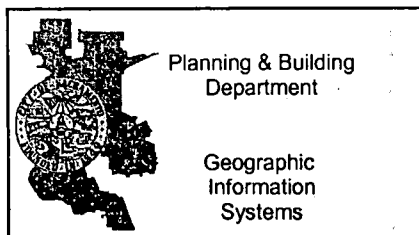
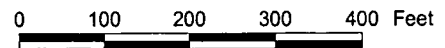
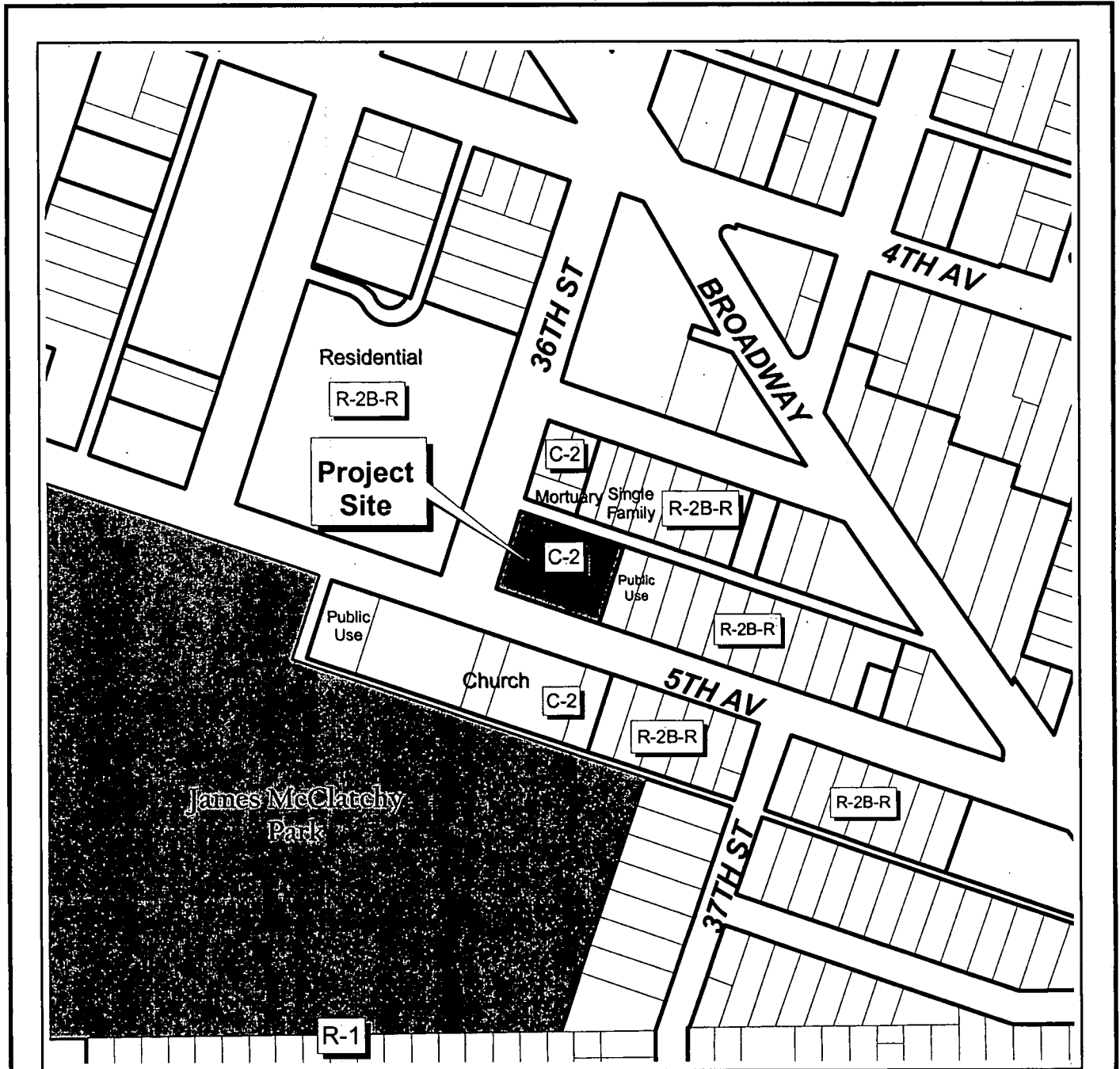
SHEET A-3	DATE DRAWN JOB	SHEET	PROJECT ZONING PLANS TITLE SHEET	SITE: 195B 3601 5TH AVENUE SACRAMENTO, CA	GERALD A. BECK ARCHITECT ALBURN, CA 95604, (530) 623-3008 CA LICENSE NO. C11902	SureWest WIRELESS	REVISIONS: NO. DATE BY	
	DATE DRAWN JOB	SHEET	PROJECT	SITE: 195B	GERALD A. BECK	SureWest	REVISIONS:	

Exhibit 1F Panel Antenna Details



SHEET A-4	DATE DRAWN JOB	PROJECT ZONING PLANS ANTENNA DETAIL	SITE: 195B 3601 8TH AVENUE SACRAMENTO, CA.	ARCHITECT GERALD A. BECK ARCHITECT AUBURN, CA 95604, (530) 823-3006 CA LICENSE NO. C11902	SUREWEST SureWest WIRELESS	REVISIONS NO. DATE BY DESCRIPTION	
						1 8/23 2003 JTB 2 7/28 100% JTB 3 7/31 100% JTB	

Attachment 2 Land Use & Zoning Map



Land Use and Zoning
for
Thompson Funeral Home
Telecommunication Colocation



LETTER OF AUTHORIZATION

TO: City of Sacramento

RE: APPLICATION FOR ZONING AND BUILDING PERMITS AND APPROVALS

Thompson Funeral Home Inc., a California corporation, as owner of the below-described property, does hereby appoint **West Coast PCS LLC**, a California limited liability company doing business as **SureWest Wireless**, employees, agents and contractors, as agent for the purpose of consummating any application and obtaining any and all governmental permits and approvals to construct, maintain and operate mobile/wireless communications facilities and other corresponding activities, including applying for, receiving, and copying as-built drawings, existing land surveys and microfilm from City, County or State Archives, on the below-described property. The undersigned understands that the application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of permits or approvals.

Site Address: 3601 5th Ave., Sacramento, CA 95817

Assessor's Parcel Number: 013-0153-048

AUTHORIZED REPRESENTATIVE:

SIGNATURE OF PROPERTY OWNER:

Contractor Representative
for **SUREWEST WIRELESS**

Thompson Funeral Home Inc.,
a California corporation

RINGO GULATI
~~For Novotny~~
224 Vernon Street
Roseville, CA 95678

By: [Signature]
Name: [Signature]

By: [Signature]
Name: RINGO GULATI
~~For Novotny~~

Title: Manager

Title: Zoning Manager

Date: 7/15/2002

Date: 10/15/09

P03-007
REC'D 1/17/03