



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814**

Project Name: Clearwire Grant Skills Center
Project Number: P07-085
Project Location: 577 LAS PALMAS AVE
Assessor's Parcel No.: 263-0010-032-0000
Applicant: Jennifer Walker 10411 Old Placerville Rd, Suite 210, Sacramento, Ca 95827

**PROJECT
DESCRIPTION:**

A request for a Special Permit to locate three panel antennas, three BTS units, and three microwave dishes at the 133' centerline height on an existing, 160' self support tower at Grant Skills Center School in the Standard Single-Family (R-1) zone.

ACTION TAKEN: On November 08, 2007, the Planning Commission took the following actions based on

the attached findings of fact and subject to the attached conditions of approval:

Requested Entitlement(s)	Action
Environmental Exemption per CEQA Section 15301	Approved
Special Permit-Antennas/Wireless Request to locate three panel antennas, three BTS units and three microwave dishes at the 133' centerline on an existing, 160' self support tower at Grant Skills Center School	Approved

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: **11/09/2007**

By: 
Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exaction imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exceptions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the

payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (SCC 18.44.140).

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before **11/18/2007**. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Attachment 1
Findings of Fact and Conditions of Approval
Clearwire Grant Skills Center and (P07-085)
577 Las Palmas Avenue

Findings Of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15301 Existing Facilities of the California Environmental Quality Act Guidelines as follows:

The proposed project consists of locating three panel antennas, three BTS units and three microwave dishes at the 133' centerline on an existing, 160' self support tower at Grant Skills Center School. This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

B. The Special Permit to install three panel antennas, three BTS units, and three microwave dishes at the 133' centerline on an existing, 16' self support tower is approved subject to the following Findings of Fact and Conditions of Approval:

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 tower;
 - c. The project will not adversely affect the surrounding land uses in that the visual impacts are nominal and the wireless broadband internet capabilities for North 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 antenna equipment within the existing tower compound will provide for security and safety.
3. The project, as condition, 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

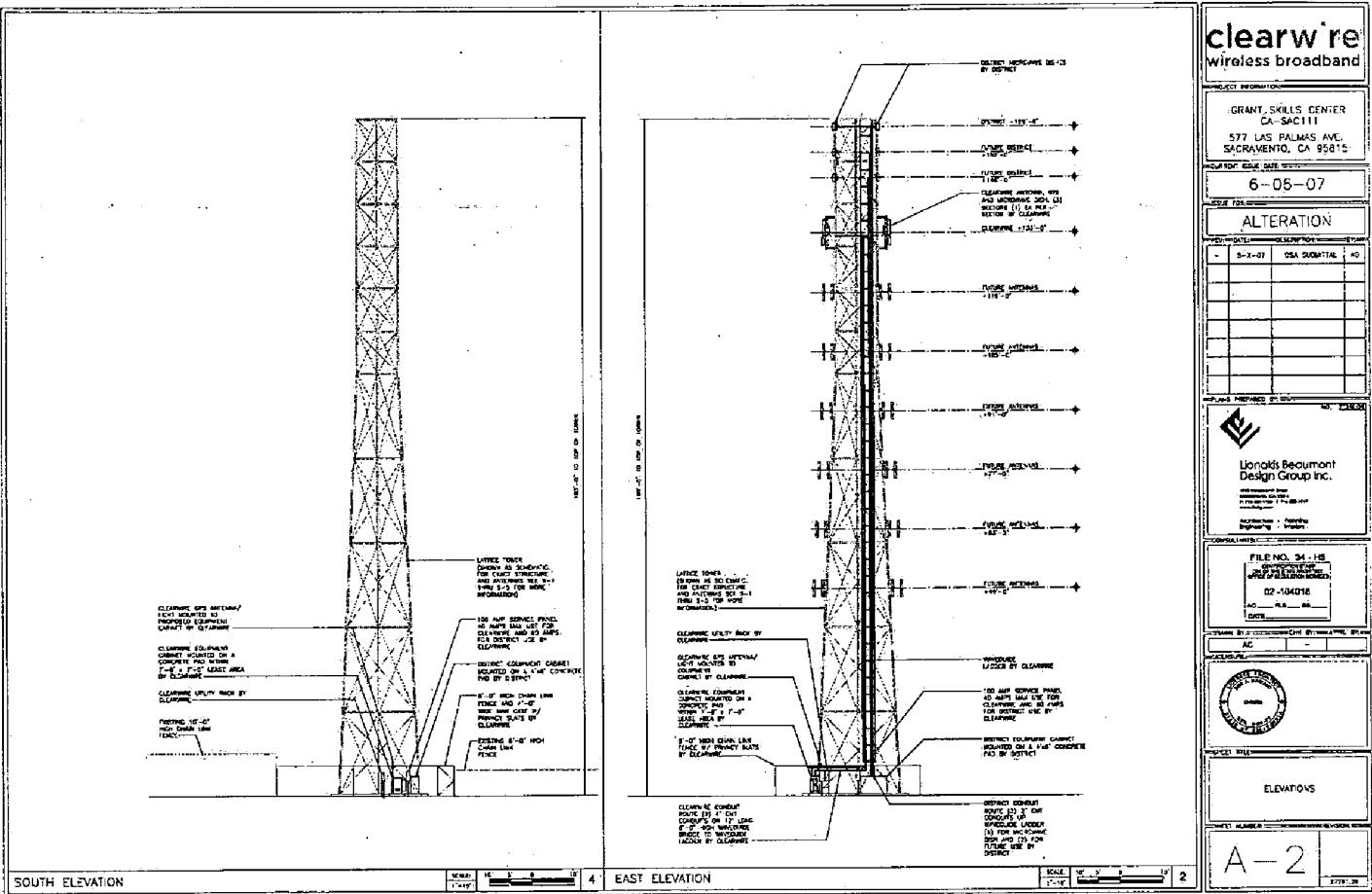
The **Special Permit** to install three panel antennas, three BTS units, and three microwave dishes at the 133' centerline on an existing, 16' self support tower is hereby approved subject to the following conditions of approval:

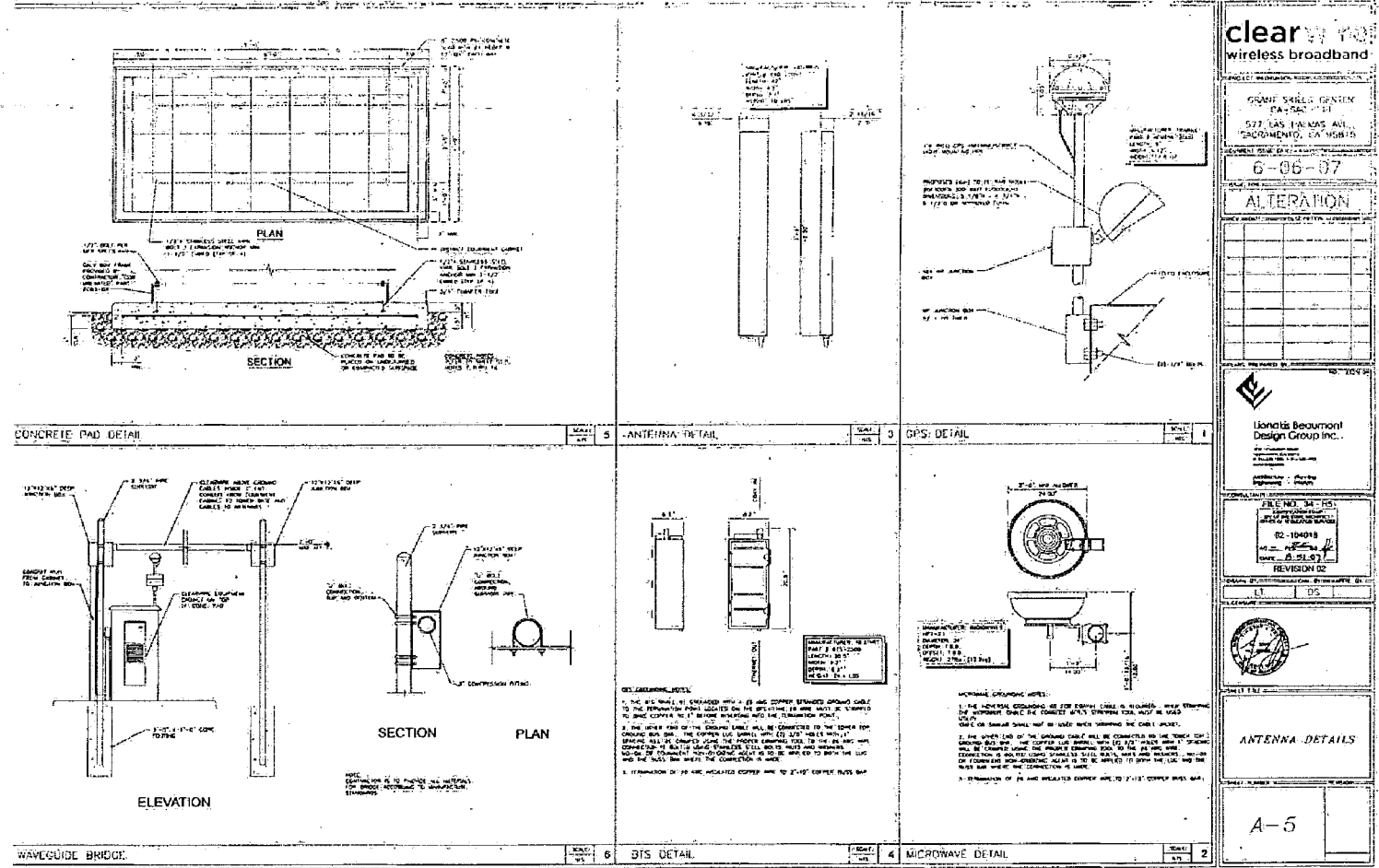
- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
- B2. Size and location of antennas shall conform to the plan submitted. The height of the antennas shall be limited to 133± feet. Any modifications of the plans, additional antennas (three panel antennas, three BTS units, and three microwave dishes approved), or increased height of the antennas shall require a modification of the Special Permit.
- B3. 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.
- B4. 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 tower structural poles. The new cable run shall either be ground level, or underground.
- B5. The applicant shall use non-reflective paint on all new equipment on the tower to prevent glare and all new equipment shall be painted to match the tower at the point of attachment.
- B6. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the tower.
- B7. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.
- B8. Any graffiti and garbage/trash shall be removed in a timely manner.

Subject: Clearwire Grant Skills Center (P07-085)

November 8, 2007

- B9. The equipment cabinet shall be screened by a concrete masonry wall or a chain-link fence with slats.





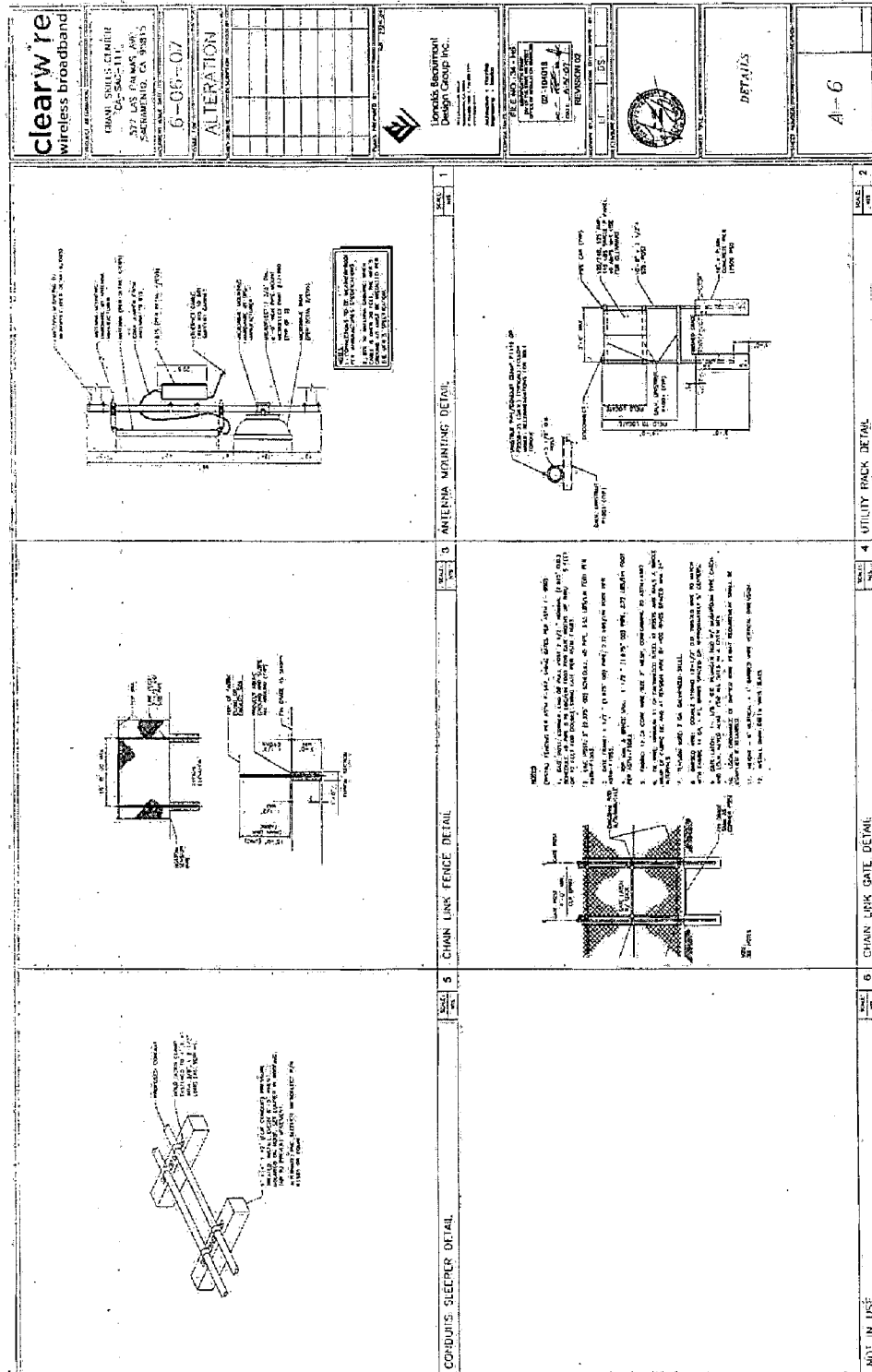
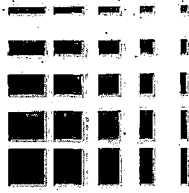


Exhibit 1F: Renderings of Proposed Clearwire Installation

	<p>KDC ARCHITECTS. ENGINEERS, P.C. 4720 200TH STREET SW SUITE 200 LYNNWOOD, WA 98036 PHONE: 425.670.8651 FAX: 425.712.0846</p>	<p>clearwire[®] wireless broadband CA-SAC111 VIEW 1 GRANT SKILLS CENTER</p>
<p>EXISTING VIEW</p>		
<p>PROPOSED VIEW</p>		
<p>P07-085 6/15/2007</p>		



KDC
ARCHITECTS. ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

clearwire[®]
wireless broadband
CA-SAC111 VIEW 2
GRANT SKILLS CENTER

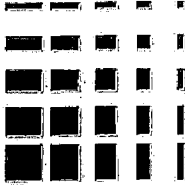
EXISTING VIEW



PROPOSED VIEW



P07-085
6/15/2007



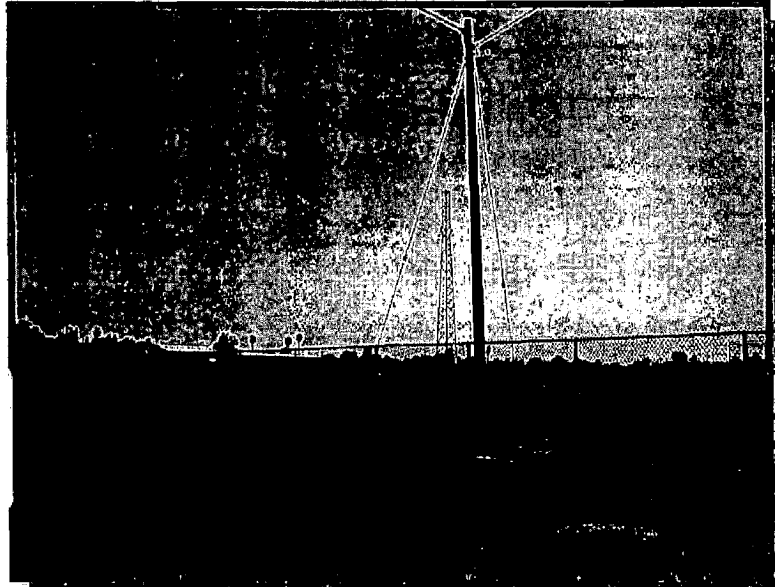
KDC
ARCHITECTS. ENGINEERS, P.C.
4720 200TH STREET SW SUITE 200
LYNNWOOD, WA 98036
PHONE: 425.670.8651
FAX: 425.712.0846

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wireless broadband
CA-SAC111 **VIEW 3**
GRANT SKILLS CENTER

EXISTING VIEW



PROPOSED VIEW



P07-085
6/15/2007



SACRAMENTO CITY PLANNING DIVISION
915 I Street, Suite 300, New City Hall, Sacramento, CA 95814
(916) 808-5656 x3

Application taken by: J. Broker / Date: 06-15-07

Project Location: 577 Las Palmas Avenue, Sacramento, CA 95815
Assessor's Parcel No.: 263-0010-032
Owner: Grant Joint Union High School District
Address: 1333 Grand Avenue, Sacramento, CA 95815
Applicant: Jennifer Walker, SRES
Address: 10411 Old Placerville Road, Suite 210, Sacramento, CA 95827

**REQUESTED
ENTITLEMENT(S):**

Item A: Environmental Exemption per CEQA section 15332;
Item B: Special Permit to locate three panel antennas, three BTS units, and three microwave dishes at the 133' centerline height on an existing, 160' self support tower at Grant Skills Center School within the Standard Single-Family (R-1) zone.

ACTIONS TAKEN:

Items A

Sent to Applicant: _____ By: Renee Enos
Date: 11-19-07

Customer Service Representative

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

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NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Original to Applicant
Copies: File & Permit Book

P07-085



Development Services
Department

CITY OF SACRAMENTO
CALIFORNIA

New City Hall
915 I Street, Suite 300
Sacramento, CA 95814
Phone: 916/808-5656 x3

Date: November 19, 2007

Sacramento County Assessor
Real Property Support
3701 Power Inn Road #3000
Sacramento, California 95826-4329

RE: 263-0010-032

Pursuant to Section 65862 of the Government Code of the State of California, we are hereby notifying your office of the following action taken by the City of Sacramento with respect to the above-numbered property:

Special Permit to locate three panel antennas, three BTS units, and three microwave dishes at the 133' centerline height on an existing, 160' self support tower at Grant Skills Center School within the Standard Single-Family (R-1) zone.

Yours truly,

Renee Enos
Customer Service Representative

Cc: Grant Joint Union High School District (OWNER)

As owner of record of the above mentioned property, you are hereby notified pursuant to Government Code Section 6863.5 that the County Assessor has been notified of the granting of a zoning change, variance, special permit or other action for your property.

P07-085