

P03-059 – Eleanor Avenue Antennas

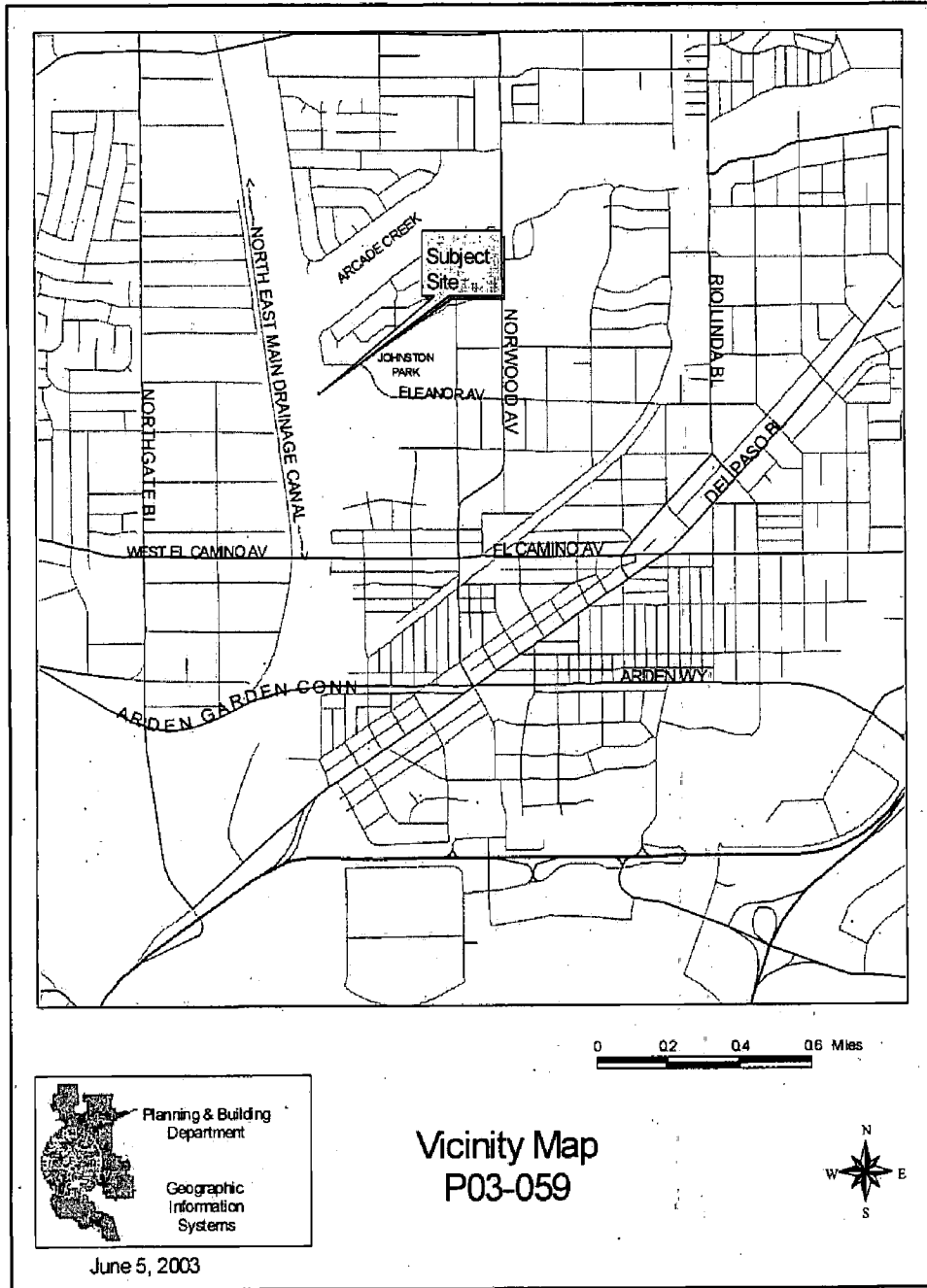
- REQUEST:
- A. **Environmental Determination:** Exempt (CEQA Section 15301e)
 - B. **Special Permit Modification** to locate antennas for a telecommunication facility on an existing 84 foot high monopole and related equipment within a 1,250 square foot lease area in the Single Family Family (R-1) zone.

LOCATION: West terminus of Eleanor Avenue in Johnston Park
APN: 263-0110-031
Council District 2

APPLICANT:	Arlan Nickel, Metro PCS Inc., (916) 802-0922 785 Orchard Drive, #135 Folsom, CA 95630
OWNER:	City of Sacramento 1231 I Street, #400 Sacramento, CA 95814
PLANS BY:	Peek Site-com 853 Lincoln Way, Suite 106 Auburn, CA 95603
APPLICATION FILED:	May 14, 2003
STAFF CONTACT:	Michael York, (916) 808-8239

SUMMARY:

The applicant is requesting entitlements to locate cellular antenna panels on an existing 84 foot high monopole. The existing monopole is located at the southwest end of Johnston Park between a ball field and the slope of the levee. The proposed telecommunication facility consists of six antenna panels mounted at a centerline height of 60 feet on the monopole. The existing 1000 square foot lease area is proposed to be increased to 1250 square feet to allow room for the related equipment cabinets. Electrical and telephone connections will be supplied to the equipment cabinets from existing utility systems on the subject parcel. Staff does not have any issues with the request.



Planning & Building
Department

Geographic
Information
Systems

June 5, 2003

Vicinity Map
P03-059



RECOMMENDATION:

Staff recommends approval of the project, subject to conditions. This recommendation is based on the conclusion that the proposed antenna panels and related equipment will not negatively affect the site and the antenna will be co-locating on an existing pole. The signal will not affect radio or television reception. The mounted antenna panels are proposed to blend in with the exterior finish of the monopole and will be minimally visible from the public street. The equipment cabinets at the base of the monopole will be screened and should not be visible from the public street. The project is consistent with the City's Telecommunications Policy and Siting Guidelines and the Federal Communications Commissions (FCC) guidelines for telecommunication towers.

PROJECT INFORMATION:

General Plan Designation:	Parks-Recreation-Open Space
Community Plan Designation:	Parks/Open Space
Existing Land Use of Site:	Park (Johnston Park)
Existing Zoning of Site:	Single Family (R-1)

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: Vacant; R-1
 East: Park; R-1
 West: Drainage Canal; R-1

Property Dimensions:	Irregular
Property Area:	4.0± acres of 24± acre Johnston Park
Lease Area:	1,250sf (1,000sf existing, 250sf proposed)
Height of Monopole:	84 feet
Height of Antenna Panels:	60 feet, centerline height

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:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
FCC Station License	Federal Communications Commission

BACKGROUND INFORMATION:

The project site was part of North Sacramento, which was annexed into the City in 1964. Telecommunication Policy and Siting Guidelines were adopted in 1993. On October 27, 1994, the City Planning Commission determined the project, the construction of a telecommunication facility

to be consistent with the General Plan. In 1995 a monopole was constructed on the park site for a telecommunication facility after receiving a revocable permit through Parks/Public Works for the facility use of park land.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. The General Plan

The General Plan designates the site as Parks-Recreation-Open Space. The zoning is R-1. The project is consistent with the following General Plan policies:

"Continue to improve & provide communication and utility services to all areas of the city."

2. 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 telecommunication facilities. Collocation or installation of new telecommunication facilities on existing structures is the emphasis of the siting preference guidelines. Therefore the project is consistent with the following policies as described in the City Telecommunication Policy:

- a) Encourage "invisible" telecommunication facilities.
- b) Locate telecommunication facilities on existing buildings or structures.
- c) Encourage facilities on city or government buildings.
- d) Encourage collocation on existing monopoles or towers.
- e) Discourage new monopoles or towers.

Therefore the proposal is consistent with the intent of the Telecommunication Policy to prevent the proliferation of new, unsightly, monopoles in the City of Sacramento since the project will be locating on an existing tower.

B. Site Plan Design

1. Design/Special Permit

The project site is located on 4.0± acres of the southwest portion of the 24± acre Johnston Park within a 1,250 square foot lease area in the Single Family (R-1) zone. The applicant does not propose to increase the height of the monopole. The antennas are 4'3"

tall, 5" wide, and 3" deep. There would be a total of six antenna panels installed, centered at 60 feet on the monopole. The antennas and additional equipment will be conditioned to be painted to match the color of the existing monopole.

There is currently an existing 1,000 square foot lease area at the base of the monopole. A 250 square foot lease area will be added to the north side of the existing lease area. The proposed additional 250 square feet of lease area will house two Base Transceiver Station (BTS) equipment cabinets (one proposed and one future) which are 72" tall, 36" wide, and 41" deep.

The applicant is proposing to match the existing six (6) foot high chain link fence that is currently around the existing lease area. Staff would like to see landscaping around the perimeter of the lease area. Because of security reasons, preferably the landscaping would not exceed 30 inches in height to allow patrolling of the lease area from a distance. As such the applicant will be conditioned to submit a landscape plan to the Parks Department prior to issuance of a building permit.

The proposed project is consistent with the following siting guidelines for telecommunication facilities:

- a) The project will co-locate on an existing monopole.
- b) The applicant proposes the antenna panels to be at a centerline height of 60 feet on an existing 84 foot high monopole. The equipment cabinets will be located on the ground at the base of the tower.
- c) The applicant proposes to place the equipment cabinets on the ground within the lease area of the monopole and screen with fencing.
- d) The applicant proposes to paint all necessary brackets and cables to match the tower at the point of attachment.

Therefore, staff supports the Special Permit for a co-located telecommunication facility.

3. Parking/Circulation

The applicant proposes to use the existing access along the drainage canal as access to the telecommunication facility equipment. No parking is required for this use. Existing parking will not be displaced by the project.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15301e).

B. Public/Neighborhood/Business Association Comments

The subject project was routed to Heights Residents Working Together, Del Paso Heights Improvement Association, Neighbors Aware Communities, and the South Hagginwood Neighborhood Alliance. A response card was received from the Neighbors Aware Communities with no objections.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies, such as City Fire, City Utilities, and Public Works. All comments have been incorporated as conditions of approval for the project.

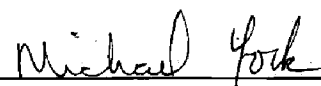
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve the Special Permit Modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

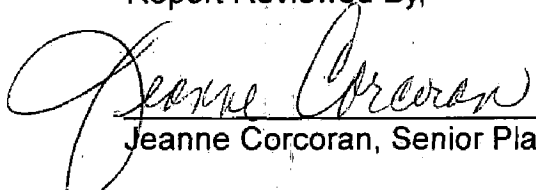
Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15301(e)
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit Modification to locate antennas for a telecommunication facility on an existing 84 foot high monopole and related equipment within a 1,250 square foot lease area in the Single Family (R-1) zone.

Report Prepared By,


Michael York, Assistant Planner

Report Reviewed By,


Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Elevations
Attachment 2	Land Use & Zoning Map
Attachment 3	Photosimulations

ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
ELEANOR AVENUE ANTENNAS, LOCATED AT THE WEST END OF ELEANOR AVENUE
IN JOHNSTON PARK SACRAMENTO, CALIFORNIA IN THE SINGLE FAMILY (R-1) ZONE.
(P03-059)

At the regular meeting of July 24, 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, Exempt, Section 15301(e);**
- B. Approved the Special Permit Modification to locate antennas for a telecommunication facility on an existing 84 foot high monopole within a 1,250 square foot lease area in the Single Family (R-1) zone.**

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

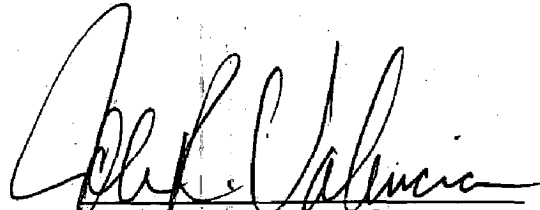
FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section # 15301(e) of the CEQA Guidelines.**
- B. Special Permit Modification to locate antennas for a telecommunication facility on an existing 84 foot high monopole and related equipment within a 1,250 square foot lease area in the Single Family (R-1) zone. The Special Permit Modification is approved based upon the following findings of fact:**
 - 1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project will utilize an existing monopole;
 - b. The antenna panels and related equipment will be designed to blend in with the existing tower; and
 - c. The project will not adversely affect the surrounding land uses.
 - 2. The project, as conditioned, will not be detrimental to the public welfare, safety, or and result in the creation of a public nuisance:
 - 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.
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

- B. The Special Permit Modification to locate antennas for a telecommunication facility on an existing 84 foot high monopole and related equipment within a 1,250 square foot lease area in the Single Family (R-1) zone 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 and equipment cabinets shall conform to the plans submitted. Any modification of the plans, additional panels (six antennas 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 (90) days of termination.
 - B4. The applicant shall use non-reflective paint on the antenna panels to prevent glare and the antenna shall be painted to match the tower at the point of attachment.
 - B5. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and will be painted to match the tower.
 - B6. The applicant shall obtain all necessary federal telecommunication permits prior to commencing construction.
 - B7. Prior to issuance of building permit the applicant shall obtain a revocable encroachment permit for the use of City property.
 - B8. Prior to issuance of building permit applicant shall provide lateral analysis of the tower and foundation, to assure compliance with the Uniform Building Code (UBC).
 - B9. Prior to issuance of building permit the applicant shall submit to the Parks Department landscape architect a landscape plan for review and approval.



CHAIRPERSON

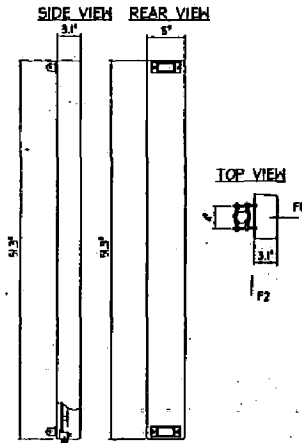
ATTEST:



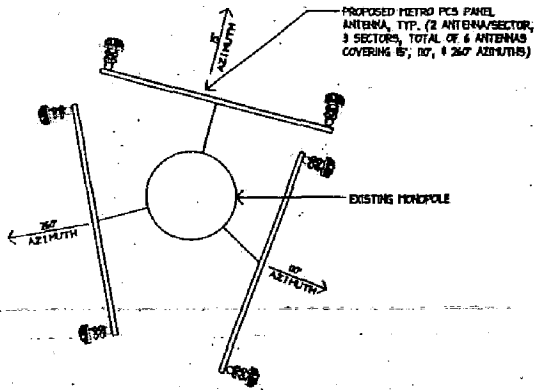
SECRETARY TO CITY PLANNING COMMISSION

7/24/03
DATE (P03-059)

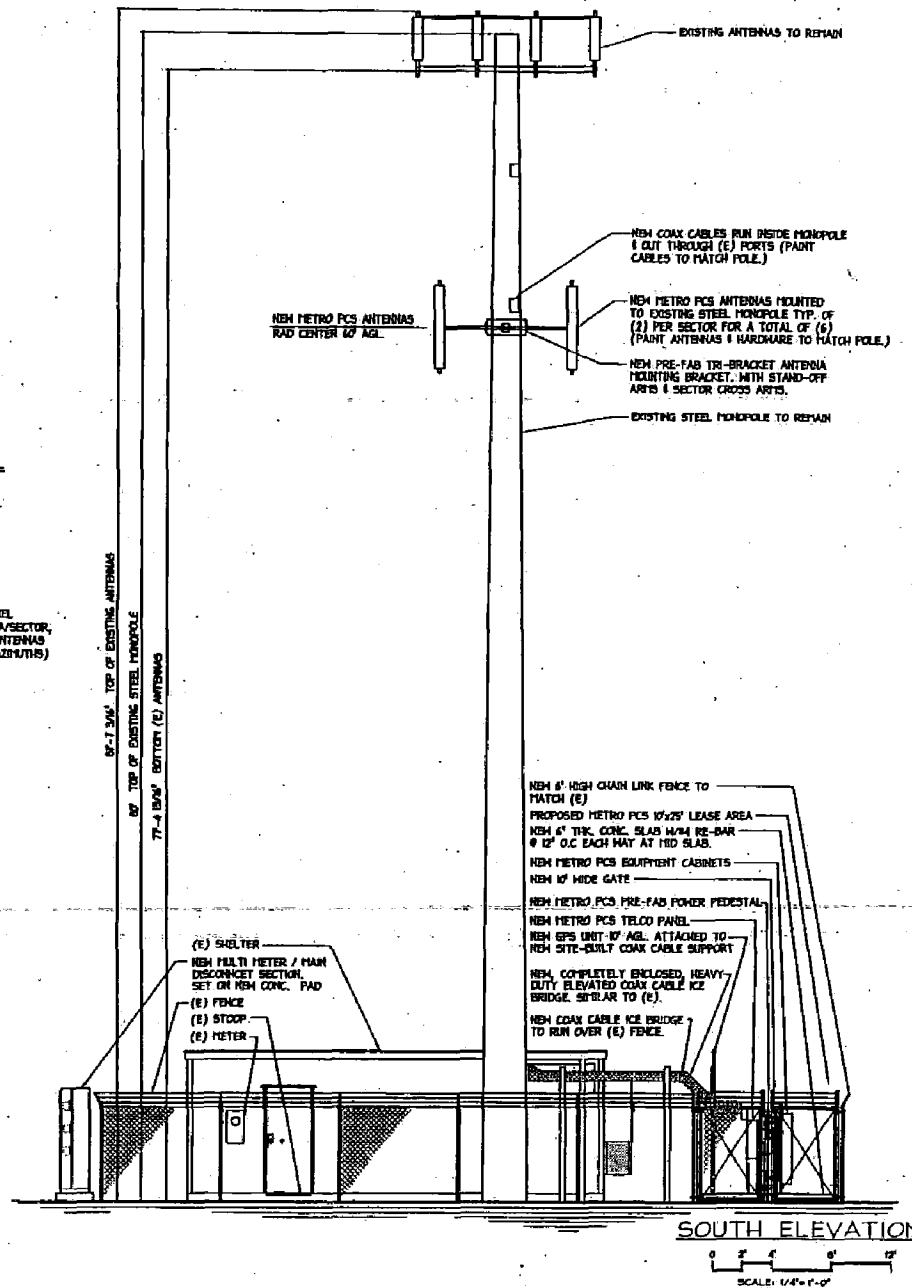
- Exhibit 1A Site Plan
- Exhibit 1B Elevations



ALLGON 7182-42 ANTENNA DETAIL
 NOT TO SCALE.

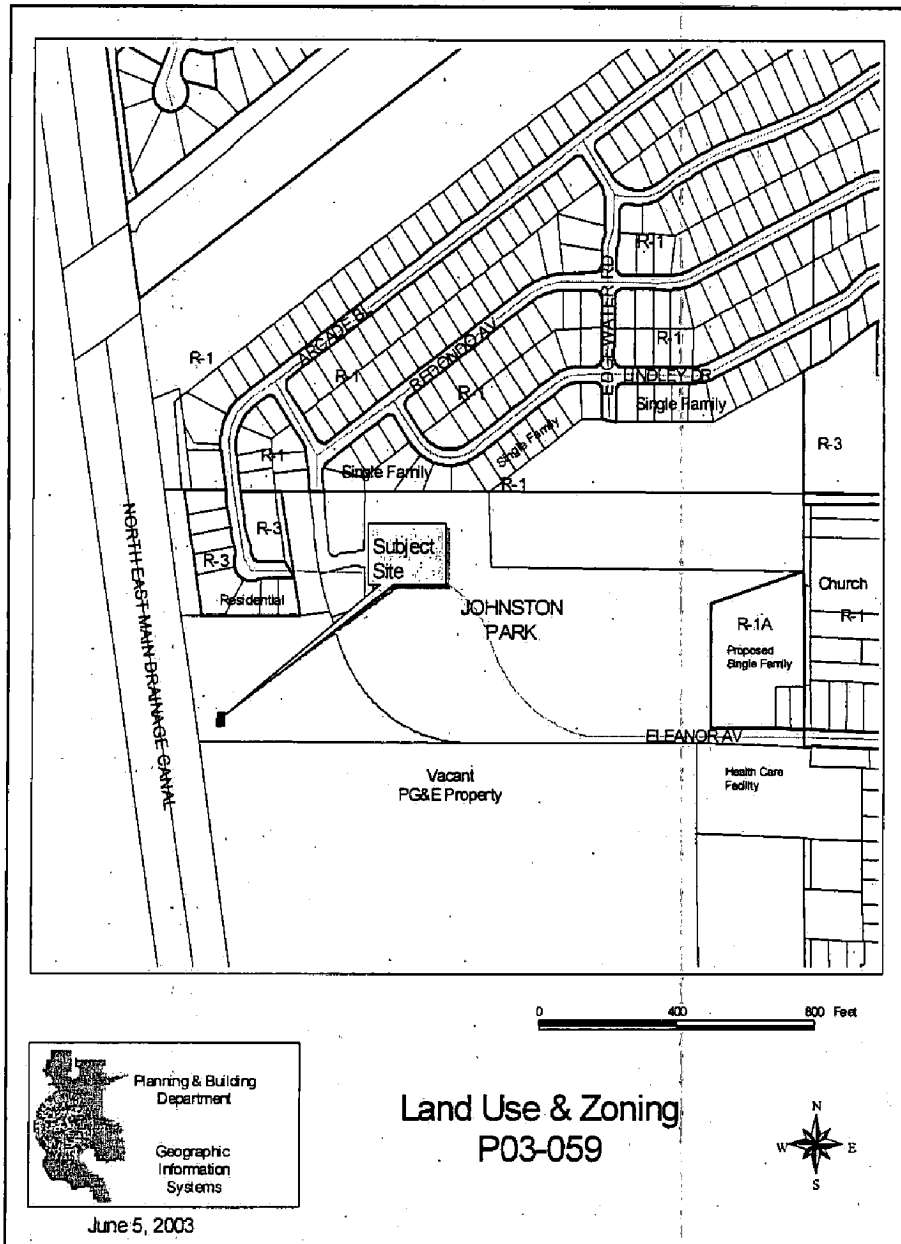



ANTENNA LAYOUT DETAIL
 NOT TO SCALE.



P03-059
 REC'D 5/14/03

Attachment 2 - Land Use & Zoning Map




 Planning & Building
 Department

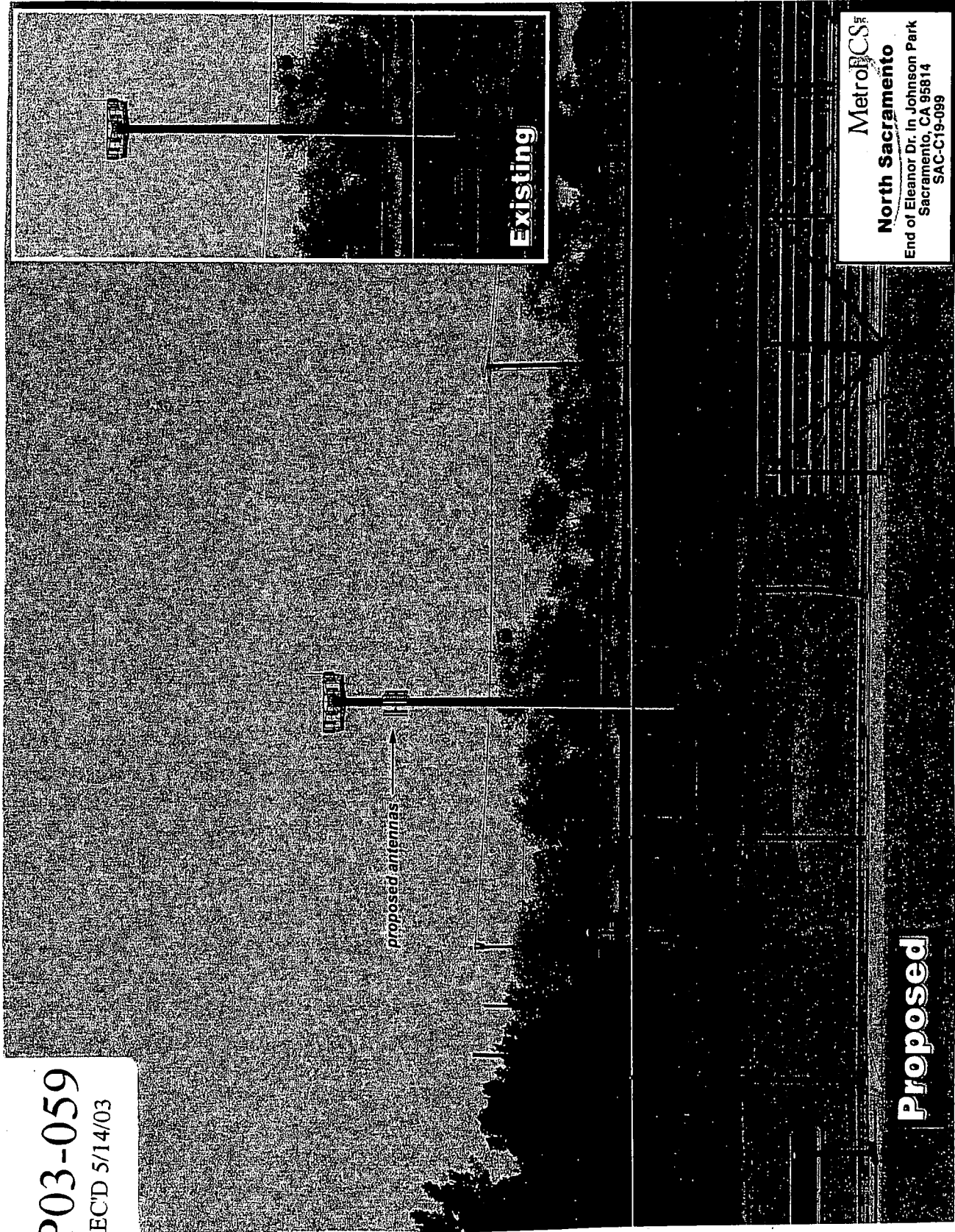
 Geographic
 Information
 Systems

June 5, 2003

Land Use & Zoning
P03-059



Attachment 3 - Photosimulations



P03-059
REC'D 5/14/03

Existing

Proposed antennas

Proposed

MetroPCS
North Sacramento
End of Eleanor Dr. in Johnson Park
Sacramento, CA 95814
SAC-C19-099