

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Pac Tel Cellular, 2150 River Plaza, Suite 400, Sacramento, CA 95833				
OWNER	Jack Mockler, 210 N. 12th Street, Sacramento, CA 95814				
PLANS BY	Western Planning and Engineering, 11860 Kemper Road, Auburn, CA 95603				
FILING DATE	11/2/92	ENVIR. DET	Negative Declaration	REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	001-0122-010-0000				

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Planning Director's Special Permit to construct a 71± foot high cellular tower on .63± developed acres in the Heavy Industrial (M-2) zone.

LOCATION: 210 N. 12th Street

PROPOSAL: The applicant is requesting the necessary entitlement construct a cellular tower with a 12' X 28' equipment building. The tower itself would consist of a 60 foot high mono pole, another four foot high element to the "top hat" antenna, four feet for the antenna and a three foot high whip antenna. The total height of the pole would be 71 feet.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/ Warehouse
Central City Community Plan:	Industrial
Draft Richard Boulevard Area Plan:	Service Commercial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Sacramento Plumbing and Heating
Surrounding Land Use and Zoning:	
North:	Distribution and Warehouses; M-2
South:	Gas Station; M-2
East:	Commercial/ Industrial; M-2
West:	Distribution and Warehouses; M-2
Property Dimensions:	Irregular
Property Area:	0.63± acres
Square Footage of Proposed Building:	336 sq.ft.
Height of Building:	12±'
Height of Tower:	71±'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Exposed Aggregate
Roof Material:	Tar

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PROJECT EVALUATION: Staff has the following comments:

A. Summary/ Background

Pac Tel Cellular Company is proposing to construct a 71± foot high tower for a transmitting antenna to support the cellular telephone network in the area. The tower would be placed next to a 12' X 28' (336 sq.ft.) equipment building which would stand approximately 12 feet high. The site selected for the facility is located between Dos Rios Avenue and North 12th Street just north of North B Street. The existing site is the location of the Sacramento Plumbing, Heating and Air Conditioning Company.

B. Staff Analysis

The subject property is adjacent to North 12th Street. The Richards Boulevard Area Plan identifies North 12th Street as "Gateway Boulevard" which will become the northerly entrance to the Central Business District and the Southern Pacific Planning Area. Gateway Boulevard is proposed to be 224 feet wide and will include the new street lanes, double tracked light rail transit, bicycle lanes and landscaped areas. The intent is to create an attractive inviting entrance into the existing and new business areas of downtown.

In October 1992, the City Council directed staff, by resolution, to analyze all projects within the Richards Boulevard planning area for consistency with the draft Richards Boulevard Area Plan documents. Staff's charge was to identify any impacts the project would have on achieving the goals, policies and objectives of the planning documents.

In light of the plans for this area, staff does not consider a cellular tower to be a feature that would enhance the visual character of the area. Staff considers a tower of this type to be aesthetically detrimental to the proposed "Gateway Boulevard" and the goals of the Richards Boulevard Plan.

Staff and the applicant have discussed design changes that would help improve the appearance of the equipment building and tower. The applicant has not been opposed to upgrades of the facility in order to enhance its appearance. Improved building materials have been discussed, landscaping and an upgrading of the pole to a metal pole were discussed and initially supported by the applicant. Even with the improvements, staff cannot support the construction of a cellular tower on the subject site due to the impact it could have on the proposed plans for the area.

Staff has discussed the negative recommendation with the applicant. The applicant in response has worked with the City Real Estate Division and other property owners in the area to locate the tower on another site. The Real Estate Division is in the process of obtaining approval from the City council to locate the cellular facility on a City-owned parcel about one quarter mile west of the site. The City Council will be making a determination on the property within the next couple of weeks. The applicant has requested the Planning Director make a determination on the tower as proposed on the North 12th Street site.

C. Agency Comments

Project referrals have been distributed to the Transportation, Development Services, and Utility Divisions of Public Works and to the Sacramento Housing and Redevelopment Agency.

Planning and Sacramento Housing and Redevelopment Agency (SHRA) staff have worked closely in reviewing this project and in recommending potential aesthetic improvements (improved building materials, landscaping and metal pole). Because of the overall planning goals for the area, SHRA staff is opposed to locating the cellular facility at the proposed location. They support the draft Richards Boulevard Area Plan and recognize the importance of enhancing the visual character of the area. SHRA staff also recommend denial of the cellular tower request at the proposed location.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. The applicant shall be required to meet the provisions of the mitigation monitoring plan.

RECOMMENDATION: Staff recommends the Planning Director take the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Mitigation Monitoring Plan; and,
- C. Deny the Planning Director's Special Permit to construct a 71± foot high cellular tower on .63± developed acres in the Heavy Industrial (M-2) zone subject to the findings of fact which follow.

Findings of Fact:

1. Denial of the request is based upon sound principles of land use planning in that the proposed project is not compatible with other uses in the neighborhood.
2. Denial of the request will be injurious to public welfare and to property in the vicinity in that the proposal would add to the visual degradation of the area.
3. The proposed project is inconsistent with the General Plan in that the proposal would contradict the draft Richards Boulevard Area Plan policies that promote the development of a visually pleasing entrance to the City's primary business areas.

Should the Planning Director's decision on the project be appealed, the following enhancements should be considered:

- o construction of the equipment building should utilize upgraded materials and be subject to the review and approval of the Design Review Board staff;

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- o the facility shall be landscaped and irrigated to enhance the facility's appearance from adjacent properties. Landscape and irrigation plans shall be subject to the review and approval of planning staff prior to issuance of any building permit; and,
- o a metal pole shall be used. Wires and other external equipment shall be concealed, to the extent possible, within the pole.

Report Prepared By:

Don Smith
Don Smith,
Associate Planner

3-30-93
Date

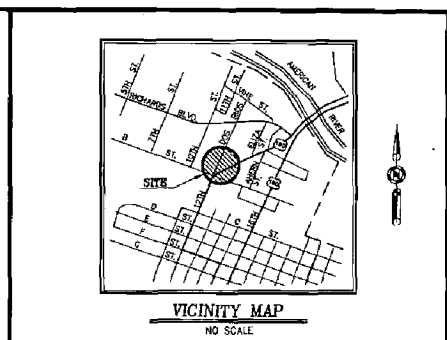
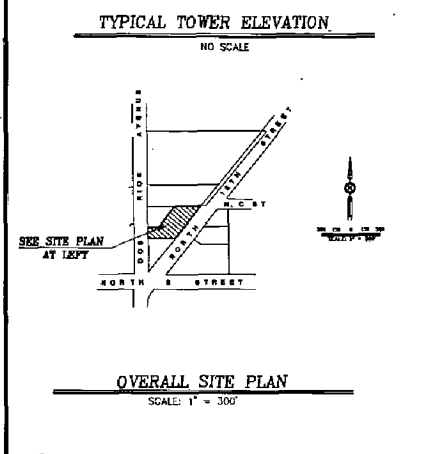
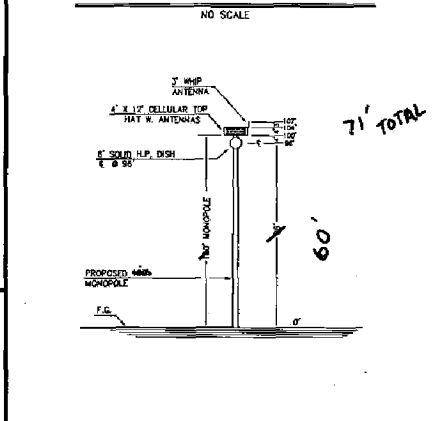
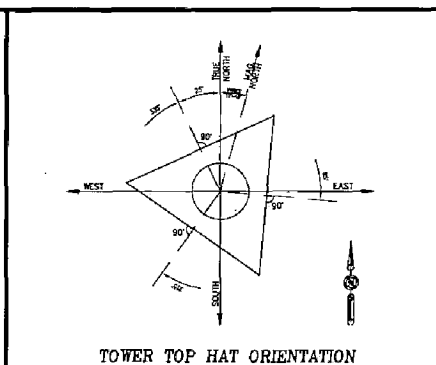
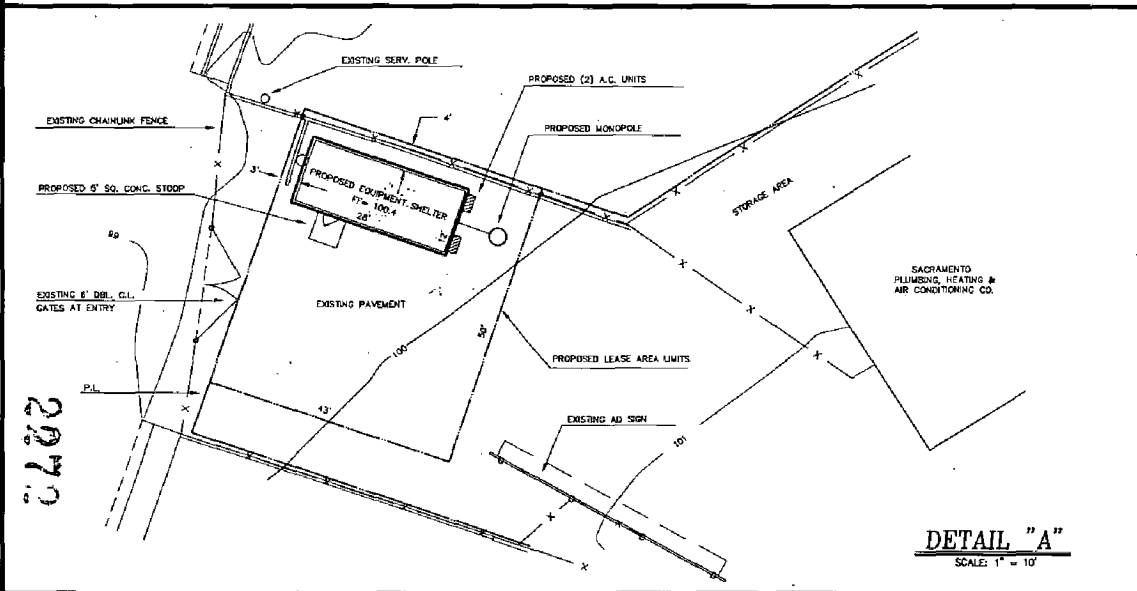
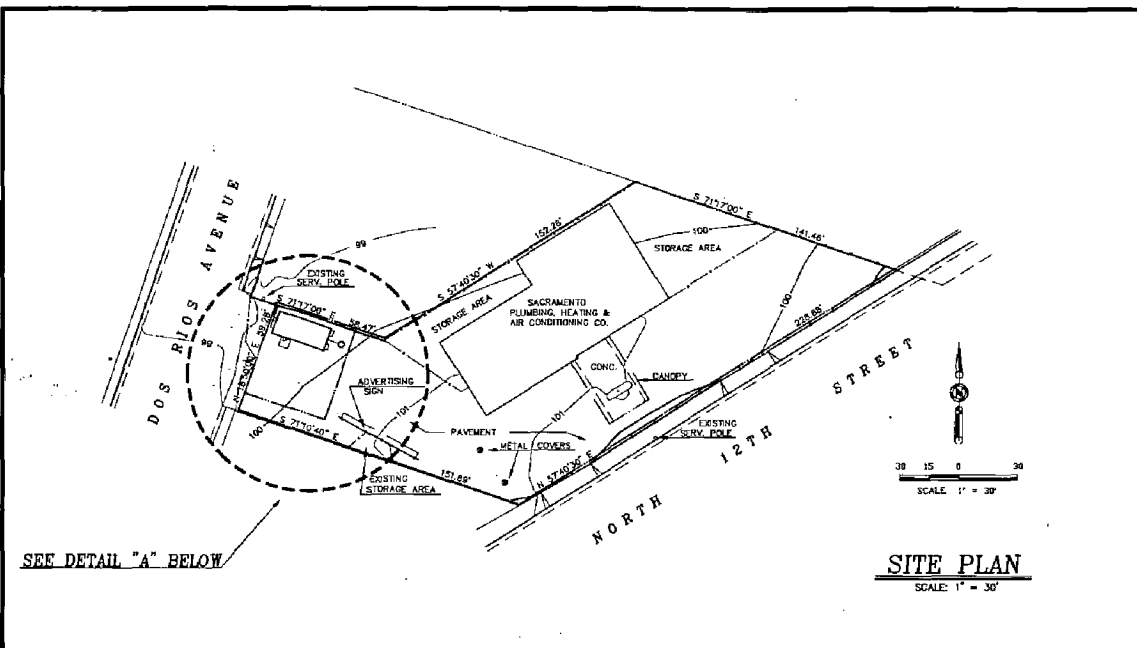
Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse,
Planning Director

4-8-92
Date

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OWNER ADDRESS:
JACK F. WOODLER
210 NORTH 12TH STREET
SACRAMENTO, CALIFORNIA 95814
PHONE: (916) 443-8033

ASSESSOR'S PARCEL NO.: 001 - 0122 - 010

APPLICANT:
PAC TEL CELLULAR
2150 OWEN PLAZA DRIVE, STE. 400
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 646-2226

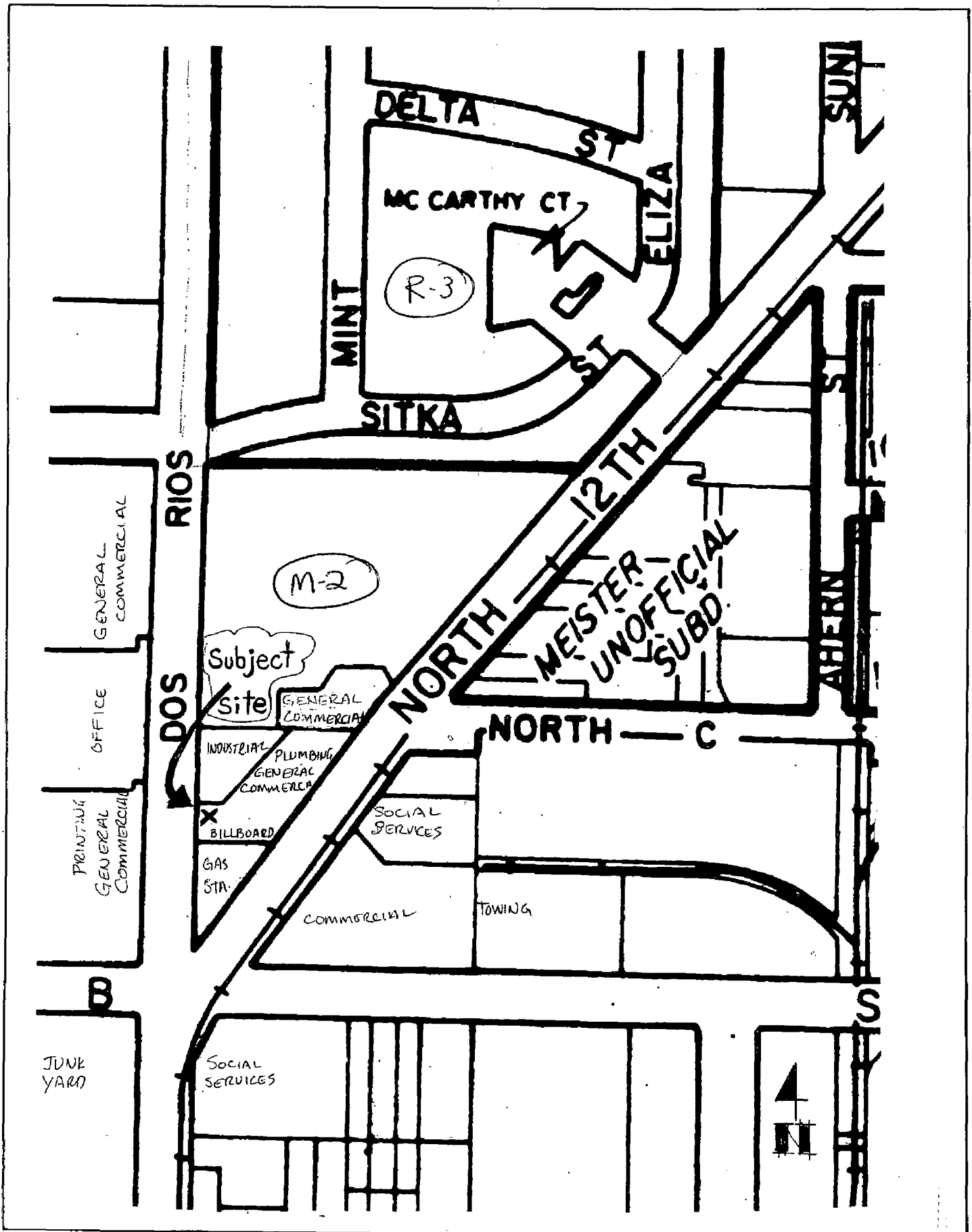
PREPARED BY:
WESTERN PLANNING & ENGINEERING
11860 KEMPER ROAD, SUITE 3
AUBURN, CALIFORNIA 95602
PHONE: (916) 823-5917

MICHAEL C. FLEMING, R.C.E. 36436 DATE

LEGAL DESCRIPTION:
BEING A PORTION OF THE BRAWLEY NEW HELMUTA AND SWAMP LAND SURVEYS IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

- NOTES:**
- CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
 - THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
 - BOUNDARY TAKEN FROM OGD RECORDS: 8/27/71, BK 7108-17, PG. 75, OFFICIAL RECORDS. BASIS OF BEARINGS IS SAME AS 23 PM 36, RECORDED 12/18/74.
 - THIS PLAN REPRESENTS A FIELD BOUNDARY AND TOPOGRAPHY SURVEY.
 - THERE IS NO GRADING PROPOSED FOR THIS PROJECT.
 - MINIMUM SETBACKS SHOWN WERE PROVIDED TO WESTERN PLANNING AND ENGINEERING FROM THE CITY OF SACRAMENTO PLANNING DEPARTMENT AND ARE AS FOLLOWS:
FRONT BUILDING SETBACK: 5.00'
SIDE BUILDING SETBACK: 0.00'
REAR BUILDING SETBACK: 0.00'
 - THE EXISTING ZONING FOR THIS PROPERTY IS: M-27, COMMERCIAL.
- DATE PREPARED: SEPTEMBER 23, 1992

WESTERN PLANNING & ENGINEERING 11860 KEMPER ROAD, #3 AUBURN, CA 95602 (916) 823-5917 FAX 823-5518				PLANS FOR: PAC TEL CELLULAR LEASE SITE DOS RIOS SITE CITY OF SACRAMENTO, CALIFORNIA		APPROVED	
CONDITIONAL USE PERMIT NO. _____ SITE PLAN SITE PLAN, DETAILS, NOTES						DESIGNED: JC DRAWN: JC CHECKED: MSF	
NO. DATE REVISION BY APPR.		SCALE: NOTED		JOB NO. 04000		SHIT. OF 1 1	



LAND USE & ZONING MAP

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