

P98-040 KENNEDY HIGH SCHOOL CELLULAR SITE

REQUEST: A. Environmental Determination (Exemption)

- B. Special Permit to locate twelve wireless antenna panels on the roof of a library classroom building in a high school complex and construct a 240 square foot equipment building on 43.439± developed acres in the Agriculture (A) zone.

LOCATION: 6715 Gloria Drive
Assessor's Pcl. No. 030-0370-019
Pocket Community Plan Area
Sacramento Unified School District
Council District 7

APPLICANT: Air Touch Cellular (Lisa Burke), 646-2269
2150 River Plaza Drive #400; Sacramento, CA 95833

OWNER: Sacramento City Unified School District
425 1st Avenue; Sacramento, CA 95819

APPLICATION FILED: April 22, 1998

STAFF CONTACT: Sandra Yope, 264-7158

SUMMARY: The applicant is requesting to place twelve wireless antenna panels on the roof of the library building in a high school complex and to construct a 240 square foot equipment building. Four panels will be located per side of three elevations. The equipment building will be located at ground level.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions, based on upon the fact that the antenna panels will be located on the roof of an existing building; the location meets the telecommunications siting guidelines, and the project will not impact the existing use of the site nor the adjacent residential land uses.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Community Plan Designation: School
Existing Land Use of Site: John F. Kennedy High School
Existing Zoning of Site: Agricultural, A

Surrounding Land Use and Zoning:

North: R-1 and R-1A; Church and Residential
South: R-1 and R-1A; Residential
East: R-1A; Residential
West: R-1A; Residential

Property Dimensions: Irregular
Property Area: 43.44± acres
Height of Building: Three stories 41 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant is required to obtain a building permit from the City's Building Division. Operation of the proposed wireless communication site is regulated by the Federal Communications Commission (FCC).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as Low Density Residential (4-15 du/na). The Pocket Community Plan designates the subject site a School. The proposed antenna panels are consistent with the land use designations. The proposed project is also consistent with the Zoning Ordinance. The adopted Telecommunications Facility policy encourages collocation of telecommunication projects on existing structures to minimize the number of towers, monopoles and similar structures that are built. The proposed antenna panels are required for the increased capacity and coverage of the Greenhaven area for Air Touch Cellular.

B. Site Plan Design/Zoning Requirements

The project site consists of 43.44± developed acres in the Agricultural (A) zone and is developed with a high school complex. The proposed antenna panels will be located on the roof of the library building which is northeast portion of the site. The structure

is a three story building that has other buildings on all sides. The mansard roof parapet prevents the panels from being attached on the parapet facade. The antennas will be mounted on small poles attached to the back of the parapet wall and projecting approximately three feet above the parapet wall. Approximately one foot of the pole will be visible. The panels are two feet by one foot and there will be four panels located on the north, south, and east sides. with the lower portion on the edges of the building. There will also be a 240 square foot equipment building located at ground level under the library roof overhang. The cable run will be through the existing columns, under the overhang and through the roof of the equipment building. The building will have a brick veneer finish to match the existing building exterior.

According to the City Zoning Ordinance (Section 2-E-59) a Planning Commission Special Permit is required to locate a communication antenna in an Agricultural zone.

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 State EIR Guidelines {California Environmental Quality Act, Sections 15301}.

B. Public\Neighborhood and Business Association Comments

The site is located within the Sacramento Roundtree Homeowners Association and the Lake Greenhaven Association areas. The project plans have been sent to the associations and staff has not received any comments. The project has been noticed and staff has received six calls, one for clarifying information and five stating their opposition to the location. Those opposed state they are not allowed to put antennas on their roofs so the school should not be allowed to have antennas either.

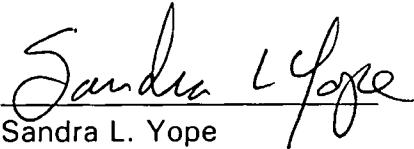
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the Environmental Determination that the project is **Exempt** from further environmental review pursuant to the California Environmental Quality Act.
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) **approving**

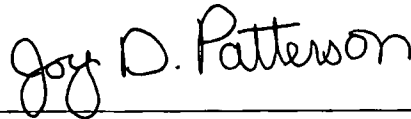
the **Special Permit** to locate twelve wireless antenna panels on the roof of a library classroom building in a high school complex and construct a 240 square foot equipment building on 43.439± developed acres in the Agriculture (A) zone.

Report Prepared By,



Sandra L. Yope
Associate Planner

Report Reviewed By,



Joy D. Patterson
Senior Planner

Attachments

- Attachment 1 Notice of Decision and Findings of Fact
- Exhibit B-1 Site Plan
 Exhibit B-2 Elevations
 Exhibit B-3 Photo Simulations
- Attachment 2 Vicinity/Locator Map
- Attachment 3 Land Use and Zoning Map

ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR KENNEDY HIGH SCHOOL
CELLULAR SITE, LOCATED AT 6715 GLORIA DRIVE IN THE AGRICULTURAL (A)
ZONE. (P98-040)**

At the regular meeting of June 11, 1998, 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 (Exemption)**
- B. **Approved the Special Permit to locate twelve wireless antenna panels on the roof of a library classroom building in a high school complex and construct a 240 square foot equipment building on 43.439± developed acres in the Agriculture (A) 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 satellite dishes is approved subject to the following finding of fact:
 - 1. Granting the Special Permit is based upon sound principles of land use in that the placement of the antenna panels on the roof of an existing library building will be compatible with the high school campus and surrounding residential land uses in the area.
 - 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 height and location of the antenna panels will not significantly impact the site or surrounding residential area, and
 - b. The panels will be located on a building located in the center of the campus to minimize the visual impact to the street scape.

3. The project is consistent with the General Plan and Pocket Community Plan which designate the site as Low Density Residential (4-15 du/na) and a School respectively.

CONDITIONS OF APPROVAL

- B. The Special Permit for the proposed antenna panels (Exhibits B-1 through B-3) is hereby approved subject to the following conditions:

- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
- B2. Size and location of the panels shall conform to the plans submitted. The applicant shall use non-reflective paint (light grey, or grey/white) on all sides to prevent glare on all equipment, cables, connections, and panels. Any visible pole above the parapet shall be sheathed with a cover that matches the antenna panel in width, angle of direction, and color. The applicant shall submit a revised plan reflecting the required modification to Planning for review and approval prior to issuance of building permits.
- B3. Any additional panels shall require a modification of the Special Permit.
- B4. Should the applicant ever discontinue using the panels then the applicant shall remove all equipment and panels within six months of termination.
- B5. The equipment building shall match the existing building in exterior colors and materials. Additionally, the cable run conform to the plans submitted.

CHAIRPERSON

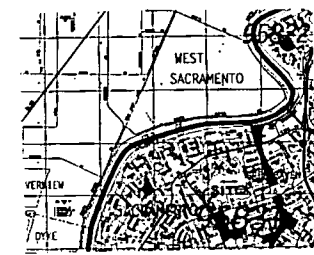
ATTEST:

SECRETARY TO
CITY PLANNING COMMISSION CHAIRPERSON

PS-046



ARCHITECTS
STAFFORD
KING
WIESE



VICINITY MAP NO SCALE

622 20TH STREET (916)443-4829
SACRAMENTO CALIFORNIA 95814

SITE ADDRESS:
ASSESSORS PARCEL NO.: 030 0370 019 0000

OWNER:
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

APPLICANT:
AIRTOUCH CELLULAR
2150 RIVER PLAZA DRIVE
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 646-3773

PREPARED BY:
STAFFORD KING WIESE ARCHITECTS
622 20TH STREET
SACRAMENTO, CALIFORNIA 95814
PHONE: (916) 443-4829

LEGAL DESCRIPTION:
ALL THAT CERTAIN REAL PROPERTY SITUATED
IN THE COUNTY OF SACRAMENTO, STATE OF
CALIFORNIA, DESCRIBED AS FOLLOWS:
APN 030-0370-019-0000

BASIS OF BEARINGS:
CALIFORNIA STATE PLANE COORDINATE SYSTEM.

ZONING:
1. EXISTING ZONING IS A, AGRICULTURE.

EXHIBIT - B-1

PROJECT	DATE

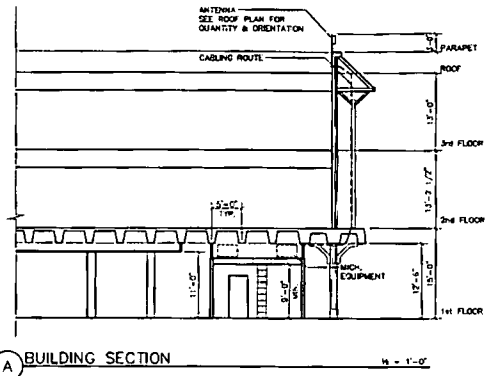
PROJECT	DATE

AIRTOUCH CELLULAR AT
JOHN F. KENNEDY HIGH SCHOOL
8715 GLORIA DRIVE
SACRAMENTO, CALIFORNIA

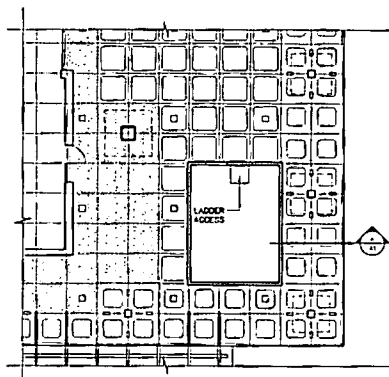
BUILDING DRAWINGS
FOR CONDITIONAL USE PERMIT

DATE	BY	DATE	BY

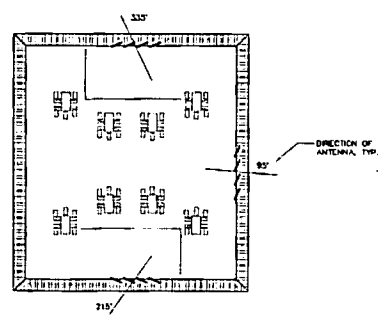
JUNE 11/1998 ITEM



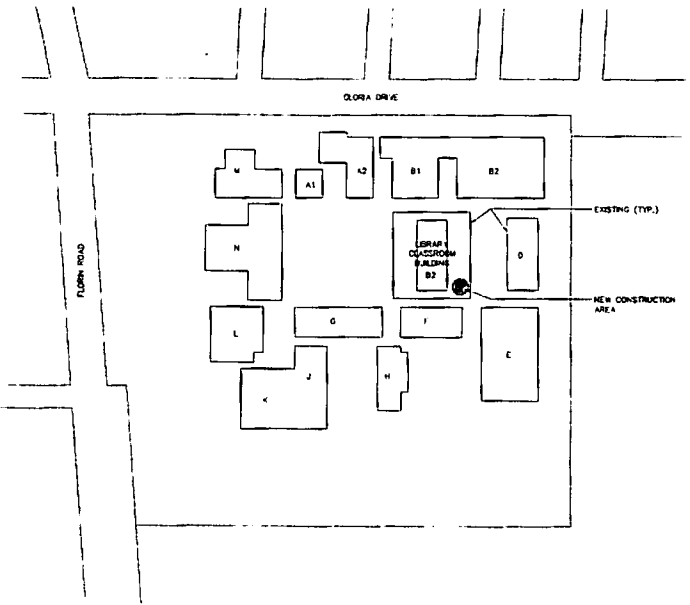
A BUILDING SECTION 1/4" = 1'-0"



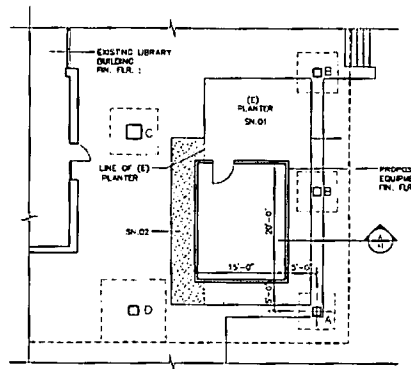
REFLECTED CEILING PLAN 1/4" = 1'-0"



ROOF PLAN NO SCALE



SITE PLAN NO SCALE



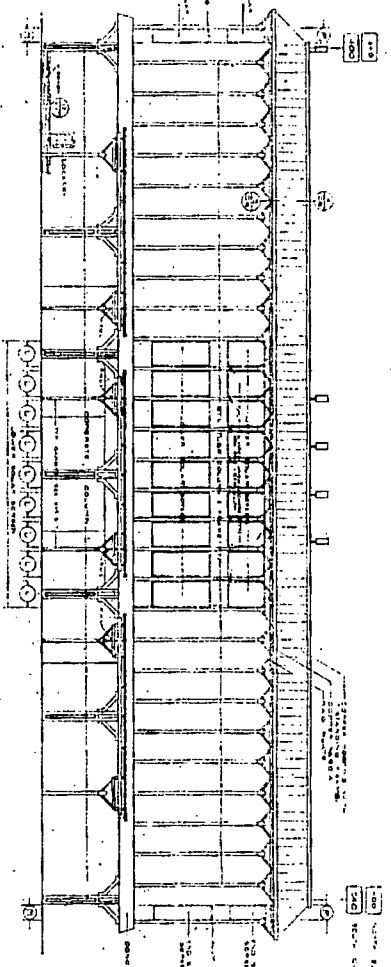
FLOOR PLAN 1/4" = 1'-0"

SH 01 WOODY PLANTER, LANDSCAPE AND SIGNATION, AS REQUIRED
SH 02 APPROXIMATE LIMITS OF EXISTING PLANTWORK REPLACEMENT

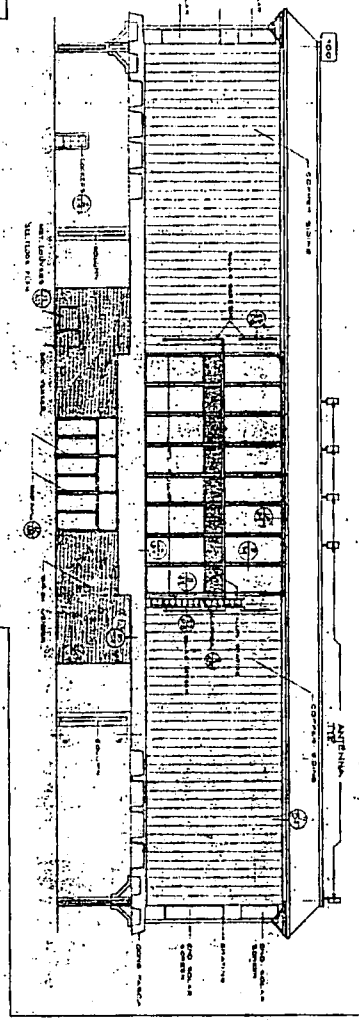
TRAIL	DIMENSIONS	BELOW AT BOTTOM OF FOOTING
A	8'-0" x 6'-0" x 1'-0"	5'-0"
B	8'-0" x 15'-0" x 1'-0"	5'-0"
C	7'-0" x 7'-0" x 1'-0"	8'-0"
D	12'-0" x 12'-0" x 1'-0"	1'-0"

SHS SCHEDULE IS FOR REFERENCE ONLY

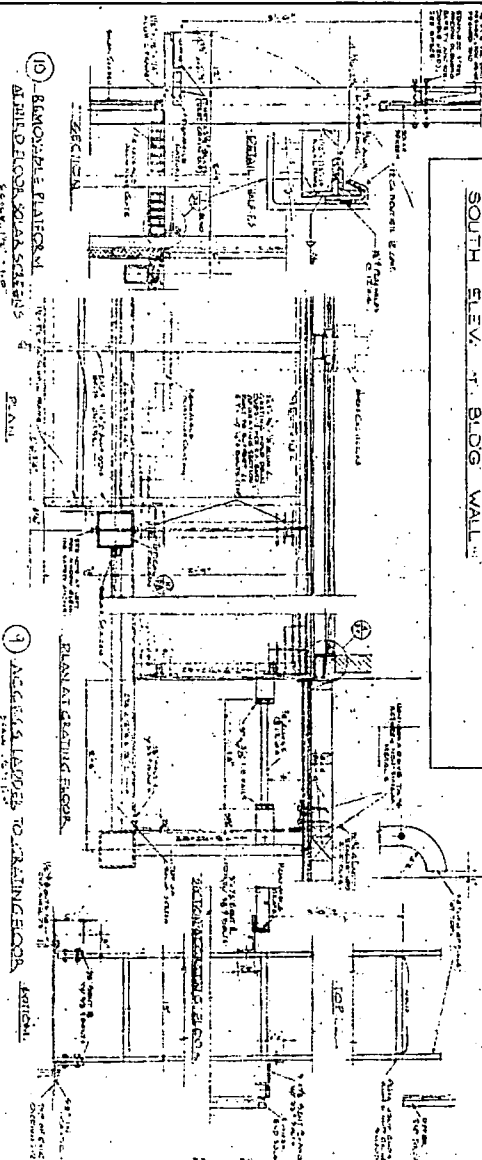
070 86 8



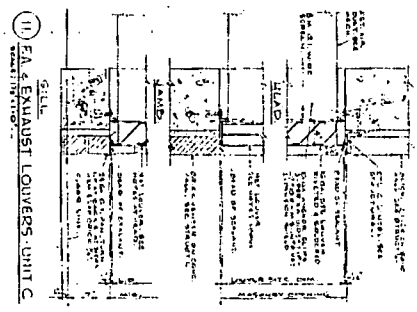
NORTH ELEVATION - SIMILAR TO PROPOSED AND ...



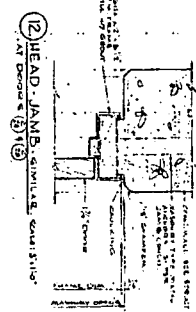
SOUTH ELEV. + BLDG. WALL



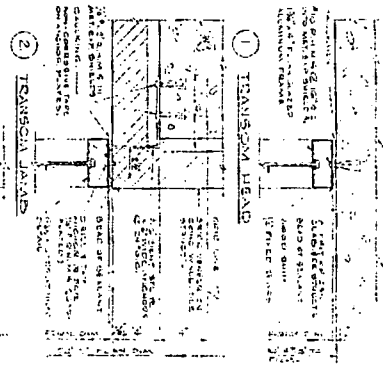
ACCESS LADDER TO RAINWATER BASIN



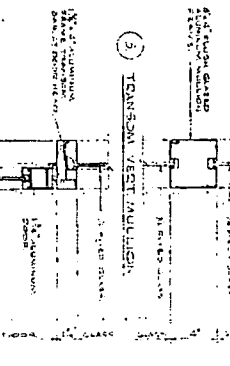
11 FIN & EXHAUST LOUVERS - UNIT C



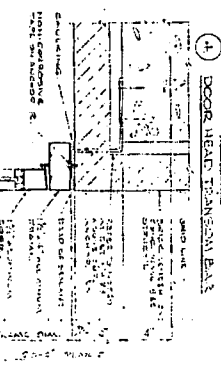
12 HEAD JAMB - SIMULAE CASTINGS AT DOOR # 1210



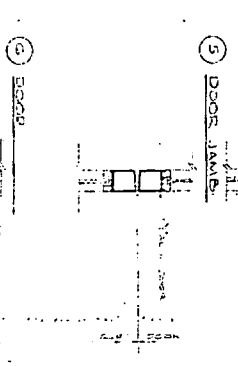
1 TRANSOM HEAD



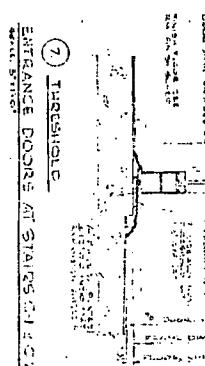
2 TRANSOM JAMB



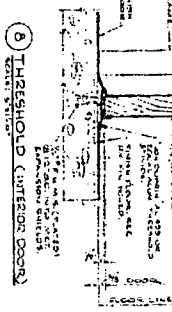
4 DOOR HEAD - TRANSOM BAY



5 DOOR JAMB



7 ENTRANCE DOOR AT STAIRS - JAMB

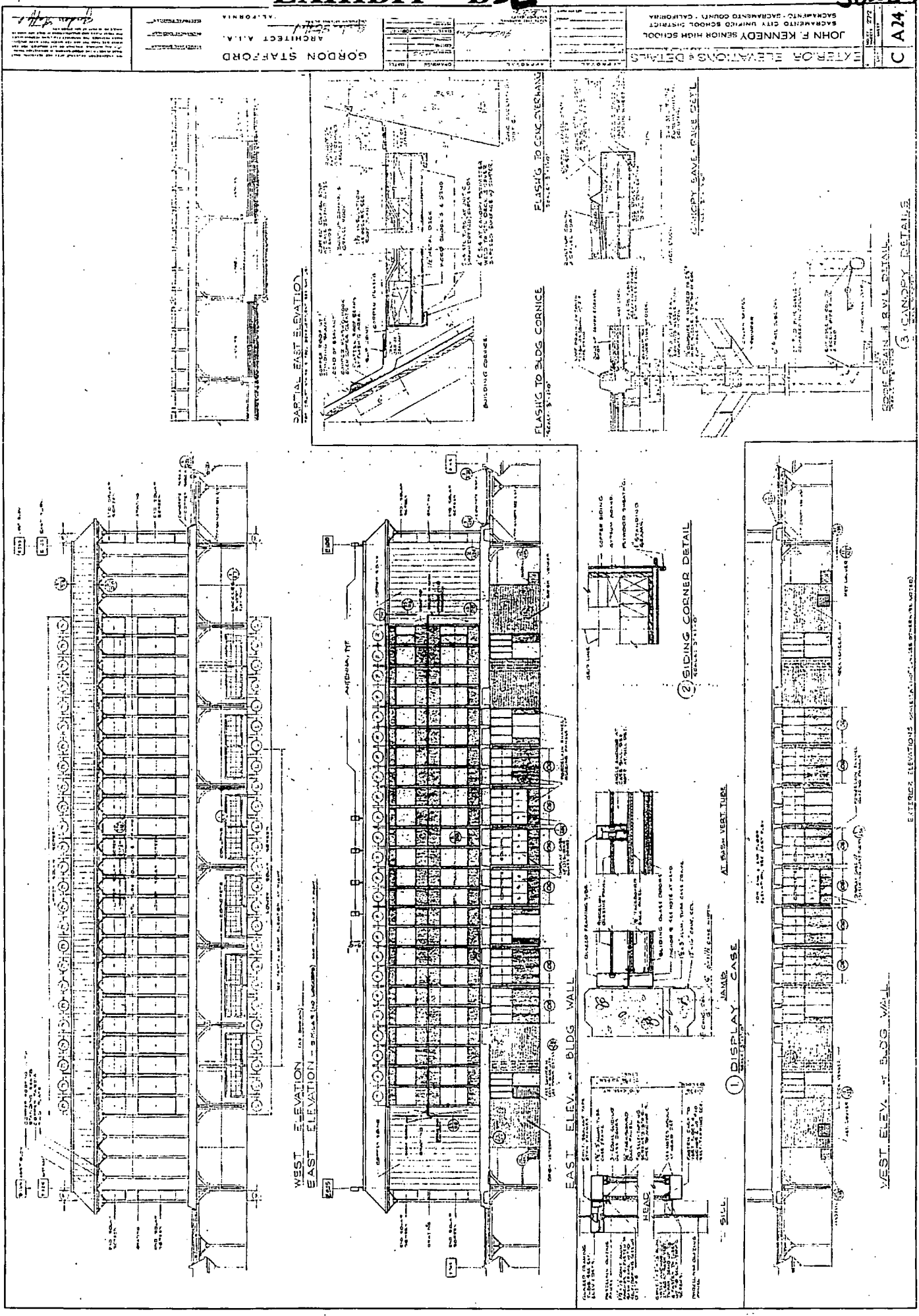


8 THRESHOLD - INTERIOR DOOR

EXHIBIT - B-2
 JOHN F. KENNEDY SENIOR HIGH SCHOOL
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
 SACRAMENTO COUNTY - CALIFORNIA
 APPROVAL: _____
 DATE: _____
 A.I.A.
 SACRAMENTO, CALIFORNIA

ITEM
DATE 11-19-98

98-040



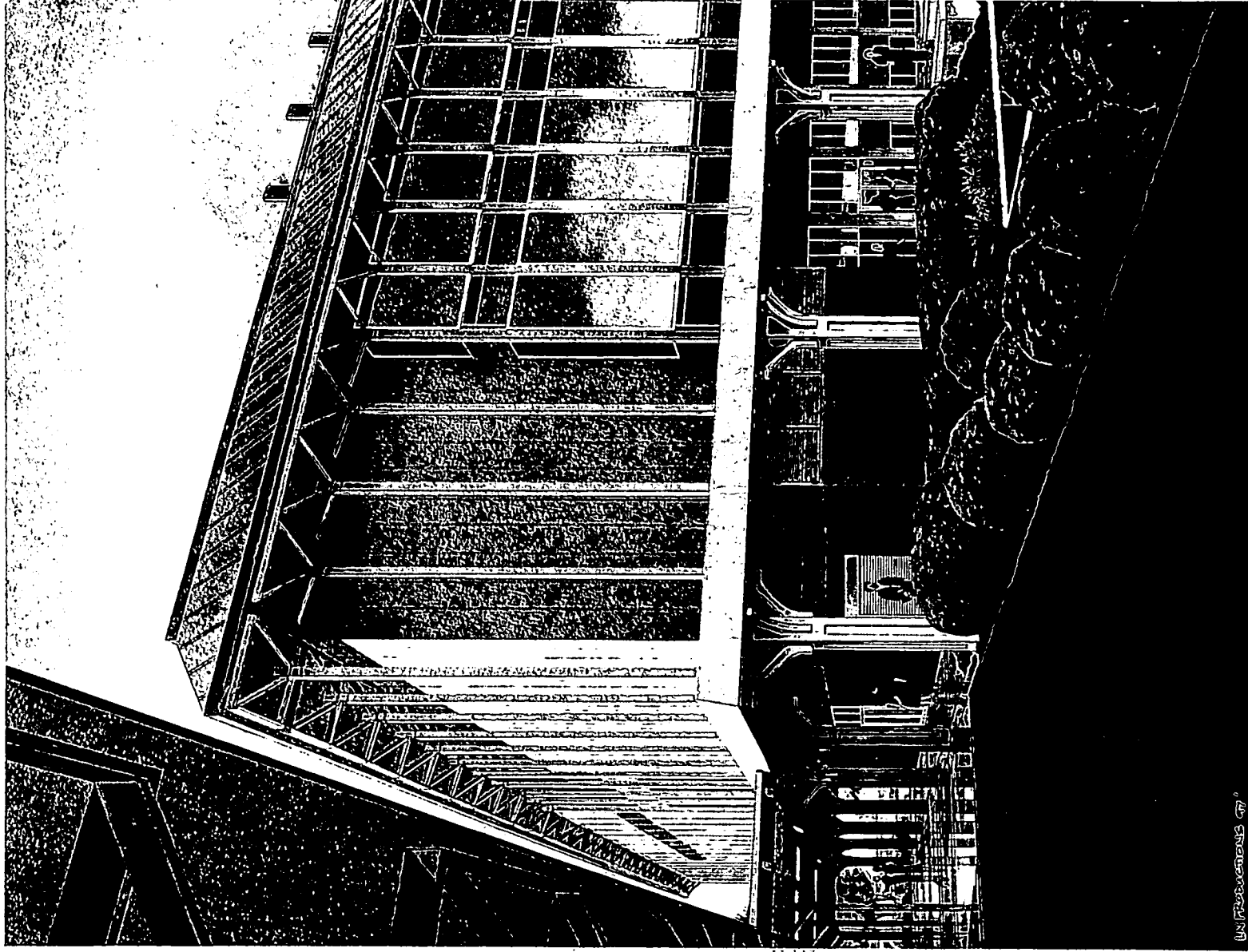
JOHN F. KENNEDY SENIOR HIGH SCHOOL SCHAUMBURO, SACRAMENTO COUNTY - CALIFORNIA ARCHITECT A.L.A. GORDON STAFFORD	DRAWING NO. 272 SHEET NO. 272	C A24

EXHIBIT - B-3

p 98-040

Item

June 11, 1998



UNIFORMATIONS 97

P 98 040



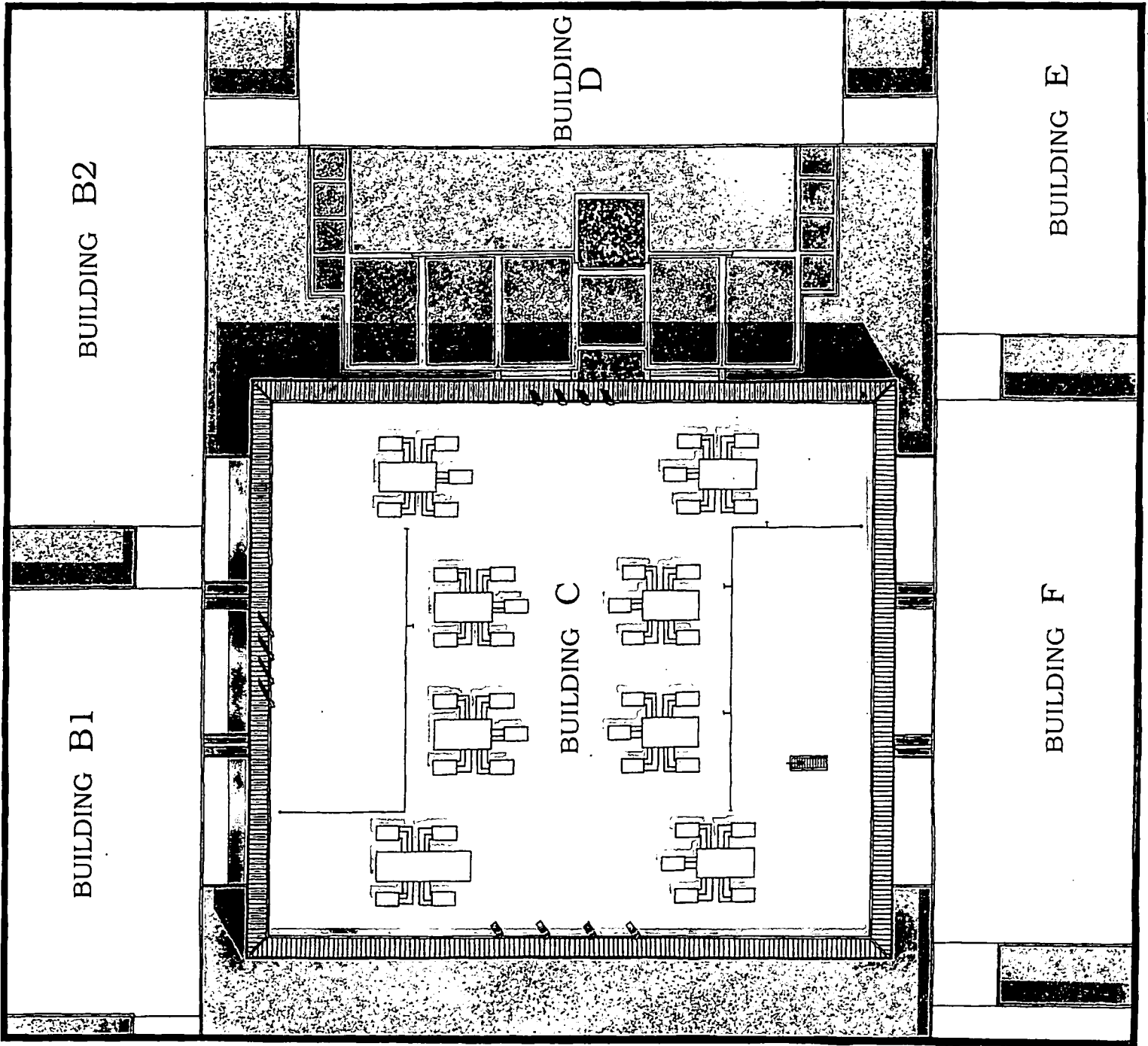
Installation At:
John F. Kennedy High School
Sacramento City Unified School District



Stafford King Wiese Architects
December 19, 1997

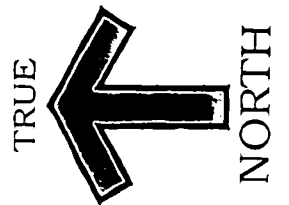
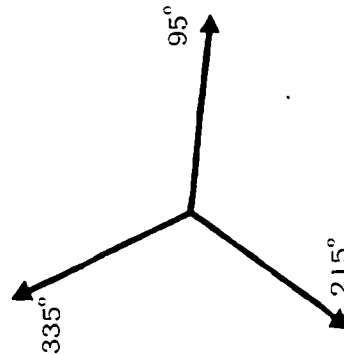
EXHIBIT - B-3

Item
June 11, 1998

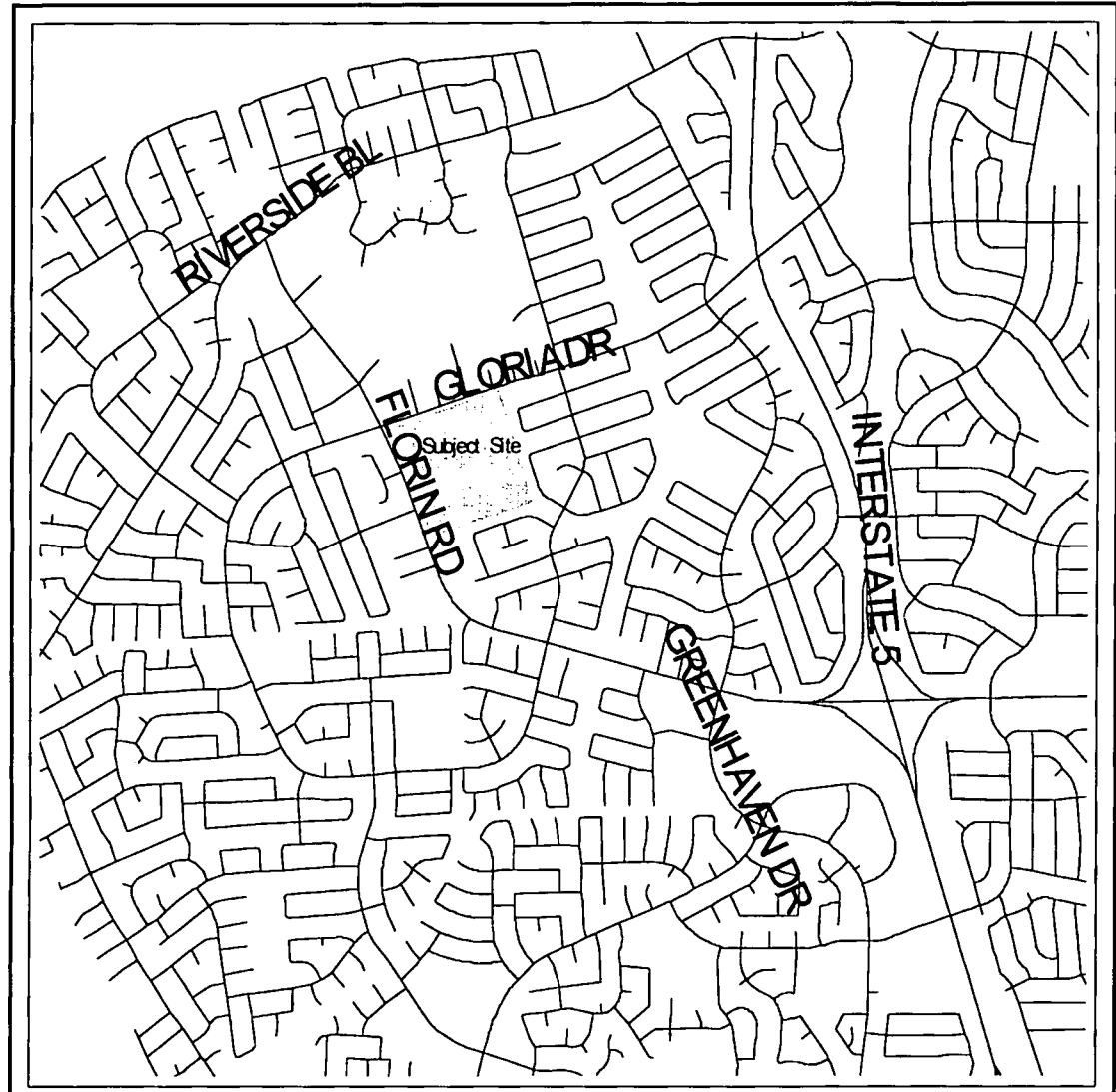


Installation At:
John F. Kennedy High School
Sacramento City Unified School District
December 15, 1997

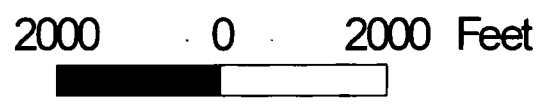
Staff: King, Wise Architects



Attachment 2
Vicinity Map



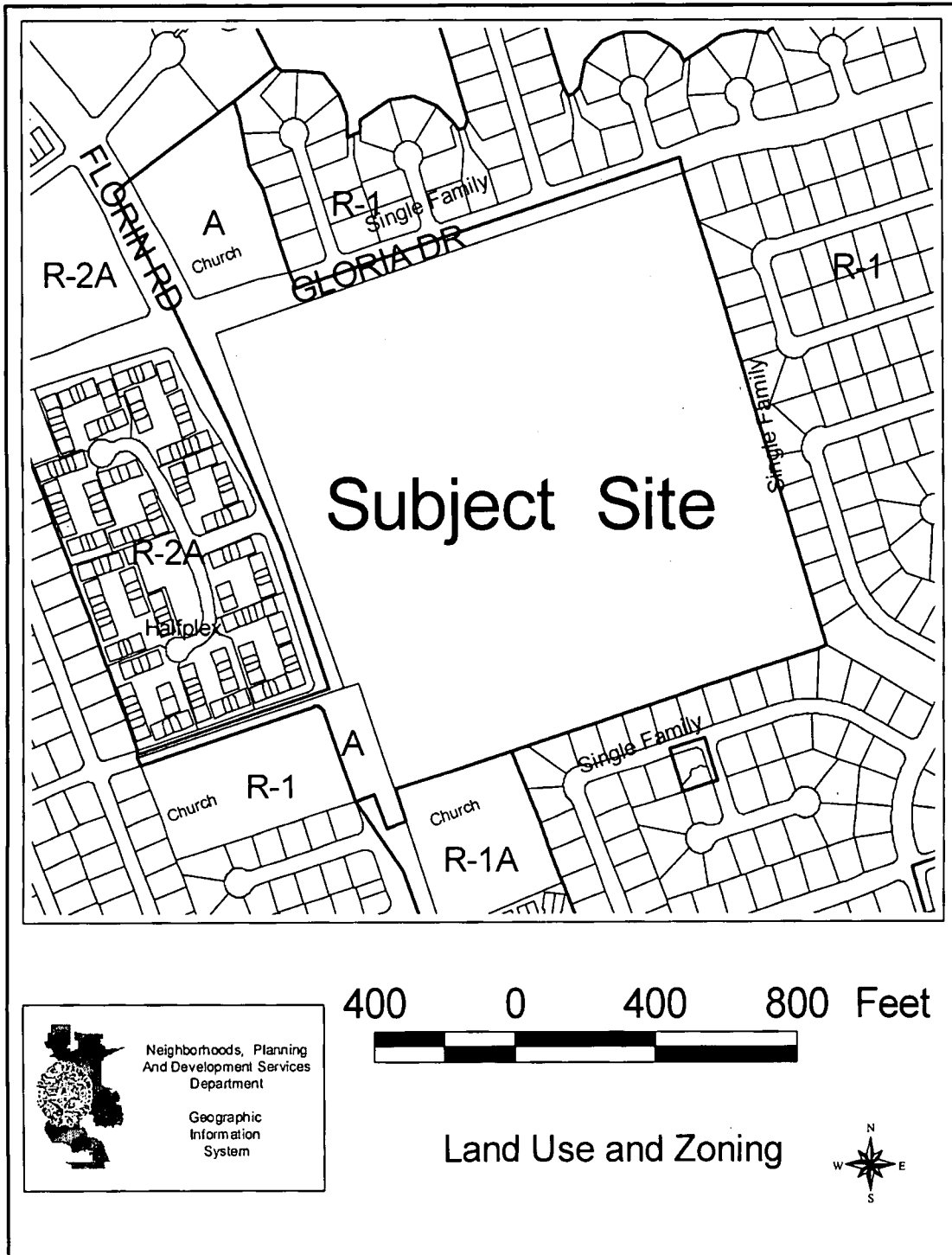
Neighborhoods, Planning
And Development Services
Department
Geographic
Information
System



Vicinity Map



Attachment 3
Land Use and Zoning Map



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

Land Use and Zoning

