

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>Pac Tel Cellular, 2150 River Plaza Drive, Suite 400, Sacramento, California 95833</u>		
OWNER	<u>Sacramento City Unified School District, 2315 34th Street, Sacramento, California 95817</u>		
PLANS BY	<u>Pac Tel Cellular, 2150 River Plaza Drive, Suite 400, Sacramento, California 95833</u>		
FILING DATE	<u>January 22, 1993</u>	ENVIR DET	<u>Negative Declaration</u>
		REPORT BY	<u>Cindy Gnos</u>
ASSESSOR'S PCL. NO.	<u>010-0010-002</u>		

APPLICATION: A. Negative Declaration.

- B. Special Permit to allow a four foot high cellular antenna with a three foot whip on top of the existing Sacramento High School auditorium with a total height of 69 feet on 25.0± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 2315 34th Street (Council District 5)

PROPOSAL: The applicant is requesting the necessary entitlements in order to construct a four foot high cellular antenna with a three foot whip on top of the existing Sacramento High School auditorium.

PROJECT INFORMATION:

General Plan Designation:	Parks, Recreation and Open Space
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Sacramento High School

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1
South:	Single Family Residential; R-2B and R-2A
East:	Single Family Residential; R-1
West:	Single Family Residential; R-4 and R-2A

Property Dimensions:	950' x 1150'
Property Area:	25± acres
Total Height of Building and Antenna:	69 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

01251

BACKGROUND INFORMATION: An application (P6008) was approved by the Planning Commission on June 25, 1974, to demolish the existing high school and rebuild in phases. Since a special permit exists on the property, the applicant is requesting a modification of the special permit to allow the cellular antenna.

APPLC.NO. P93-013

MEETING DATE May 13, 1993

ITEM NO. 12

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 25± acres in the Standard Single Family (R-1) zone. The site is currently developed with the Sacramento High School. The General Plan designates the site Parks, Recreation and Open Space. The surrounding land use is all single family residential. The surrounding zoning is R-1 to the north and east; R-4 and R-2A, to the west; and R-2B and R-2A to the south.

B. Applicant's Proposal

The applicant is proposing to locate a cellular antenna on top of the existing Sacramento High School auditorium. The proposal includes placing three cellular antenna arrays enclosed within a four foot high parapet wall painted and textured to match the existing building. Also included is a three foot tall whip antenna on top of the parapet wall. The total height of the proposal is 69 feet.

C. Staff Analysis

Staff has no objection to the applicant's request. The current Zoning Ordinance requirements for cellular antennas was adopted in 1991. The Ordinance was developed with the purpose of encouraging cellular antennas to be located on existing buildings rather than to erect free-standing poles. The proposed project is consistent with this goal. Although the height of the antenna exceeds the height requirement of the R-1 zone, it is located on an existing building which already exceeds the height limit. The antenna will be located on only a small portion of the roof and will be barely visible from the street.

D. Agency Comments

The proposed project was reviewed by the City Transportation Division, Engineering Development Services, Utility Department, SMUD, and the Med Center Neighborhood Association. No comments have been received.

E. Neighborhood Comments

Several letters were received in opposition to the project from surrounding property owners. The letters are attached Exhibit B. The primary concerns of the neighbors were interference with television reception and Ham Radio operation, and the increased radiation. Pac Tel Cellular has made contact with the opposition and has alleviated most of their concerns. The Zoning Ordinance amendment addressing cellular antennas included health reports regarding the effects of the cellular antennas. The reports have found no unacceptable health effects. Pac Tel Cellular also contends that the antennas do not interfere with television operation.

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

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01252

Declaration has been prepared. There were no mitigation measures, therefore, a Mitigation Monitoring Plan was not prepared.

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

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to allow a four foot high cellular antenna with a three foot which on top of the existing Sacramento High School auditorium with a total height of 69 feet subject to conditions and based upon findings of fact which follow.

Conditions

- 1. The exterior of the parapet wall shall be painted and textured to match the existing building.
- 2. The project shall be developed as indicated on the submitted plans.

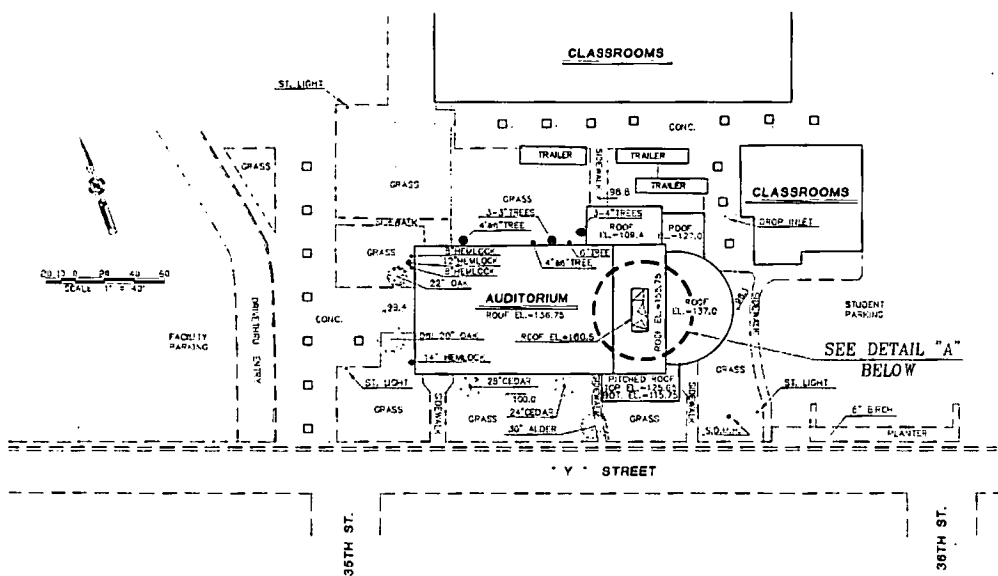
Findings of Fact - Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use in that the proposed antenna is compatible with the existing school and surrounding residential development. The antenna is also located on an existing building rather than a free-standing pole.
- 2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the antenna will not be visible from the street and adverse health effects have not been proven.
- 3. The project is consistent with the General Plan which designates the site Parks, Recreation and Open Space.

01253

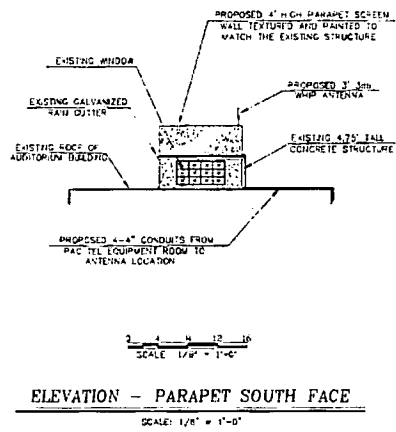
P93-013

May 13, 1993



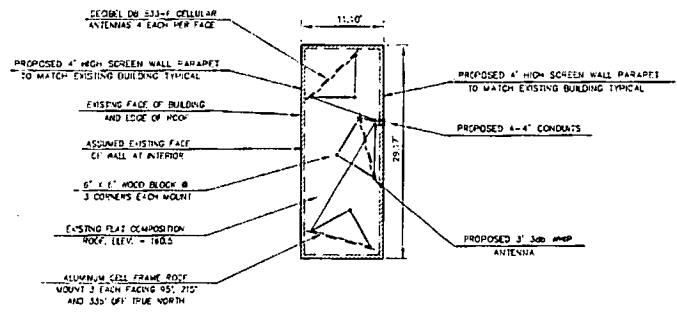
SITE PLAN DETAIL

SCALE: 1" = 40'



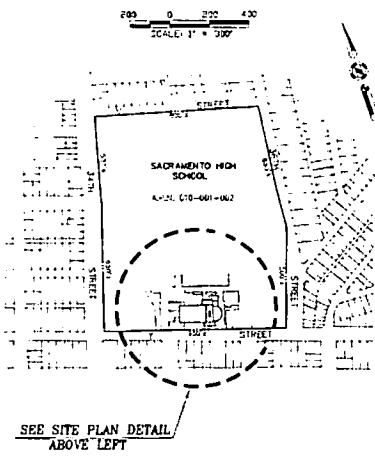
ELEVATION - PARAPET SOUTH FACE

SCALE: 1/8" = 1'-0"



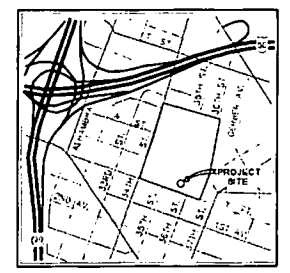
DETAIL "A"

SCALE: 1/8" = 1'-0"



OVERALL SITE PLAN

SCALE: 1" = 300'



OWNER ADDRESS: _____

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
2115 36TH STREET
SACRAMENTO, CALIFORNIA 95817
PHONE: (916) 454-6300

ASSESSOR'S PARCEL NO.: 010 - 001 - 002

APPLICANT: _____

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

PREPARED BY: _____

WESTERN PLANNING & ENGINEERING
11560 KEMPER ROAD, SUITE 3
ROSELAND, CALIFORNIA 95603
PHONE: (916) 823-1917

MICHAEL L. FLEMING, P.E., 3643R _____ DATE

LEGAL DESCRIPTION: _____

A PORTION OF THE NEW HILMERTA RANCH, SACRAMENTO COUNTY, CA.

NOTES: _____

- CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
- THERE ARE NO PUBLIC ROAD IMPROVEMENTS ANTICIPATED.
- BOUNDARY SHOWN FROM ASSESSOR'S PARCEL MAP NO. 010-001-002 AND ITS LOCATION IS APPROPRIATE.
- LOCATIONS AND MEASUREMENTS OF PHYSICAL FEATURES SHOWN WERE OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY WESTERN PLANNING AND ENGINEERING.
- THERE IS NO CHANGING PROPOSED FOR THIS PROJECT.

DATE PREPARED: JANUARY 14, 1993

NO.	DATE	REVISION	BY	APPD.

WESTERN PLANNING & ENGINEERING
11560 KEMPER ROAD, #3
ROSELAND, CA 95603
(916) 823-1917 FAX 823-5521

PLANS FOR: PAC TEL CELLULAR LEASE SITE SACRAMENTO HIGH SCHOOL SACRAMENTO CITY, CALIFORNIA
CONDITIONAL USE PERMIT NO. _____ SITE PLAN
SITE PLAN, DETAILS, NOTES

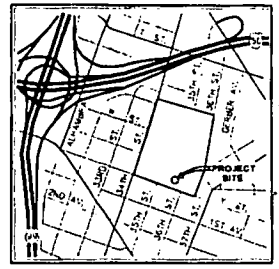
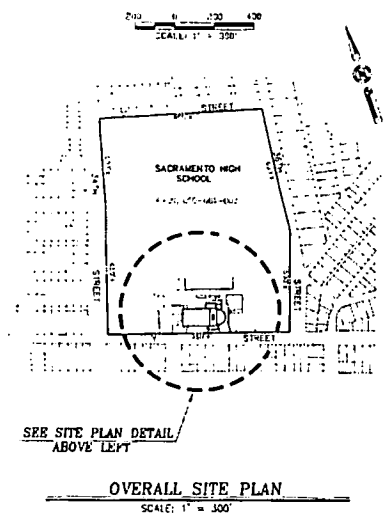
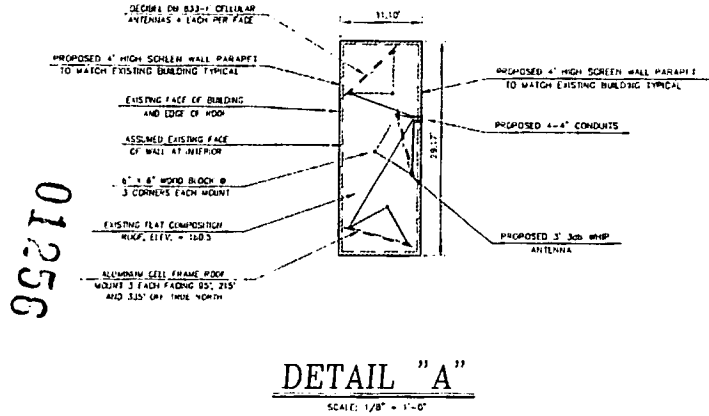
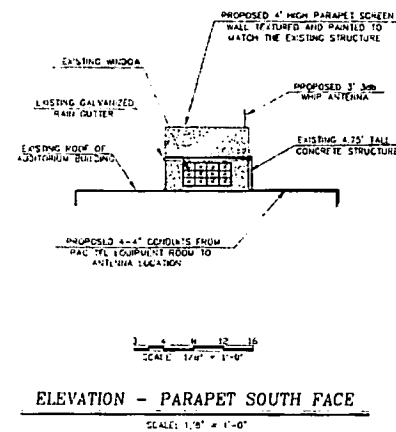
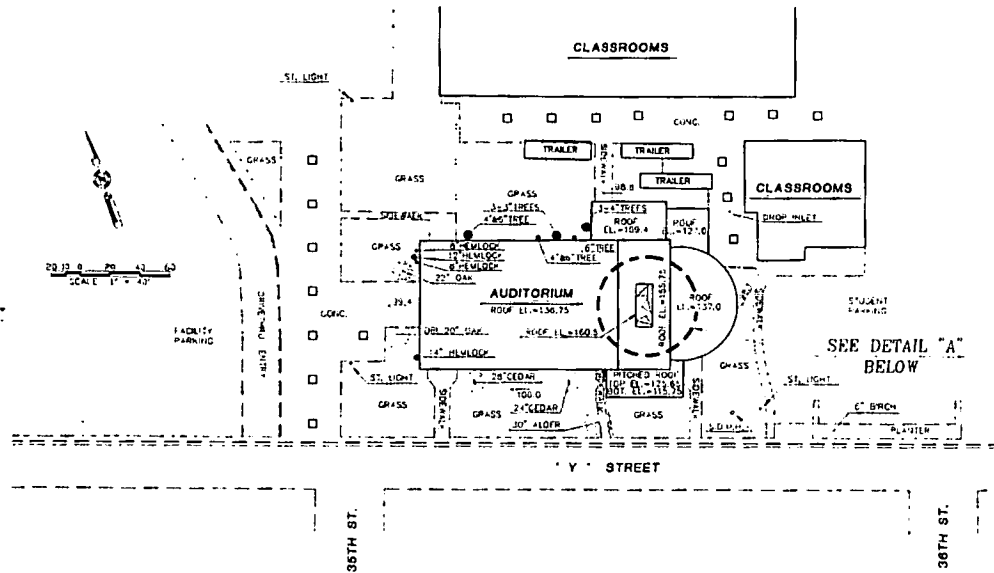
DESIGNED		DRAWN		CHECKED		WET	
SCALE	NOTED	JOB NO.	100V	SHT.	OF	1	1

Item # 22

EXHIBIT A

P93-013

May 13, 1993



OWNER ADDRESS:
SACRAMENTO CITY UNITED SCHOOL DISTRICT
232 SOUTH STREET
SACRAMENTO, CALIFORNIA 95817
PHONE: (916) 454-8100

ASSessor's PARCEL NO.: 010 - 001 - 002

APPLICANT:
PAC TEL CELLULAR
2150 PIVER PLAZA DRIVE, STE. 400
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 848-2778

PREPARED BY:
WESTERN PLANNING & ENGINEERING
11840 KEMPER ROAD, SUITE 3
ALBURN, CALIFORNIA 95603
PHONE: (916) 823-6917

MICHAEL L. FLENDG #C.E. 36786 _____ DATE _____

LEGAL DESCRIPTION:

A PORTION OF THE NEW HELLVERA RANCHO, SACRAMENTO COUNTY, CA.

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND PROPOSED STRUCTURES AT TIME OF CONSTRUCTION.
2. THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED.
3. BOUNDARY TAKEN FROM ASSESSOR'S PARCEL MAP NO. 010-001 AND ITS LOCATION IS APPROPRIATE.
4. LOCATIONS AND MEASUREMENTS OF PHYSICAL FEATURES SHOWN WERE COMPILED FROM A PHOTOGRAPHIC SURVEY PREPARED BY WESTERN PLANNING AND ENGINEERING.
5. THERE IS NO CRAZING PROPOSED FOR THIS PROJECT.

DATE PREPARED: JANUARY 14, 1993

NO.	DATE	REVISION	BY	APPRO.

WESTERN PLANNING & ENGINEERING
11840 KEMPER ROAD, #3
ALBURN, CA 95603
(916) 823-6917 FAX 823-2643

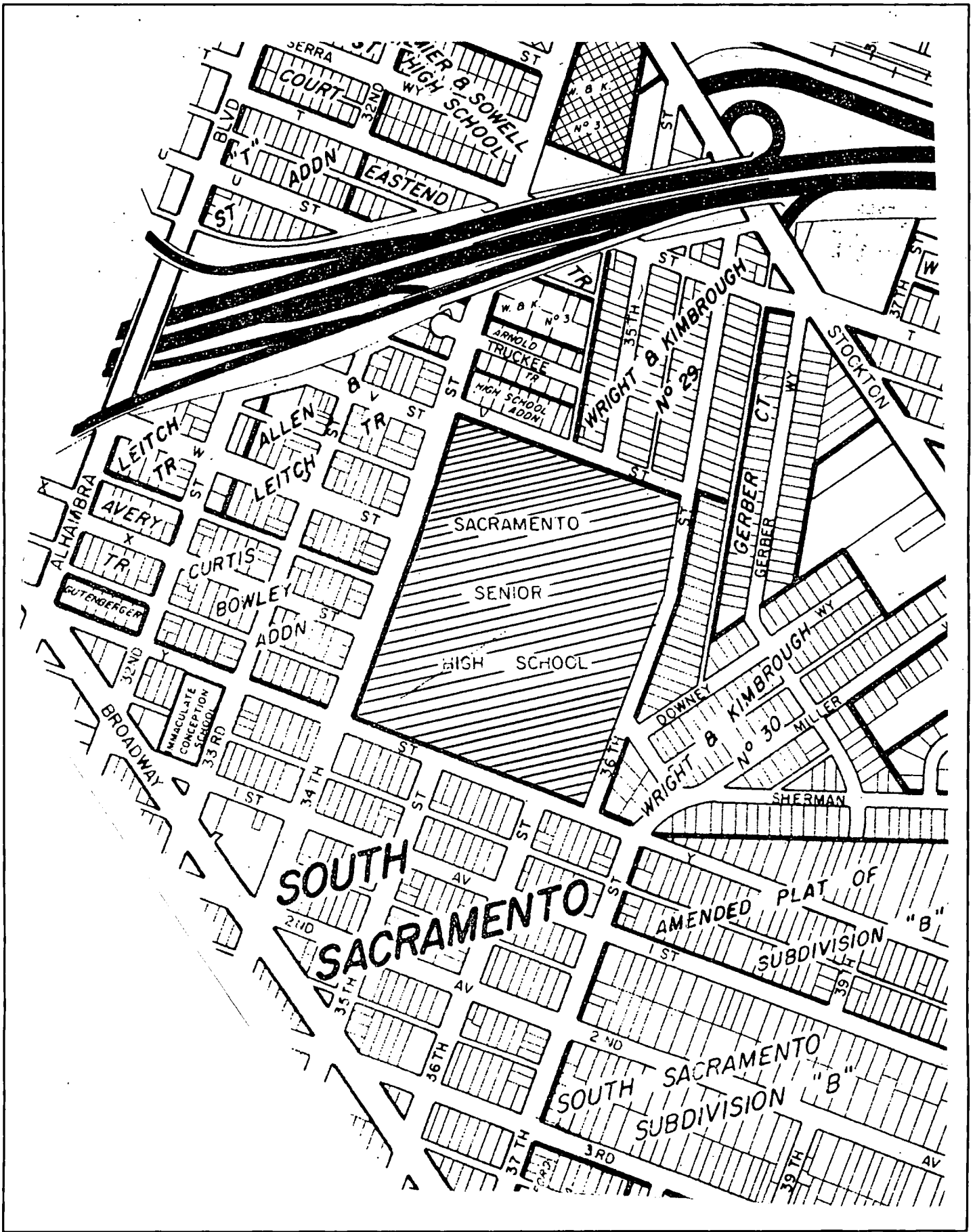
PLANS FOR: PAC TEL CELLULAR LEASE SITE SACRAMENTO HIGH SCHOOL SACRAMENTO CITY, CALIFORNIA
CONDITIONAL USE PERMIT NO. _____ SITE PLAN
SITE PLAN, DETAILS, NOTES

DESIGNED		DRAWN		CHECKED	
JC	JC	JC	JC	MEF	MEF
SCALE NOTED		JOB NO. 300V		SHT. 1 OF 1	

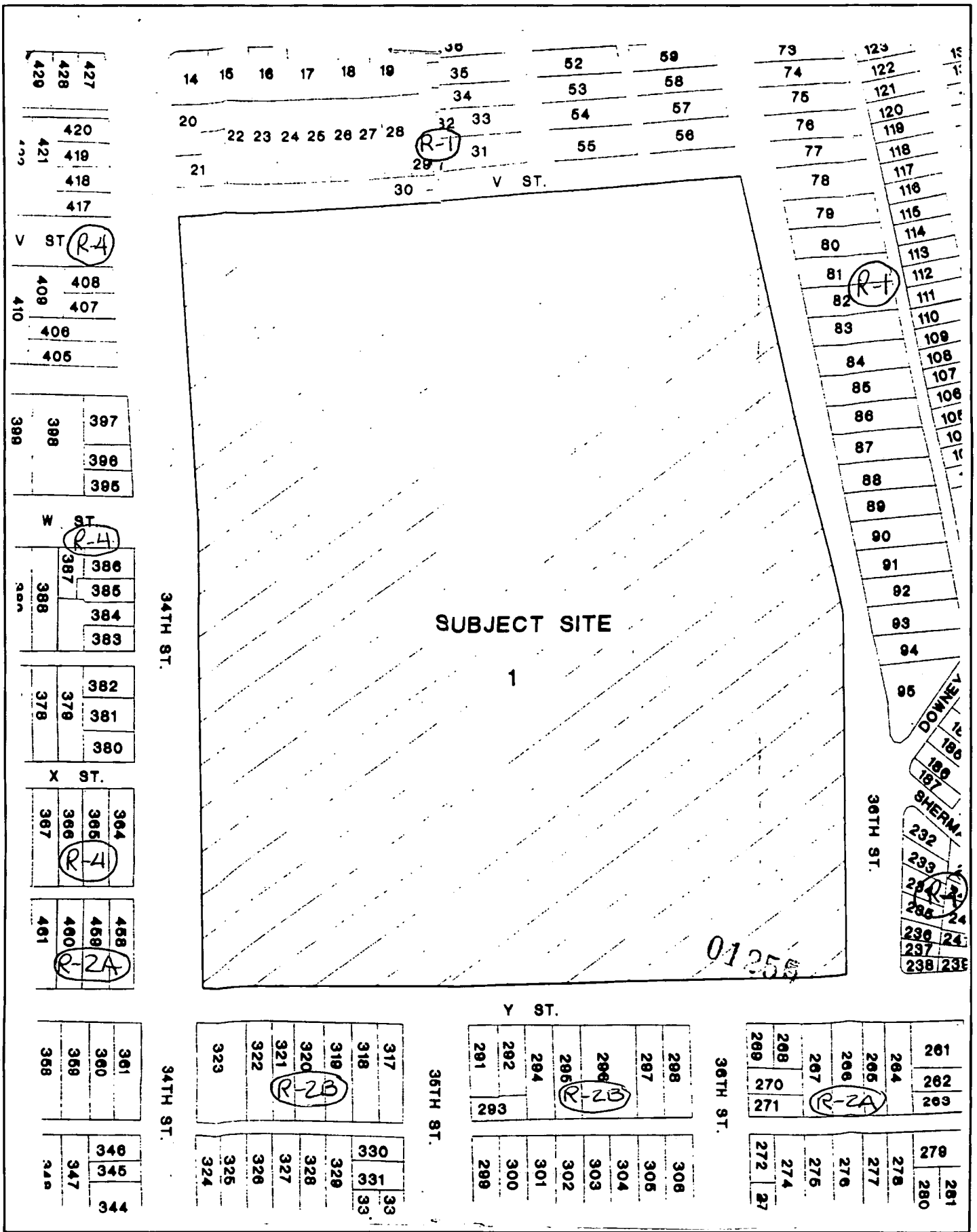
Item # 12

EXHIBIT A

300V-5P.DWG



VICINITY MAP



LAND USE & ZONING MAP

2150 River Plaza Drive
Suite 400
Sacramento, CA 95833
(916) 646-3773

PAC TEL
CELLULAR

A Pacific Telesis Company

PLANNING DIRECTOR'S SPECIAL PERMIT/VARIANCE

CERTIFICATION OF NOTICE

The applicant requesting a Planning Director's Special Permit shall mail copies of this letter to abutting property owners, to be signed by those property owners, and shall return the copies with the Post Office Proof of Mailing attached (no return receipt required) at the time the application is submitted.

January 20, 1993

To: Property Owner

Re: Sacramento High School
2315 34th Street
Sacramento, CA 95817; Assessor's Parcel Number: 010-001-002

CITY OF SACRAMENTO
CITY PLANNING DIVISION

FEB 01 1993

RECEIVED

Dear Property Owner:

We are in the process of requesting a Planning Director's Special Permit Modification for the property located at 2315 34th Street, Sacramento, California. We are requesting the Special Permit Modification in order to construct a cellular telecommunications site at 2315 34th Street, Sacramento, California. The applicant is proposing to construct three (3) 4' high cellular antenna arrays on top of the existing Sacramento High School Auditorium. These antennas are to be enclosed within an 11' x 29' area and screened by a 4' high parapet wall to be textured and painted to match the existing structure. Interior space will be modified to accommodate cellular radio telephone equipment.

As part of this request, the City Planning Division requires that I notify you of our intentions. Receipt of this letter does not mean that you approve of this project. If you wish to make any comments regarding this request, use the space provided below and return a copy of this letter to:

City Planning Division
1231 'I' Street, Room 200
Sacramento, CA 95814

Sincerely,

Ronald C. Waddell
Manager, Real Estate and Construction
PacTel Cellular
(Applicant)

01248

COMMENTS FROM PROPERTY OWNER:

I don't want radiation that close to me and I don't want
my TV reception or radio disrupted by these towers
because someone wants a phone in their car. My
daughter lived next door. William Anderson
to 454-1088 or cellular property
outfit which dis-
rupted her TV & radio. But we
cancel the cable - no problem

Every one doesn't have cable

P93-013

5-13-93

2150 River Plaza Drive
Suite 400
Sacramento, CA 95833
(916) 646-3773

PAC TEL
CELLULAR

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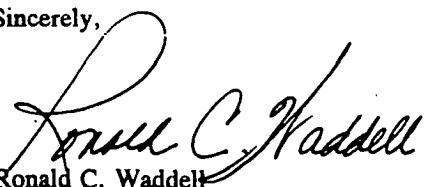
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CITY OF SACRAMENTO
CITY PLANNING DIVISION

Sincerely,



Ronald C. Waddell
Manager, Real Estate and Construction
PacTel Cellular
(Applicant)

FEB 01 1993

RECEIVED

COMMENTS FROM PROPERTY OWNER:

I don't want radiation that close to me. I don't want my TV reception to be worked by this

Lois M. Ours
Property Owner's Signature

P93-013

5-13-93

Hen # 12

2150 River Plaza Drive
Suite 400
Sacramento, CA 95833
(916) 646-3773

PAC TEL
CELLULAR

A Pacific Telesis Company

PLANNING DIRECTOR'S SPECIAL PERMIT/VARIANCE

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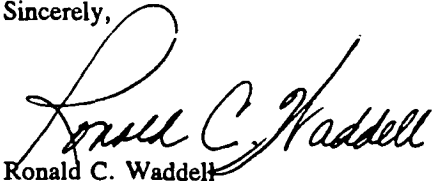
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Sacramento, CA 95814

Sincerely,



Ronald C. Waddell
Manager, Real Estate and Construction
PacTel Cellular
(Applicant)

CITY PLANNING DIVISION
CIVIL ENGINEERING SECTION

FEB 02 1993

01249

COMMENTS FROM PROPERTY OWNER:

I am against our proposed antenna tower to be located on the roof, would prefer to be placed on another location. Thank you for your efforts.

Property Owner's Signature

P93-013

5-13-93

14cm#

2150 River Plaza Drive
Suite 400
Sacramento, CA 95833
(916) 646-3773

PAC TEL
CELLULAR

A Pacific Telesis Company

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To: Property Owner

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2315 34th Street
Sacramento, CA 95817; Assessor's Parcel Number: 010-001-002

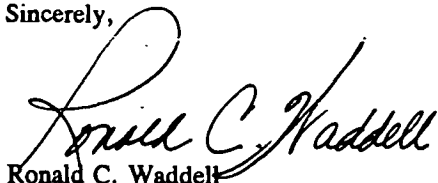
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Sacramento, CA 95814

Sincerely,



Ronald C. Waddell
Manager, Real Estate and Construction
PacTel Cellular
(Applicant)

CITY OF SACRAMENTO
CITY CLERK'S OFFICE

FEB 04 1993

RECEIVED

COMMENTS FROM PROPERTY OWNER:

Considering the questions that have recently been raised about cellular phones, I am opposed until it can be definitely shown they are not a health hazard. Ann Howard
Property Owner's Signature

P93-013

5-13-93

Item # 12

2150 River Plaza Drive
Suite 400
Sacramento, CA 95833
(916) 646-3773

**PAC TEL.
CELLULAR**

A Pacific Telesis Company

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Sacramento, CA

Sincerely,

Ronald C. Waddell
Manager, Real Estate and Construction
PacTel Cellular
(Applicant)



CITY OF SACRAMENTO
CITY PLANNING DIVISION

FEB 01 1993

01250

RECEIVED

COMMENTS FROM PROPERTY OWNER:

I am a HAM RADIO OPERATOR, working for the State Office of Emergency Services as a volunteer, I am also E.C. for other organizations, having a Emergency Repeater System at this location. I feel that the PAC TEL proposed Antenna on the Sacramento High Auditorium will give me interference, as I may give them interference, since it is in direct line with My Existing Antenna System.

I therefor OBJECT to it being installed at that location.

Why not put it on the DMV at 24th st. where there are fewer homes involed?

L. Keith Crandall (K6QIF)
3616 Downay Way
Sacramento, CA 95817

Handwritten notes:
L. Keith Crandall
5-13-93
Handwritten signature

993-013

12