

P99-105 - RCS Wireless Site

- REQUEST:           **A. Environmental Determination:** Exempt (CEQA Section 15301);
- B. Special Permit** to locate three cellular phone antennas on an 8'-1" extension of an existing 82'-5" tall electrical transmission tower in the Multi-family (R-3-R) zone.

LOCATION:           7190 Calvine Road  
                          APN: 117-0140-016  
                          South Sacramento Community Plan Area  
                          Council District 7

|                        |  |
|------------------------|--|
| APPLICANT:             | Arlen Nickel, 802-0922<br>RCS Wireless<br>PO Box 969,<br>Roseville, CA 95678 |
| OWNER:                 | Renaldo H. Salazar<br>12390 Gigli Ct.<br>Los Altos Hills, CA 94022           |
| APPLICATION FILED:     | August 23, 1999  |
| APPLICATION COMPLETED: | October 19, 1999   |
| STAFF CONTACT:         | Brad Shirhall, 916-264-7483  |

**SUMMARY:** The applicant is seeking a Special Permit to locate three cellular antenna panels on an existing electrical transmission tower. The basic issues relate to aesthetics and land use compatibility.

**RECOMMENDATION:** Staff recommends approval of the project subject to conditions of approval. The project was found to be consistent with the April 29, 1997 Zoning Ordinance Amendment, and the associated guidelines, regarding co-location of telecommunications facilities.

PROJECT INFORMATION:

|                             |                                    |
|-----------------------------|------------------------------------|
| General Plan Designation:   | Medium Density Residential         |
| Community Plan Designation: | Residential (11 to 21 du per acre) |
| Existing Land Use of Site:  | Apartments                         |
| Existing Zoning of Site:    | Multi-family (R-3-R) zone          |

## Surrounding Land Use and Zoning:

North: Cosumnes River College Campus; Agriculture (A) zone  
 South: Vacant; Multi-family residential (R2-B-R) zone  
 East: Vacant; Limited Commercial (C1-R) zone  
 West: Multi-family Residential; Multi-family Residential (R3-R) zone

|                      |                |
|----------------------|----------------|
| Property Dimensions: | Irregular      |
| Property Area:       | 2.67±net acres |
| Topography:          | Flat           |
| Street Improvements: | Existing       |
| Utilities:           | Existing       |

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 |

BACKGROUND INFORMATION:

A review of entitlement history for the project site revealed no activity. The site was rezoned from Agriculture to Multi-family in 1972. The existing apartments were constructed without the need for any planning entitlements.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations*General Plan*

The subject site is designated as Medium Density Residential (16-29 dwelling units

per net acre) by the General Plan. The applicant's proposal would not result in a change to the present or anticipated land use of the site. The proposal is compatible with the goals of the General Plan which encourage land use compatibility, promote sensitivity to design, and "continue to improve and provide communication & utility services to all areas of the City" (Sec. 7-11).

#### *Community Plan*

The subject site is designated as Residential (11-21 dwelling units per acre) by the South Sacramento Community Plan. The applicant's proposal would not result in a change to the present or anticipated land use of the site.

#### *Zoning*

The subject site is zoned Multi-family zone (R3-R) Review zone which is defined by the zoning ordinance as a medium density, multiple family residential zone. Chapter 2, Section 2 of the Zoning Ordinance provides that a Planning Commission Special Permit may be issued to locate a telecommunication structure and related equipment in a residential zone. A further discussion of the project's design characteristics is provided below.

#### *Co-Location*

In April of 1997 the City Council adopted policies and guidelines to encourage the co-location and the utilization of existing structures for wireless telecommunication systems to minimize the number of towers, monopoles and similar structures in the City (Ordinance 97-023). Chapter 2, Section 2, note 58 of the Zoning Ordinance now contains the regulations.

The primary objective of the guidelines is to reduce or minimize the number and visibility of telecommunication facilities. To meet this objective, the siting preference guidelines emphasize that such projects are required, where feasible, to co-locate with existing telecommunications facilities or be installed on existing structures. The proposed antenna panels will be located on an extension of an existing 82'-1" tall electrical transmission tower owned by PG & E. The antenna panels will be nearly flush mounted and painted to match the existing tower structure.

Chapter 2, Section 2, note 58 of the Zoning Ordinance also indicates that extensions of existing structures to place antennas is allowed as long as the extension is no more than 12 feet above the topmost portion of the existing structure. This proposal would place the antennas on 8'-1" extensions of the existing tower and is therefore consistent with the Zoning Ordinance requirements.

C. Site Plan Design/Zoning Requirements

1. Setbacks

The proposed equipment cabinets will be placed within the confines of the tower base, inside the easement. Therefore, the proposal will not alter any existing setbacks.

2. Parking/Circulation

RCS Wireless will operate the antennas and equipment under an agreement with PG & E and will access the site in the same manner as PG & E. This access is off of Bruceville Road and is shared with the apartment complex on the property.

D. Building Design

The antennas are 56 inches tall and 8 inches wide. Three of these will be mounted nearly flush onto the 8'-1" extensions of the existing 82'-5" electrical transmission tower. The height of antennas will not exceed 90'-6" from grade. The panels will be painted a color closely matching that of the tower.

The equipment cabinets will be approximately 5½ feet tall. The total width of the cabinets will be approximately 14 feet on a 16 by 8 foot concrete pad. The depth of the cabinets will be approximately 3 feet. They will be placed entirely within the confines of the existing tower footings. As indicated on the photo-simulation, the cabinets will be painted light brown or tan. A condition of approval has been incorporated to ensure that the cabinets' color is maintained and that graffiti is removed at least once a week.

PROJECT REVIEW PROCESS:

A. Environmental Determination

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

B. Public/Neighborhood/Business Association Comments

The project application was routed to the North Laguna Creek Neighborhood Association, Neighbors of Valley Hi Park and Lori and John Fitzgerald. None of the groups responded to the request for comments.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Department

The Public Works Department was concerned that the site have proper access from Bruceville Road complying with the City's Driveway Permit Ordinance Chapter 38.13. The parking area must also be paved. Since the parking area and driveway serve an existing use they have already been paved. A condition or approval has been incorporated to ensure compliance with the City's Driveway Permit Ordinance.

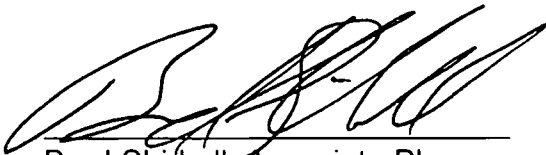
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A and B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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
- B. Adopt the attached Notice of Decision and Findings of Fact approving the

Report Prepared By,

Report Reviewed By,



Brad Shirhall, Associate Planner



Barbara Wendt, Senior Planner

Attachments

- Attachment 1      Notice of Decision & Findings of Fact
- Exhibit 1A        Site Plan
- Exhibit 1B        Plot Plan
- Exhibit 1C        Elevations
- Exhibit 1D        Photosimulation
- Attachment 2      Vicinity Map
- Attachment 3      Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
RCS WIRELESS SITE, LOCATED AT 7190 CALVINE ROAD SACRAMENTO,  
CALIFORNIA IN THE MULTI-FAMILY (R-3-R) ZONE. (P95-105)**

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At the regular meeting of March 9, 2000, 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 (CEQA Section 15301);
  
- B. **Approved the Special Permit** to locate three cellular phone antennas on an 8'-1" extension of an existing 82'-5" tall electrical transmission tower in the Multi-family (R-3-R) zone.

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

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**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 CEQA Guidelines.
  
- B. The Special Permit to locate three cellular phone antennas on an 8'-1" extension of an existing 82'-5" tall electrical transmission tower in the Multi-family (R-3-R) zone is approved based on the following findings of fact:
  - 1. The Special Permit, as conditioned, is granted upon sound principles of land use in that:
    - a. The project will utilize a commercially built location;
    - b. The project will not adversely affect the surrounding land uses; and
    - c. The proposed antennas will be mounted on an existing 90 foot tall electrical transmission tower;
    - d. The proposed equipment cabinet will be mounted under the existing tower structure (on the north side) the existing utility penthouse.
  
  - 2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:

- a. Low-energy radio waves have been judged by the FCC to have an insignificant risk associated with radio frequency radiation;
  - b. Any increase in power level will require proper authorization from the FCC;
  - c. The Fire Department will be properly notified of the exact location and contents of the proposed equipment cabinet; and
3. The Special Permit, as conditioned, complies with the objectives of the General and Community Plans in which it is to be located in that:
- a. The project will not alter the present or anticipated density of the subject site or region; and
  - b. The project is in furtherance of policies to "continue to improve and provide communication and utility service to all areas of the City."

#### CONDITIONS OF APPROVAL

- B. The Special Permit to locate three cellular phone antennas on an 8'-1" extension of an existing 82'-5" inch tall electrical transmission tower in the Multi-family (R-3-R) zone is approved subject to the following conditions of approval:
- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
  - B2. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.
  - B3. Prior to the issuance of building permits, the Fire Department shall be notified of the exact location and contents of the proposed equipment cabinet.
  - B4. The panels shall be painted to match the color of the existing tower.
  - B5. The applicant shall use non-reflective paint on the antenna panels to prevent glare.
  - B6. Any additional antennas shall require a modification of the Special Permit {Three antennas are approved}.

- B7. Within three months from the termination of the lease or discontinuance of use of the cellular antennas, the applicant shall remove the antennas from the tower.
- B8. The applicant shall allow additional cellular companies to co-locate cellular facilities on the electrical transmission tower.
- B9. The equipment cabinets shall be painted tan or light brown as indicated on the color photosimulation kept on file (P99-105) in the Neighborhoods, Planning and Development Services Department.
- B10. The applicant shall remove graffiti from the cabinets no less frequently than one time per week.

Public Works Conditions:

- B11. Any access to or from Bruceville Road shall comply with the City's Driveway Permit Ordinance Chapter 38.13.
- B12. Any on-site parking or driveway shall be paved.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P95-105)

- Exhibit 1A Site Plan
- Exhibit 1B Plot Plan
- Exhibit 1C Elevations
- Exhibit 1D Photosimulation

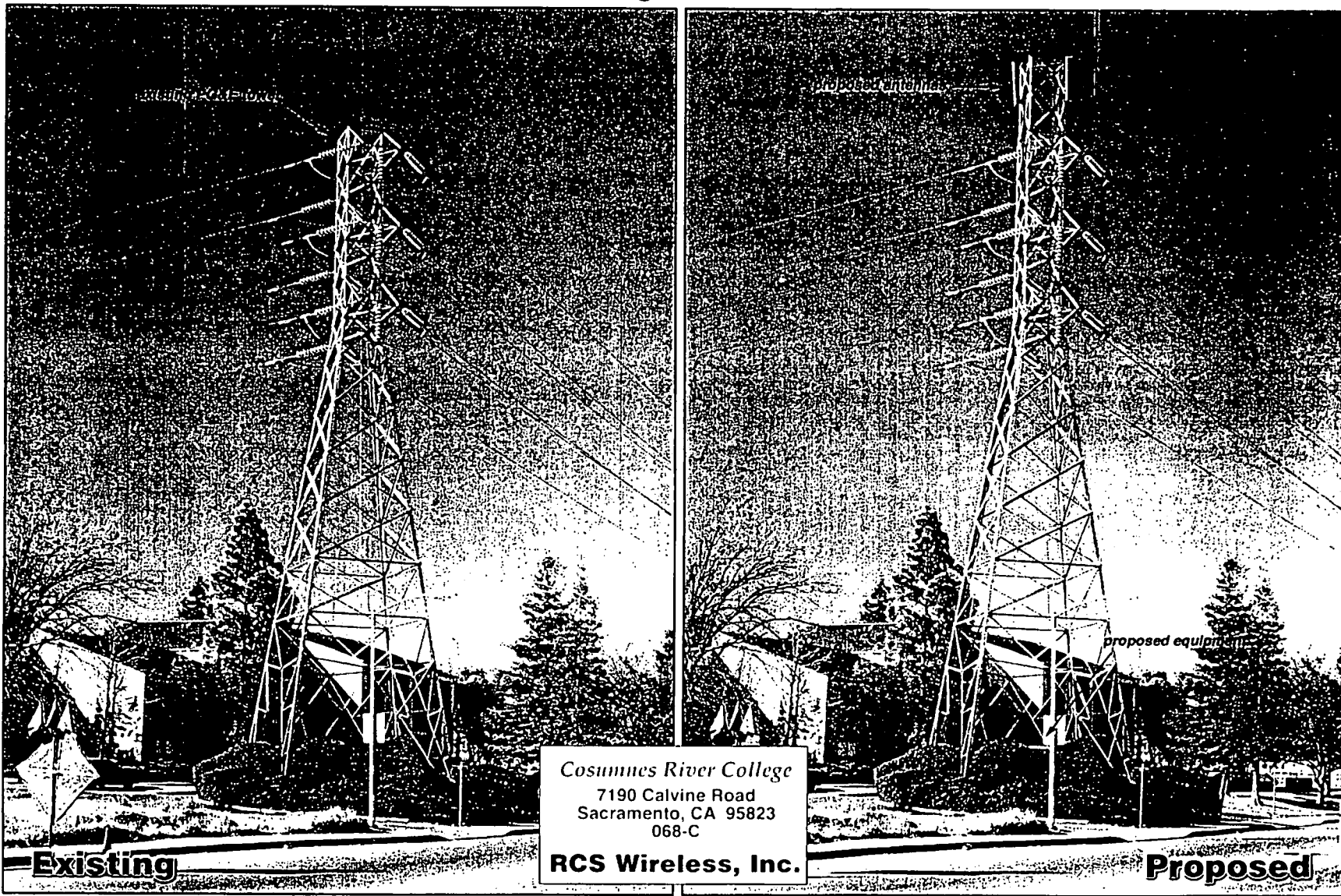




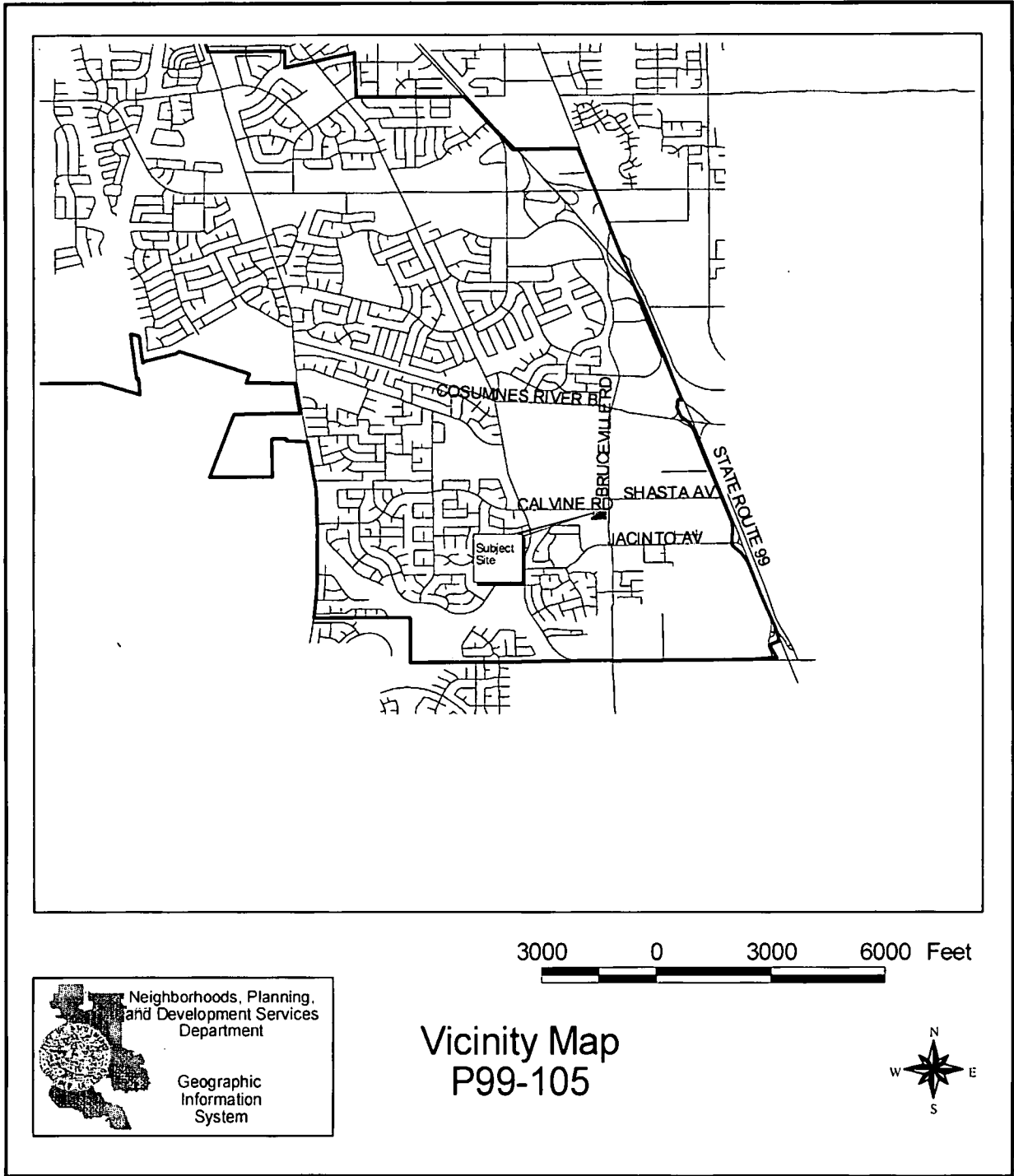


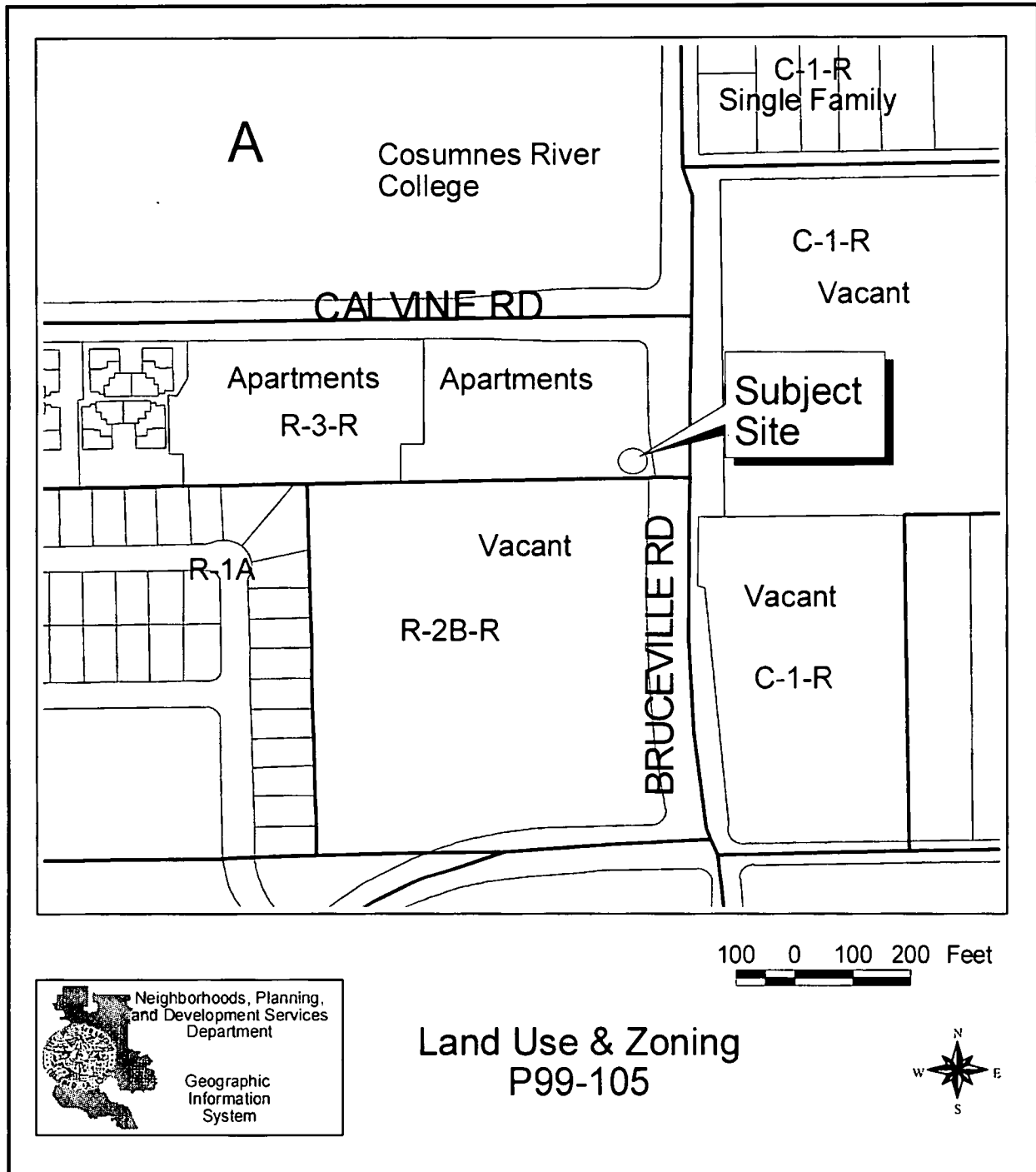


**Photosimulation of view looking northward across Bruceville Road.**



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Land Use & Zoning  
P99-105