

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

APPLICANT	Sacramento Cellular Telephone Co, 1750 Howe Ave, Ste #102, Sacramento, CA 95825		
OWNER	George Allen Faris, P.O. Box 13482, Sacramento, CA 95813-3842		
PLANS BY	RMW Architecture & Design, 2331 Alhambra Blvd #100, Sacramento, CA 95817		
FILING DATE	11/17/92	ENVIR. DET.	Negative Declaration
		REPORT BY:	D. Holm
ASSESSOR'S PCL. NO.	266-0111-002-0000		

APPLICATION: A. Negative Declaration

B. Planning Director's Special Permit to allow the construction of a 60 foot high cellular antenna and a 336± square foot building on 0.25± acres in the Light Industrial (M-1) zone.

LOCATION: 1921 Roseville Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 60 foot high monopole with an equipment shelter in order to provide cellular telephone service to the surrounding area.

PROJECT INFORMATION:

General Plan Designation:	Industrial
Existing Zoning of Site:	Light Industrial (M-1)
Existing Land Use of Site:	Warehouse

Surrounding Land Use and Zoning:

North: Railroad; M-1  
South: Industrial; M-1  
East: Industrial; M-1  
West: Vacant; M-1

Property Dimensions:	Irregular
Property Area:	.25± acres
Height of Proposed Monopole:	60 feet
Size of Proposed Equipment Room:	12 feet by 28 feet
Required Setback off of Roseville Road:	0 feet
Proposed Setback off of Roseville Road:	7± feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**BACKGROUND INFORMATION:** On March 14, 1991, the ordinance relating to communication towers and antennas was heard and approved by the Planning Commission. On July 9, 1991, the ordinance was heard and approved by the City Council. The ordinance requiring special permits for the location of communication towers and antennas went into effect on August 9, 1991.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The project site consists of .25± developed acres in the Light Industrial (M-1) zone. The site is developed with an existing automobile salvage yard. The site is designated for industrial uses in the General Plan. The surrounding land use and zoning includes the southern pacific railroad tracks, zoned Light Industrial (M-1), to the north; vacant land, zoned Light Industrial (M-1), to the west; an automobile salvage yard, zoned Light Industrial (M-1), to the east; and commercial/industrial uses, zoned Light Industrial (M-1) to the south.

B. Applicant's Proposal

The applicant is proposing to construct a 60± foot high monopole on an existing .25± developed parcel. In addition to the monopole a 12 foot by 28 foot communication equipment shelter will be constructed adjacent to the monopole. The project site consists of one parcel that is developed with a retail/commercial structure.

C. Staff Analysis

In order to provide cellular telephone service to the surrounding area the applicant has requested approval of a 60 foot high communication tower with a triangular platform at the top which will have three sets of three antennas. The project site is currently developed with a small commercial structure. In order for the communication tower to transmit information a 12 foot by 28 foot equipment shelter that will house the necessary communication equipment will be constructed adjacent to the proposed monopole.

The proposed communication tower will be located on the south side of Roseville Road along the west side of the project site and will have a front setback of approximately 7 feet. The proposed monopole and communication equipment room is consistent with the surrounding land uses in that monopoles and antennas for cellular telephone companies are considered commercial uses. Staff has no objections to the proposed communication tower and equipment room.

The applicant is proposing to construct a new six foot high cyclone fence in order to provide security for the equipment. It is recommended that shrubs with climbing vines be planted in the area between the curb of the road and the fence in order to screen the visual look of the cyclone fence and provide some landscaping within the parking area. As water is not readily available to the project site the applicant has agreed to utilize drought tolerant landscaping and will submit a landscaping program to the Planning Director for review prior to issuance of a building permit. In addition to the types of landscaping to be provided the applicant will also include information on how the landscaping will be maintained. The landscaping will be required to be maintained in a living manner for the duration of the special permit.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Water and Sewer, Fire and the Del Paso Boulevard Business Improvement Association. The following comments were received.

Traffic Engineering Division

The proposed project is not expected to have any significant impacts on the surrounding streets (Roseville Road). I would also like to make the following comments regarding the site design:

1. The proposed driveway must be constructed to City Standards;
2. The proposed location of the gate requires vehicles to overhang the (future) sidewalk and gutter. This location of the gate is not acceptable;
3. The site must be redesigned to allow maintenance trucks to turn around on-site; and
4. The fence must be designed to comply with the City fence ordinance and must allow adequate sight distance along Roseville Road.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

**RECOMMENDATION:** Staff recommends that the Planning Director take the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the special permit to allow a 60 foot high freestanding monopole and a 12 foot by 28 foot equipment shelter subject to conditions and based upon findings of fact which follow.

Conditions

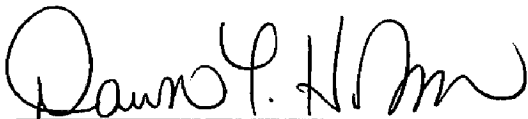
1. The proposed fence shall be located a minimum of five feet behind the front property line;
2. The applicant shall plant drought tolerant vines and shrubs in the five foot area in front of the proposed fence. In addition to the planting the applicant shall incorporate decorative rock around the landscaping to the satisfaction of the Planning Director;
3. The applicant shall submit a landscaping program to the Planning Director for review and approval prior to issuance of a building permit. The program shall include information on the types of landscaping to be installed, the watering needs of the proposed plants and how water will be provided to the site if needed;
4. The landscaping shall be maintained by the applicant for the duration of the special permit;

5. The special permit for the monopole shall expire within two years from the date of approval by the Planning Director unless a building permit has been obtained and construction commenced;
6. All necessary building permits shall be obtained prior to construction of the monopole and communication equipment shelter; and
7. The applicant shall contact the Planning Director for a site inspection prior to receiving a final inspection by the Building Division.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the project is a commercial use in a Light Industrial (M-1) zone and is compatible with the surrounding industrial and commercial uses.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate setbacks and parking have been provided;
  - b. the proposed monopole will be constructed on an existing commercial site and landscaping will be provided.
3. The project is consistent with the General Plan which designates the site as industrial.

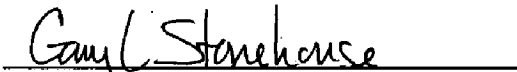
REPORT PREPARED BY:



Dawn T. Holm, Assistant Planner

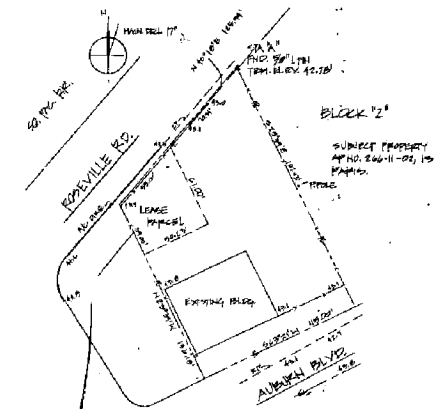
3-30-93  
Date

REPORT APPROVED BY:



Gary Stonehouse, Planning Director

4-1-93  
Date

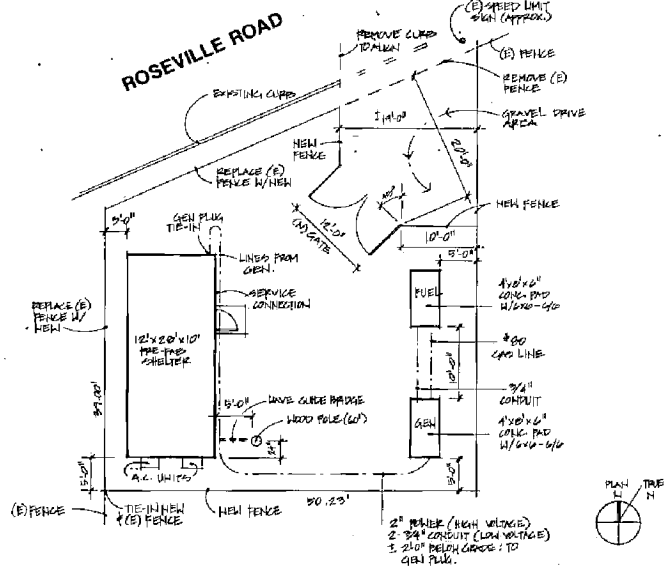


**SURVEY/PROPERTY MAP**

2

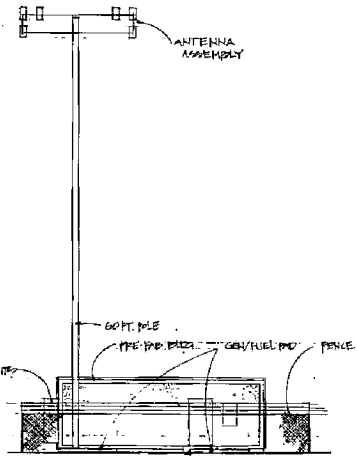
**DESCRIPTION OF LEASE SITE**

Beginning at a point on the northwesterly line of block 12 as shown on the "Plot of Addition no. 4, North Sacramento", as recorded in Book 11, page 38 of Maps, Sacramento County Recorder's office and described in Grant Deed recorded in Book 90-1127, page 0038; said point being the northwesterly corner of said parcel; thence, north 40° 18' 00" east, 55.00 feet, thence, south 25° 39' 00" east, 81.00 feet, thence, south 83° 52' 38" west, 50.23 feet to the westerly line of said parcel; thence, along said line north 25° 39' 00" west, 39.00 feet, more or less, to the point of beginning and containing 2522.5 square feet, more or less.



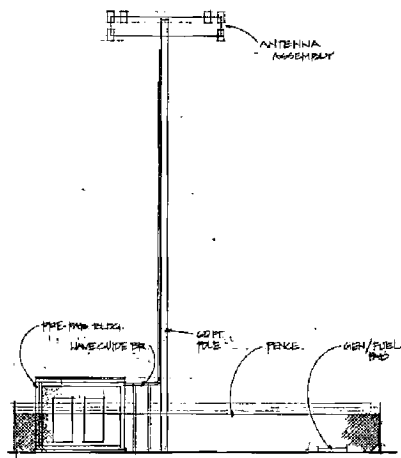
**SITE PLAN**

1



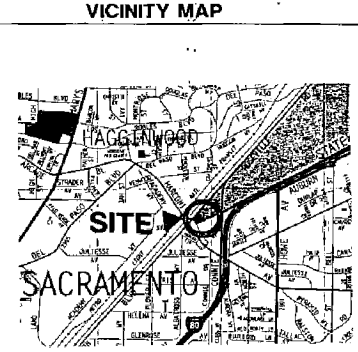
**EAST ELEVATION**

4



**SOUTH ELEVATION**

3



**VICINITY MAP**

1921 ROSEVILLE RD.  
MARCONI/ROSEVILLE RD.

**PROJECT DATA**

<b>SHELTER/LOWER OWNER</b> SACRAMENTO CELLULAR TELEPHONE CO. 1750 HOWE AVE #102 SACRAMENTO, CA 95825	<b>OCCUPANCY GROUP</b> B-2 (UNMANNED) TELECOMM EQUIP. SHELTER 300 S.F.
<b>CONTACT: MARK BRASSEY</b> PHONE: 916-425-9544	<b>PROPERTY ADDRESS</b> 1921 ROSEVILLE ROAD SACRAMENTO, CA
<b>ARCHITECT</b> ROBINSON MILLS + WILLIAMS 2331 ALHAMBRA BLVD. #100 SACRAMENTO, CA 95817	<b>PROPERTY OWNER</b>
<b>CONTACT: MICHAEL ROSE</b> PHONE: 916-736-3535	

**GENERAL NOTES**

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
4. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS IN SUCH A WAY AS TO AFFECT THE WORK THEY SHALL BE REPORTED TO THE ARCHITECT/ENGINEER SO THAT THE PROPER REVISION MAY BE MADE WITH WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
5. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED TOP-BOUNDARY SURVEY MAP.
6. ALL GRADING 'CUTS & FILLS' TO BE 2 HORIZONTAL TO 1 VERTICAL SLOPE.
7. POLE TO BE PROVIDED IN ACCORDANCE WITH OWNER GUIDELINES.
8. CONTRACTOR SHALL PERFORM ALL EARTH-WORK UTILIZING METHODS AND PRACTICES IN ACCORDANCE WITH THE SITE SOILS REPORT BY J. H. KLEINFELDER, DATED:
9. CONTRACTOR SHALL REMOVE EXCESS MATERIAL FROM THE SITE.
10. POLE, WAVE GUIDE BRIDGE AND PREFABRICATED BUILDING SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING WAVE GUIDE AND POLE FOOTINGS, AND WAVE-GUIDE BRIDGE LOCATION.



MARCONI CURVE CELL SITE  
LOCATION:  
1921 ROSEVILLE RD.  
SACRAMENTO, CA



SITE PLAN / ELEVATIONS

EXHIBIT - A

**RRW**  
Robinson Mills + Williams  
Architecture and Inter  
2331 Alhambra Blvd.  
Suite 100  
Sacramento  
California 95817

Drawn by  
Checked by  
Approved for the Owner by  
Approved for the Architect by

Name: Deshaun

Scale:

Project number: 02454-00

**PROJECT DATA**

**SITE PLAN**

**A.1**

Pg 2-302

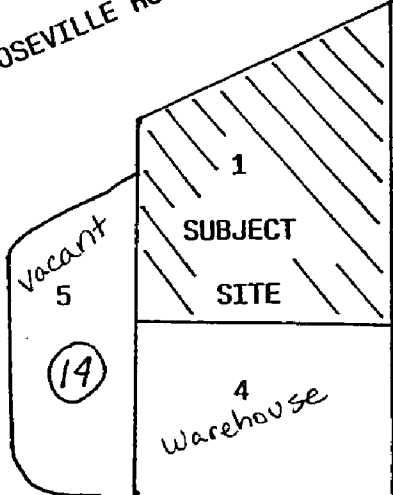


SOUTHERN PACIFIC RAILROAD

TC

2

ROSEVILLE ROAD



3  
Auto  
wrecking  
Yard

AUBURN BLVD.

\*Entire Page zoned Light Industrial (M-1)  
Except as Noted

Commercial

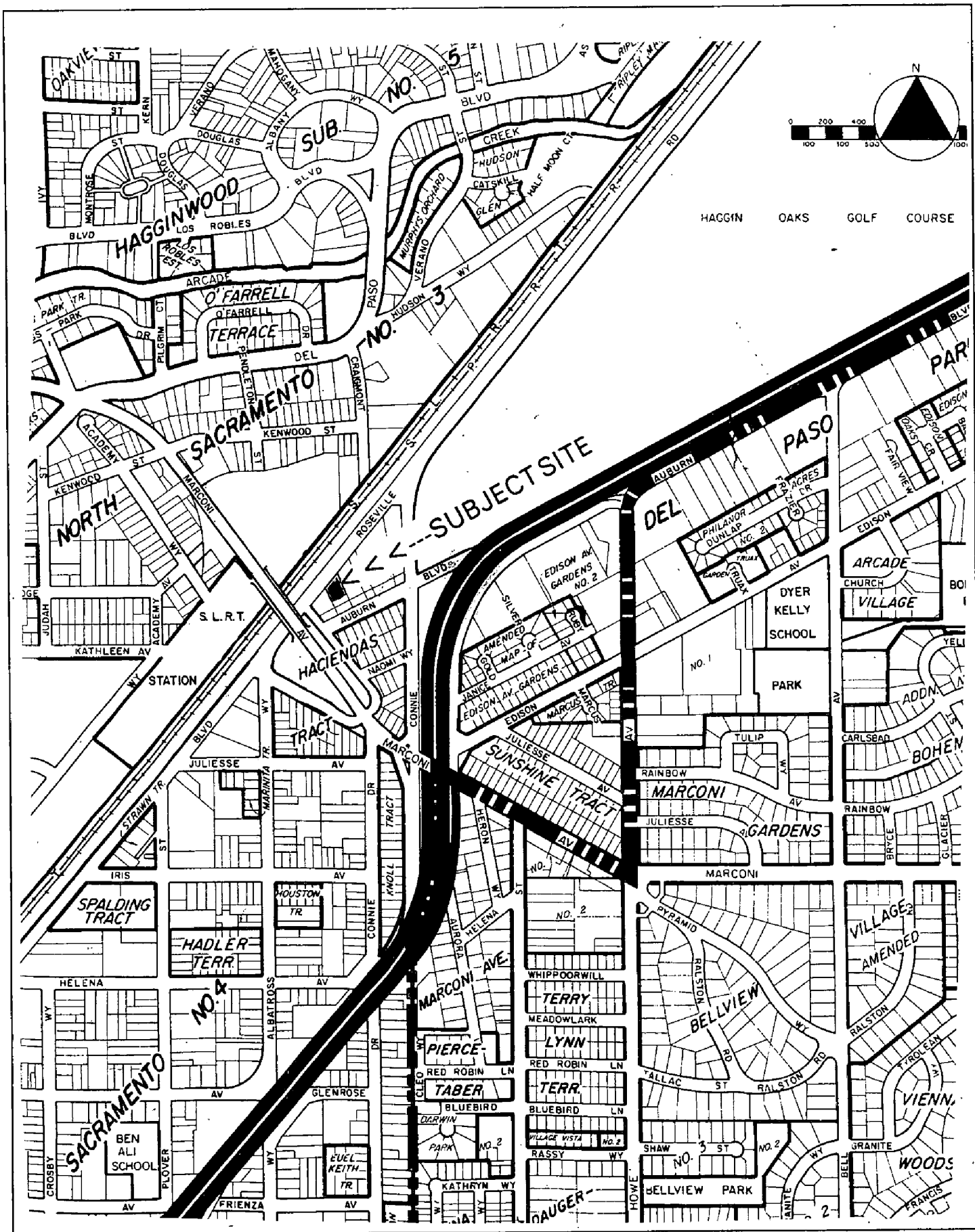
Industrial

Industrial

Industrial

Warehouse

LAND USE & ZONING MAP



VICINITY MAP