

P99-112 -MONROE MANOR WIRELESS SITE

- REQUEST: A. **Environmental Determination:** Exemption 15301(e)(1)
- B. **Special Permit Modification** to locate additional personal communications services(PCS) telecommunications equipment consisting of three antennas and equipment cabinets placed on the rooftop of the James Monroe Manor apartment building on 2.99± acres in the Multi-Family Residential (R-4A-R) Plan Review zone.

LOCATION:	3225 Freeport Boulevard 013-0181-073 Land Park Council District 5
APPLICANT:	RCS Wireless, LLC, Karen Levitt (916)772-3048 224 Vernon St., Roseville, CA 95678
OWNER:	Eskaton Properties, 5105 Manzanita Avenue Carmichael, CA 95815
PLANS BY:	J. Lee Buckingham, Architect, 755 Haines Court Auburn, CA 95602
APPLICATION FILED:	July 28, 1999/ Application Complete:9/3/99
STAFF CONTACT:	Donna Decker, 264-5698

SUMMARY:

The applicant is requesting a Special Permit to locate additional personal communications services(PCS) telecommunications equipment consisting of three antennas and equipment cabinets placed on the rooftop of the James Monroe Manor apartment building on 2.99± acres in the Multi-Family Residential (R-4A-R) Plan Review zone. The proposal includes locating the equipment cabinets behind parapet walls hidden from view. The antennas are proposed to be mounted on the east and south faces of the penthouse roof stairwell walls and on the east wall of the residential structure. The antennas and cabinets shall be

painted to match the existing colors at each location. A Special Permit Modification is required to located additional telecommunications antenna and equipment within a residential zone.

RECOMMENDATION:

Staff recommends approval of the Special Permit Modification. This recommendation is based on: 1) the site selected utilizes an existing structure to avoid construction of a new tower or structure; 2) the proposal will improve the quality of wireless communications to the residential areas in the Land Park area; 3) the proposed antenna panels will be flush mounted to an existing structure and painted to blend in with the façade of existing mechanical equipment on the building; and, 4) the project complies with telecommunication facilities policy and standards.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential(4-15 du/na)
Existing Land Use of Site:	James Monroe Manor Senior Residential Complex
Existing Zoning of Site:	R-4A-R

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1; Standard Single Family Zone
 South: Single Family Residential; R-1; Standard Single Family Zone
 East: Single Family Residential; R-1; Standard Single Family Zone
 West: Single Family Residential; R-1; Standard Single Family Zone

Property Dimensions:	irregular
Property Area:	2.99± acres
Equipment Pad Dimensions:	15'-5"(l) x 4'-6"(w) x 6"(h)
Number of Panel Antennas:	3
Panel Antenna Dimension:	8" wide, 56" high, 5" depth
Color (Equipment Cabinet, Panel Antennas)	Match existing building and equipment
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain a building permit from the City's Development Services Division. Operation of the proposed PCS site will be regulated by the Federal Communications Commission (FCC).

BACKGROUND INFORMATION:

The proposed telecommunications project is part of a new state-wide Personal Communications System (PCS) to provide a wireless telecommunications service to the public. On May 29, 1997, the City Council adopted policies that provide criteria and guidelines for evaluating proposed telecommunication facilities (Ord. 97-023). The guidelines emphasize minimizing the visibility of new telecommunication facilities through design and construction techniques. The applicant has indicated that the telecommunication facility and antennas at this location will improve its digital mobile communications in the area surrounding the site. The projected coverage area includes Land Park and the roads and highways within a radius of approximately 1-1/2 miles.

STAFF EVALUATION: Staff has the following comments:1. Policy Considerations

General Plan: The subject site is designated as Low Density Residential (4-15 du/na) in the General Plan. The applicant's proposal would not result in a change to the present or anticipated land use of the site. The communication facility and panels are consistent with the General Plan to "improve and provide communication and utility services to all areas of the City" (Section 7-11). The project as proposed will also enhance the effectiveness and quality of wireless communication service in the City and is, therefore, considered to be consistent with General Plan policy. Lastly, the proposal is not anticipated to interfere with or impede the intended level of residential development on or near the subject property.

Telecommunication Policies: The proposed project is consistent with the adopted Telecommunication Policies to maximize the number of "invisible" telecommunications facility sites, minimize the proliferation of towers, monopoles and similar structures that are built, and encourage co-location of facilities. Presently, PCS telecommunication facilities and antenna panels are being required, where feasible, to co-locate with existing communication facilities or be designed to support additional telecommunication sites in the future. The project is in keeping with current policies and standards in that: 1) the project proposes to locate its cabinet and panel antennas on the rooftop of an existing apartment building to avoid construction of a new freestanding tower or structure.; 2) there are no restrictions to preclude future PCS or similar telecommunication projects from also being proposed at this location; and, 3) the equipment will be painted and screened to match and blend in with existing mechanical equipment on the roof.

2. Site Plan/Zoning Requirement

The subject site is located in the Multi-Family Residential (R-4A-R) Plan Review zone. The Zoning Ordinance (Section 2.E.58.d.5-b) states that the Planning Commission may approve a Special Permit to locate or add an antenna and related equipment to an existing structure located in any residential zone. The apartment building has been constructed and conforms to the Zoning Ordinance requirements in terms of setbacks, landscaping, and parking/circulation standards. A height variance(P-4296) has already been approved for the apartment complex and the proposed project conforms to this approval.

3. Facility Design/ Aesthetics

The subject site is approximately three acres, located adjacent to Freeport Boulevard and is surrounded by single family residential developments with a church located directly to the north of the project. The site is developed as a senior residential apartment complex. On April 25, 1996, a Special Permit was approved by the Planning Commission to locate Pacific Bell Mobile Services PCS antennas and equipment on the roof of the existing structure.

The applicant, RCS Wireless , LLC proposes to lease a 15.0' x 18.8' area, sited on the west side of the building's center section roof area to locate the wood platform equipment pad measuring 15'-5"(l) x 4'-6"(w) x 6"(h). The platform will support six telecommunication support cabinets consisting of a 30" x 30" x 71" telco/tesco power cabinet, a 31" x 30" x 65" (REC) receiving cabinet, a 30" x 30"x 65" (PRC) sending cabinet, and two 22" x 30" x 65" expansion cabinets for future upgrades and use. The existing parapet wall is approximately 4 feet in height. The proposed equipment cabinets will extend approximately 1-2 feet above the existing parapet wall. The existing building heights vary from 56'-7" to 66'-6" to the tops of the parapet walls at the north end and the south ends of the structure, respectively (six stories). However, the equipment cabinets are set back approximately 10' from the forward edge of the structure. The location will likely hide any equipment projecting above the parapet wall from view due to the height of the building and the viewing angle from street level. A new cable tray will be placed adjacent to the existing Pacific Bell Mobile Services raceway. The proposed cable tray will be mounted on supports set at 32" on center and will be provided with a pre-fabricated cover.

The proposed location of the antenna at the south side of the penthouse roof stairwell wall will require the relocation of an existing access ladder. The antennas located at the east and south walls of the penthouse roof stairwell will be mounted towards the top of the wall and will be painted to match the existing exterior color

of the structure. The antenna located on the east side of the apartment building will be flush mounted to the outside of the parapet wall. Each antenna will project a maximum of 14" from the face of the wall or parapet which is in compliance with the Zoning Ordinance. This antenna will also be painted to match the existing exterior wall color and finish and will blend in. The project will also require the addition of a second 100 ampere electrical panel with meter at the north side of the structure. Adjacent to the panel, a new generator plug is proposed located at 36"± from finish grade.

Staff is not opposed to the applicant's request to place the equipment cabinets and panel antennas on the rooftop. The cabinet and panel antennas will not be clearly visible from the street nor conflict with the overall aesthetics of the apartment complex. The equipment cabinet and panel antennas will not be visually obtrusive to nearby residential land uses.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The activity involves a Special Permit Modification to locate telecommunication equipment on the roof of an existing apartment building. This meets the conditions of a Class 1 Exemption, Section 15301(e)(1), in that it consists of "a minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that previously existing."

B. Public/Neighborhood/Business Association Comments

The project was routed to the following community groups and neighborhood associations:

- 1) Land Park Community Association
- 2) The Sierra Curtis Neighborhood Association
- 3) The Freeport Boulevard Improvement Committee
- 4) Avondale Action Committee
- 5) South Sacramento Chamber of Commerce
- 6) Sacramento County Alliance of Neighborhoods
- 7) South Sacramento Neighborhood Coalition
- 8) North Laguna Creek Neighborhood Association
- 9) Upper Land Park Association, and,
- 10) Elmhurst Neighborhood Association

At the time of preparing this staff report, no comments were received.

C. Summary of Agency Comments

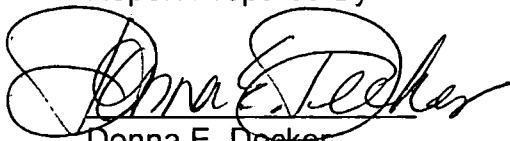
The project has been reviewed by several City Departments and other agencies. No specific concerns or comments were received.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlement. The 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:

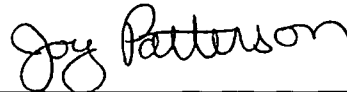
Adopt the attached Notice of Decision and Findings of Fact approving a Special Permit Modification to locate additional personal communications services(PCS) telecommunications equipment consisting of three antennas and equipment cabinets placed on the roof of the James Monroe Manor apartment building on 2.99± acres in the Multi-Family Residential (R-4A-R) Plan Review zone.

Report Prepared By:



Donna E. Decker
Planner

Report Reviewed By:

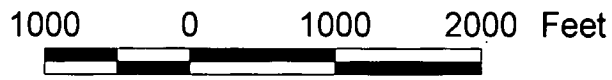
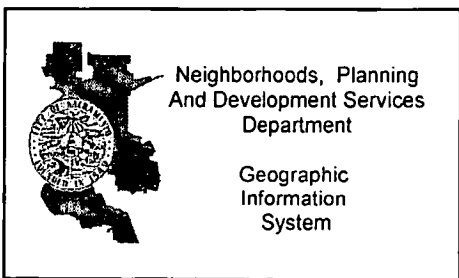
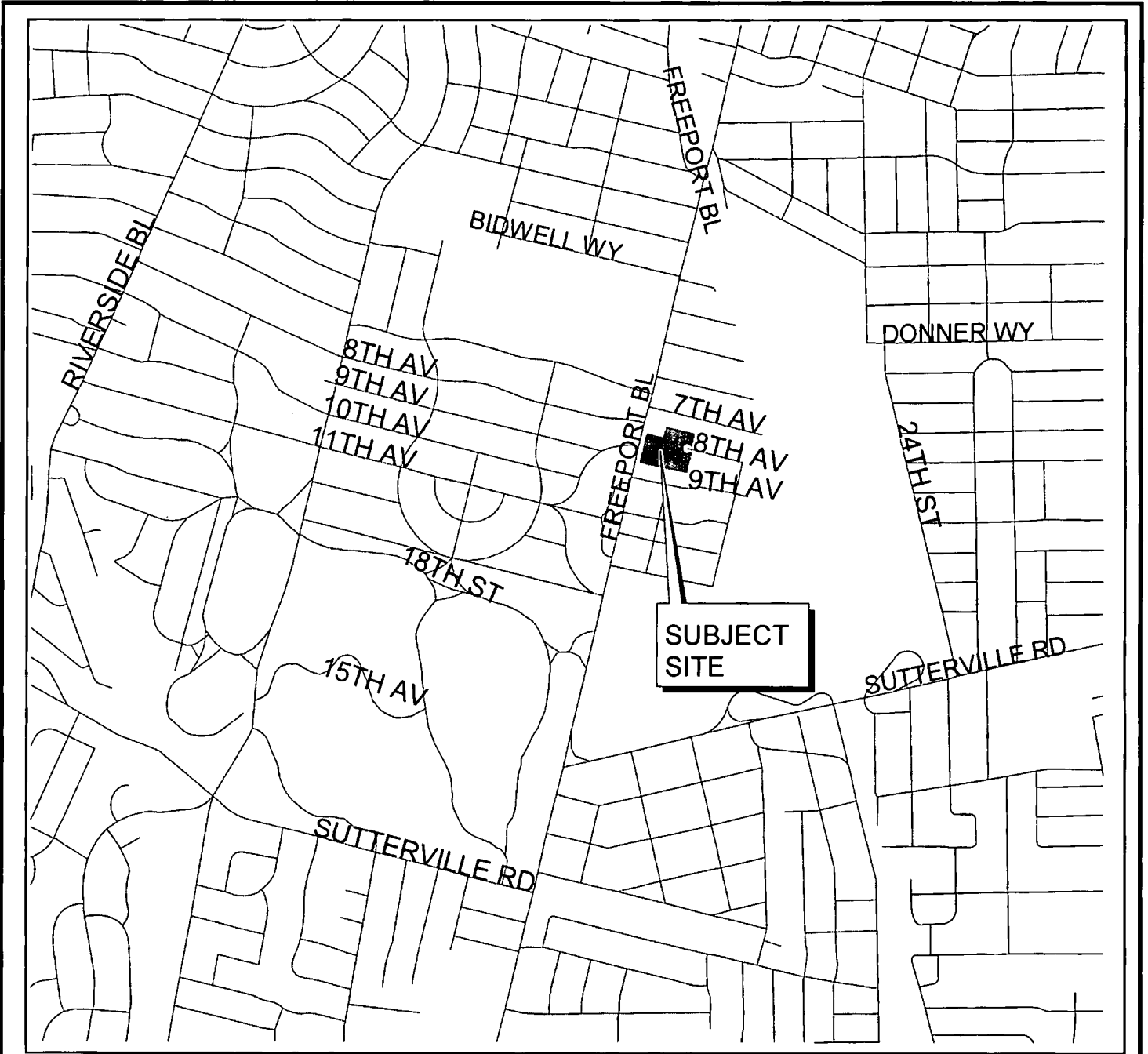


Joy Patterson
Senior Planner

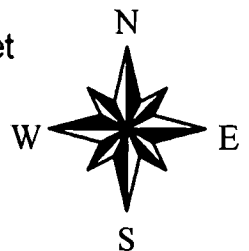
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision and Findings of Fact approving the Special Permit Modification
Exhibit C-1	Project Information
Exhibit C-2	Roof Plan
Exhibit C-3	Roof Plan
Exhibit C-4	Elevations/Details
Exhibit C-5	Details
Exhibit C-6	Details

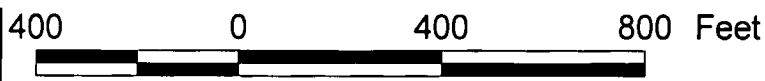
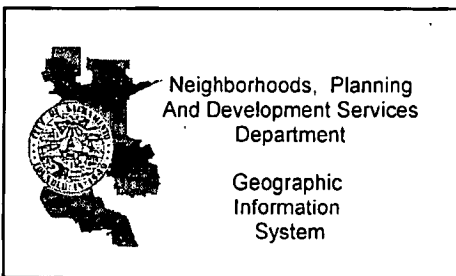
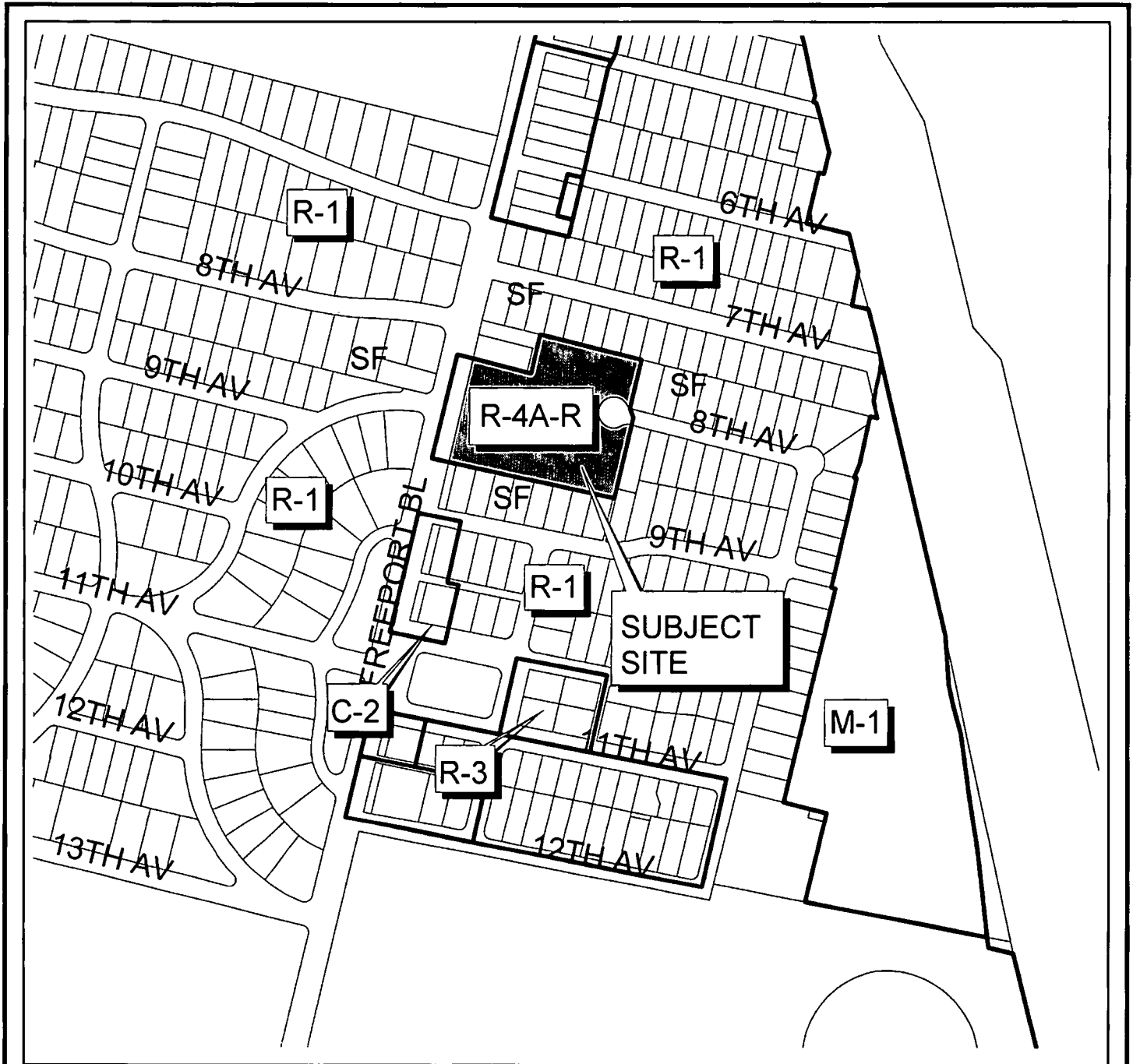
ATTACHMENT A



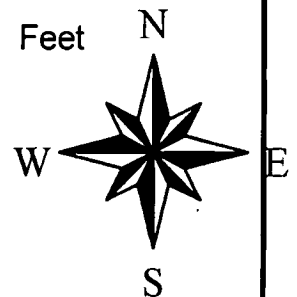
VICINITY MAP



ATTACHMENT B



LAND USE
AND ZONING



ATTACHMENT C**NOTICE OF DECISION AND FINDINGS OF FACT FOR MONROE MANOR WIRELESS SITE
LOCATED AT JAMES MONROE APARTMENT COMPLEX AT 3225 FREEPORT BLVD IN
SACRAMENTO, CALIFORNIA IN THE R-4A-R ZONE. (P99-112)**

At the regular meeting of November 4, 1999, 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: Categorically Exempt pursuant to CEQA Guidelines Section 15301(e)(1)**
- B. Approved the Special Permit Modification to locate additional personal communications services(PCS) telecommunications equipment consisting of three antennas and equipment cabinets placed on the rooftop of the James Monroe Manor apartment building on 2.99± acres in the Multi-Family Residential (R-4A-R) Plan Review zone.**

These actions were made based upon the following Findings of Fact and subject to the following conditions:

FINDINGS OF FACT

- A. Exemption: The City Planning Commission finds and determines that the proposed Special Permit is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(e)(1).
- B. Special Permit Modification: The Special Permit Modification is to locate additional personal communications services(PCS) telecommunications equipment consisting of three antennas and equipment cabinets placed on the rooftop of the James Monroe Manor apartment building on 2.99± acres in the Multi-Family Residential (R-4A-R) Plan Review zone and is approved subject to the following findings of fact and conditions of approval:
 - 1. The project is based upon sound principles of land use in that:
 - a. The project will utilize an existing residential apartment building rooftop to locate the equipment cabinets and panel antennas

- rooftop to locate the equipment cabinets and panel antennas will be flush mounted on the penthouse stairwell exterior walls and flush mounted at the east parapet wall of the residential structure and painted to match existing equipment and building colors;
- b. The project will not adversely affect the surrounding land uses; and,
 - c. The proposed equipment cabinet and panel antennas will be compatible with surrounding residential uses in the area, and will not be visible from the street.
2. The project will not be detrimental to the public welfare nor result in the creation of a public 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. The Fire Department will be properly notified of the exact location and contents of the proposed equipment cabinet; and
 - c. The roof area where the equipment cabinet and panel antennas are located will be inaccessible to tenants of the building and the general public;
3. The project is consistent with the General Plan objectives in which the equipment should be located, in that:
- a. The project will not alter the present or anticipated density of the subject site; and
 - b. The project is consistent with City policy to continue to improve and provide communication and utility service to all areas of the City.

CONDITIONS OF APPROVAL

- C. The Special Permit Modification is to locate additional personal communications services (PCS) telecommunications equipment consisting of three antennas and equipment cabinets placed on the rooftop of the James Monroe Manor apartment building on 2.99± acres in the Multi-Family Residential (R-4A-R) Plan Review zone is hereby approved subject to the following conditions:
- C1. The applicant shall obtain all necessary building permits prior to commencing construction.
 - C2. The Fire Department shall be properly notified of the exact location and contents of the proposed equipment cabinets prior to the issuance of final permits.

- C3. The equipment cabinet platform shall be limited to the size and shape as shown on the plans and the equipment shall be located as shown on the plans. Any modification of the plans or location of antenna or equipment shall require additional review and approval by Planning staff.
- C4. The project shall be limited to 3 panel antennas which shall be located as shown on the plans.
- C5. Any additional panels or additional equipment cabinets shall require a separate modification of the Special Permit prior to installation.
- C6. The equipment cabinets, panel antennas, brackets, cables, cable trays, support structures, masts and all appurtenant mounting components shall be painted to match existing building exterior colors and or existing equipment colors to blend in. All paint shall be non-reflective.
- C7. Any modification to the project shall be subject to review and approval by Planning staff and/or Planning Commission prior to issuance of any building permits.
- C8. Should the applicant discontinue using the antenna panels for wireless services, the applicant shall remove the panels within six months of termination.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE

(P99-112)

- Exhibit C-1 Project Information
- Exhibit C-2 Roof Plan
- Exhibit C-3 Roof Plan
- Exhibit C-4 Elevations
- Exhibit C-5 Details
- Exhibit C-6 Details

EXHIBIT C-1

GENERAL NOTES

1. DIMENSIONS ARE NOT TO BE SCALED, UNLESS INDICATED OTHERWISE, AND THE SET OF PLANS IS DESIGNED TO BE USED FOR CONSTRUCTION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES, EASEMENTS, AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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RCS WIRELESS

SITE NAME:

MONROE MANOR

SITE NUMBER:

095 - A

95A

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADD PLANNING DUCTS	7-10-99
2	ADD PLANNING DUCTS	7-21-99

PROJECT	
MONROE MANOR	
095 - A	
3225 AIRPORT BLVD	SACRAMENTO, CA 95808

CONTACTS	
RCS WIRELESS	
1001 BRUN SW	224 MATHIAS STREET
	MORNING HAVEN, CA 95676
CONTACT: GARY LEUM	
PH: (916) 772-3045	
FAX: (916) 772-3042	
<input type="checkbox"/> J. Lee Buckingham Architect 755 PULLING COURT SACRAMENTO, CALIFORNIA 95802 CONTACT: TODD PETERSON PH: (916) 812-3155 FAX: (916) 812-3153	

SEAL	

APPROVALS	
DATE	BY:

ISSUED BY: T-1-112

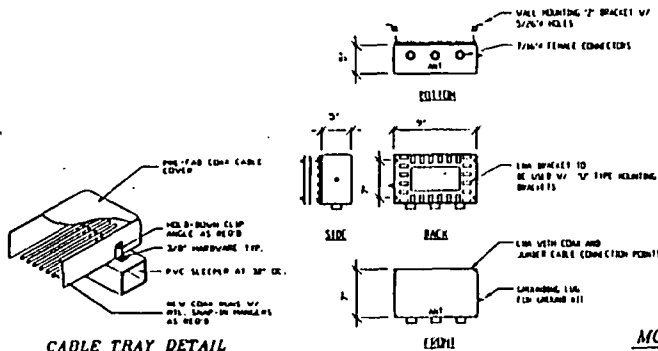
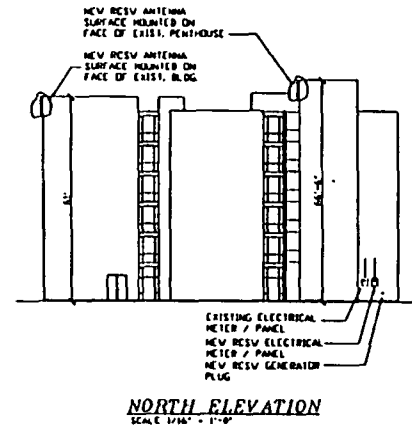
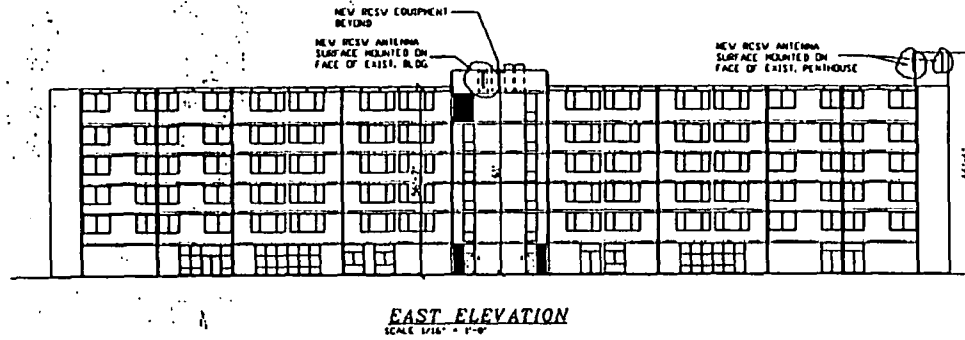
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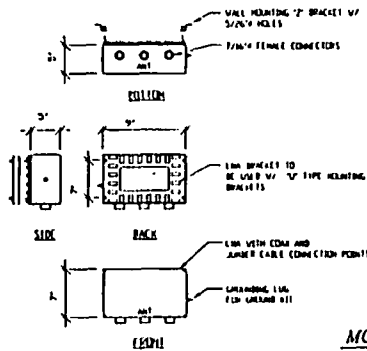
SHEET NUMBER
T-1

VICINITY MAP	PROJECT SUMMARY	PROJECT CONSULTANTS	SHEET INDEX
	<p>SITE NAME: MONROE MANOR</p> <p>SITE NUMBER: 095-A</p> <p>SITE ADDRESS: 3225 AIRPORT BLVD, SACRAMENTO, CA 95808</p> <p>LANDLORD: WYMAN PROPERTIES, 1845 WASHINGTON AVE, SACRAMENTO, CA 95808</p> <p>APPLICANT: RCS WIRELESS</p> <p>APPLICANT'S ADDRESS: 1001 BRUN SW, SACRAMENTO, CA 95676</p> <p>ASSESSOR'S PARCEL NUMBER(S): 013-2181-01</p>	<p>RCS WIRELESS C. MICHAEL HARRIS P.O. BOX 985 120 W. HUNTER STREET SACRAMENTO, CALIFORNIA 95804-0098</p> <p>PLAN PREPARED BY: J. LEE BUCKINGHAM ARCHITECT 755 PULLING COURT SACRAMENTO, CALIFORNIA 95802 PH: (916) 812-3155</p> <p>CONTACT FOR RCS WIRELESS: GARY LEUM 1001 BRUN SW SACRAMENTO, CALIFORNIA 95676 PH: (916) 772-3045</p> <p>JURISDICTION: CITY OF SACRAMENTO ZONING: R-1A-B</p>	<p>T-1 TITLE SHEET</p> <p>C-1 CIVIL PLAN SURVEY</p> <p>A-1 SITE PLAN / ROOF PLAN</p> <p>A-2 ELEVATION, DETAILS AND NOTES</p>
		<p>PROJECT DESCRIPTION</p> <p>RCS WIRELESS PROPOSES TO CONSTRUCT AND OPERATE A COMMUNICATIONS SERVICE (PCS) SYSTEM FACILITY AT THE PRESENTLY KNOWN AS 3225 AIRPORT BLVD., SACRAMENTO. THE PROPERTY IS OWNED BY WYMAN PROPERTIES.</p> <p>THE FACILITY WILL BE COMPOSED OF (1) ANTENNAS MOUNTED ON EXISTING BUILDING WITH (2) ADJACENT EQUIPMENT CABINETS. THE FACILITY WILL NOT BE IN, NOR WILL IT BE ON, GROUND, AND WILL NOT INTERFERE WITH TELEVISION OR RADIO RECEPTION.</p> <p>AREA: 30 FT ACRES PARCEL AREA: 130740 SF, 2.99 AC. PROJECT SITE: 2773 SF, 0.064 AC.</p>	

EXHIBIT C-4

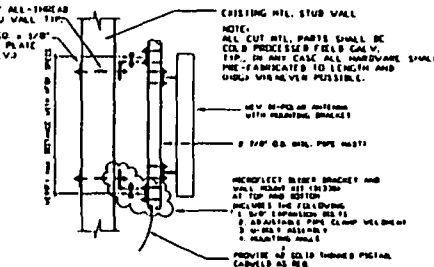
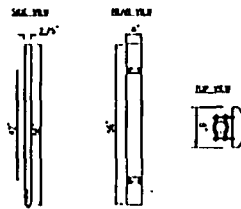


CABLE TRAY DETAIL
NOT TO SCALE
NOTE:
ALL STL. PARTS SHALL BE HOT DIPPED GALV.
TOP UNLESS OTHERWISE NOTED



LOW NOISE AMPLIFIER (LNA) UNIT WITH MOUNTING BRACKET
SCALE: N.T.S.

MODEL RR90-17-XXDP PCS PANEL
SCALE: N.T.S.



ANTENNA MOUNT DETAIL "B"
NOT TO SCALE

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADD PLUMBING BLOC'S	P-9-99
1	ADD PLUMBING BLOC'S	P-21-99

PROJECT
MONROE MANOR
095 - A
3225 FREEMONT BLVD
SACRAMENTO, CA 95608

CONTACTS
HCS WIRELESS
P.O. BOX 969
324 VERNON STREET
ROSELIE, CA 95876
CONTACT: GUY LEON
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SEAL

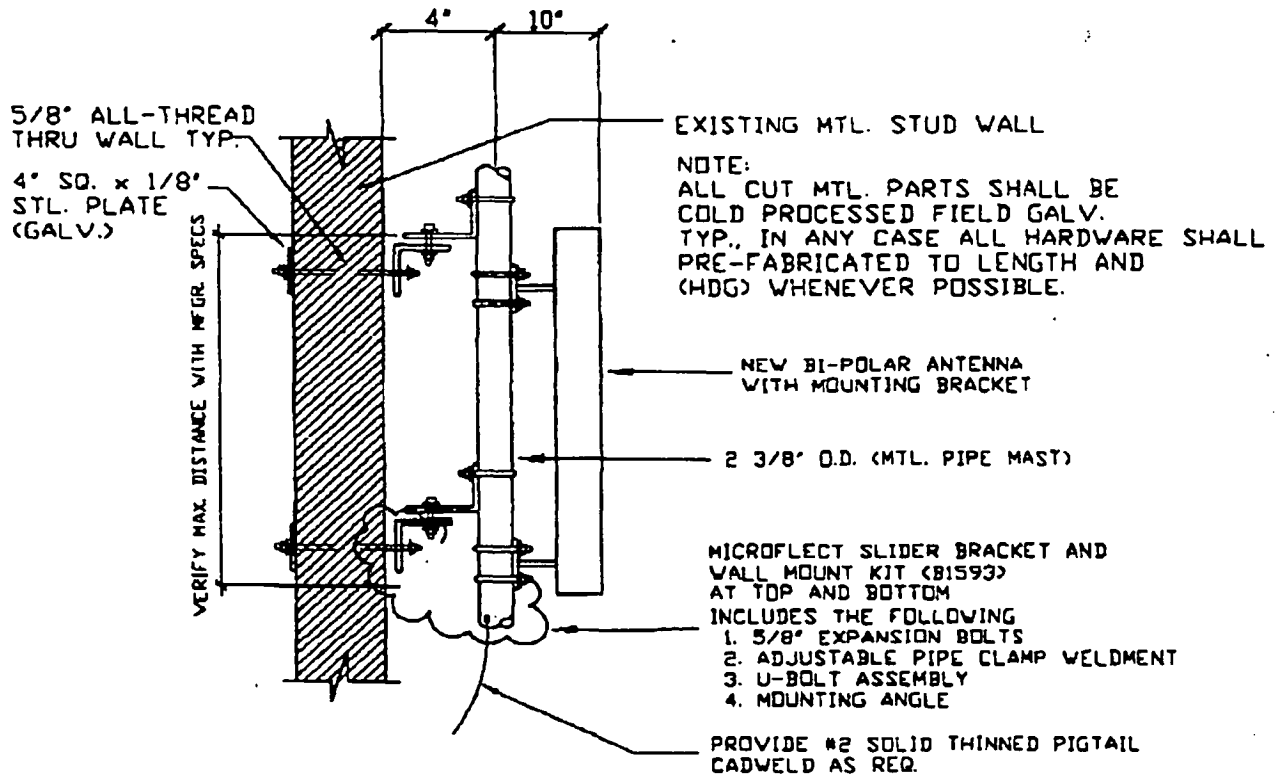
APPROVALS	
DATE	BY

DESIGNED BY: J-PLM
CHECKED BY:

SHEET TITLE
ELEVATION, DETAILS AND NOTES

SHEET NUMBER
A-2

EXHIBIT C-5



ANTENNA MOUNT DETAIL "B"

NOT TO SCALE

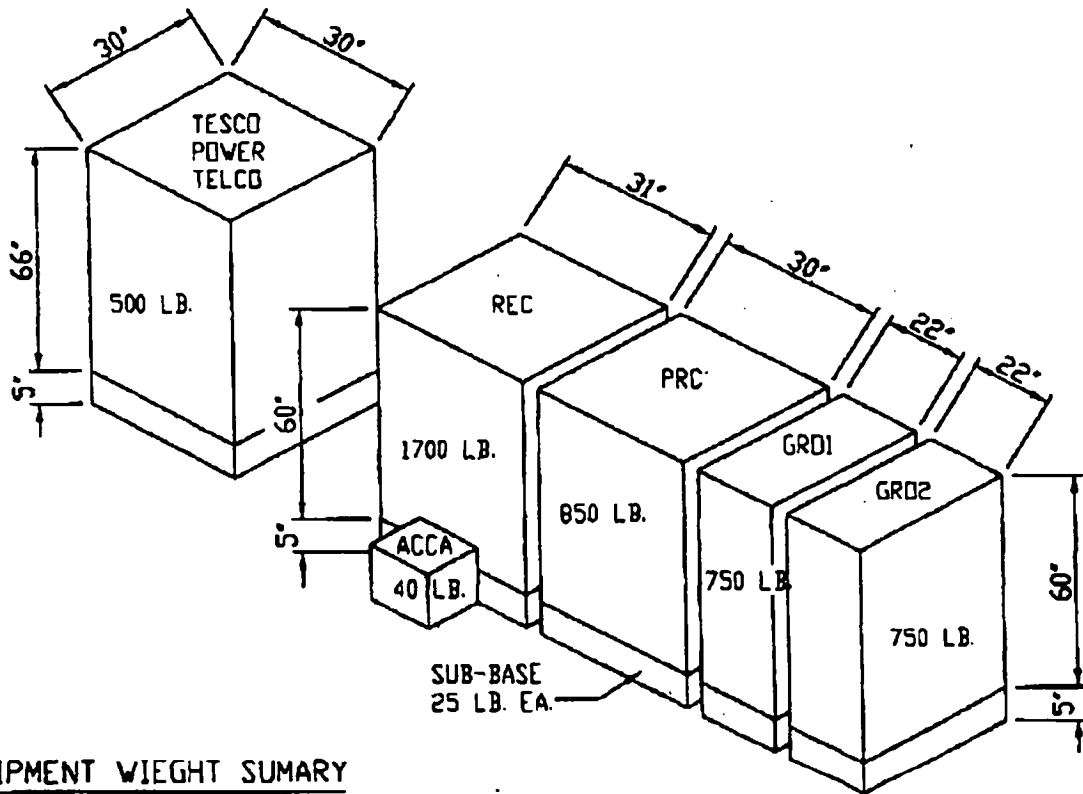
RCS WIRELESS
 P.O. BOX 969
 224 VERNON STREET
 ROSEVILLE, CA 95678

DRAWING TITLE:
 ANTENNA MOUNTING DEVICE FOR : 095-A

DRAWING SCALE:
 SCALE: N.T.S.

DRAWING FILE/NAME LOCATION:

EXHIBIT C-6



EQUIPMENT WIEGHT SUMARY

500 lb.
40 lb.
1700 lb.
850 lb.
750 lb.
750 lb.
(5) 25 = 125 lb.
<u>TOTAL WIEGHT = 4215 lb.</u>

RCS WIRELESS
 P.O. BOX 969
 224 VERNON STREET
 ROSEVILLE, CA 95678

DRAWING TITLE:
 EQUIPMENT LAYOUT FOR : 095-A

DRAWING SCALE:
 SCALE: N.T.S.

DRAWING FILE/NAME LOCATION: