

P95-068 - Northgate Park Antenna Project

- REQUEST:
- A. Negative Declaration
  - B. **Special Permit** to allow the construction of a 50 foot high cellular antenna and a 470 $\pm$  square foot building on 14.6 $\pm$  acres in the Standard Single Family (R-1) zone at Northgate Park.

LOCATION: Brewerton Drive and Mendel Way  
APN: 225-0340-014  
South Natomas Community Plan Area  
Grant Joint Union & North Sacramento School District  
Council District 1

APPLICANT:	AT & T Wireless Services Karen Brainerd (916) 857-6436 10030 Goethe Road Sacramento, CA 95827
OWNER:	City of Sacramento Landscape Architecture and Real Estate Division 1023 J Street Sacramento, CA 95814
APPLICATION FILED:	July 17, 1995
STAFF CONTACT:	Hilary Perry, 264-5698

**SUMMARY/RECOMMENDATION:**

The proposed project site is presently developed with Northgate Park. The applicant is proposing to construct a 50 foot high cellular antenna and a 470 $\pm$  square foot equipment structure. The construction of these facilities will involve the removal of an existing light standard and the replacement of this standard with the proposed 50 foot high cellular antenna. The equipment structure is proposed to be an extension of an existing restroom facility of approximately 470 square feet for radio equipment associated with the proposed tower. The proposed antenna location was selected because it is located in the center of the target coverage area.

**Staff recommends approval of the project.** This recommendation is based on the fact that the proposed use will consist of a minor alteration of existing facilities at Northgate Park.

The proposed location of the antenna and equipment shelter will allow for continued unimpaired use of Northgate Park. The proposed antenna is not anticipated to affect the recreational opportunities that presently exist at Northgate Park. In fact, the applicant is providing substantial amenities to Northgate Park. The proposed antenna will not affect radio or television reception. Furthermore, the proposed project provides for adequate setbacks and landscaping.

**PROJECT INFORMATION:**

General Plan Designation:	Parks, Recreation, and Open Space
Community Plan Designation:	Parks\Openspace
Existing Land Use of Site:	Northgate Park
Existing Zoning of Site:	Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: Single Family Residential; R-1  
 South: Single Family Residential; R-1  
 East: Single Family Residential; R-1  
 West: American Lakes Elementary School; R-1

Property Dimensions (Cellular site):	irregular
Property Area Northgate Park:	14.6 $\pm$ net acres
Height of Structure:	50'
Area of Proposed Equipment Room:	13'4" X 35'4" (470 sq. ft.)
Height of Equipment Structure:	14'
Parking Provided:	On street
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:**

On March 14, 1991, the City Planning Commission recommended approval of an ordinance relating to communication antennas and antennas in the City of Sacramento. On July 9, 1991, the ordinance was heard and approved by the City Council (Ordinance No. 91-048). The ordinance requiring special permits for the location of communication

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antennas and antennas went into effect on August 9, 1991. On March 23, 1995, the ordinance was amended and approved by the City Council (Ordinance 95-010). The ordinance was amended to include a requirement that locating an antenna on City owned property requires a Special Permit and either a revocable permit or a lease agreement subject to the approval of the City Council.

STAFF EVALUATION:

A. Land Use and Zoning

Northgate Park, on which the subject antenna is proposed to be located, consists of 14.6± acres in the Standard Single Family (R-1) zone. The site is designated for recreational uses by the General Plan and the South Natomas Community Plan. The parcels surrounding the Northgate Park site are all zoned for Single Family Residential land use. With the exception of the parcel to the west of the project site which is developed with the American Lakes Elementary School, all the adjacent parcels are developed with single family residential structures.

B. Policy Considerations

As proposed by the applicant, the communication antenna will be located to the rear of the proposed project site. The applicant will be leasing from the City a 487 square foot portion of Northgate Park which totals 14.6 net acres. The applicant, AT & T Wireless Services, is considered to be a utility and is exempt from the requirements of the Subdivision Map Act. Because AT & T Wireless Services is considered a utility, the proposed project is probably not be subject to the Facilities Benefit Assessment (FBA), which is a finance mechanism that is assessed to cover the cost of needed community improvements. The project proponent would likely not be required to pay the FBA for the 470 square foot equipment structure. The land use factor for non-residential uses is \$3.76 per square foot. Using this assumption, total FBA fees, if applicable, for the proposed 470 square foot structure would be \$1,767.

The project proponent has met with neighborhood representatives from the project vicinity, with the Council person who serves the project area, and with representatives from the City of Sacramento, Public Works Department, Landscape and Real Estate Section. A revocable permit agreement has been drafted which will provide for funding for various improvements in the project vicinity. These improvements along with other specifications of the lease will be defined in the agreement that will be heard by City Council shortly after the Planning Commission approves the Special Permit.

The location of the proposed antenna abuts residentially zoned property. A

minimum of a fifteen foot rear yard setback is required to be provided. Adequate front, rear and side setbacks are proposed to be provided, as the project site is located well within the grounds of Northgate Park. The residential structure nearest to the proposed antenna is at least 350 feet from the proposed antenna location.

No parking spaces are required to be provided, and the applicant does not propose any parking spaces. Given that it is seldom required that the antenna need maintenance, and since there is plenty of on street parking in the vicinity of the park, it is not anticipated that there will be a parking impact from vehicles travelling to the site for the purpose of maintenance and repairs.

On the top of the monopole antenna, there will be a triangular 4 foot by 12 foot platform which will have three sectors comprised of four panels. The proposed antenna will emit a 100 watt signal. This signal, which is regulated by the Federal Communication Commission (FCC), will not affect radio or television reception.

The cellular antenna is allowed in the R-1 zone on City owned property. The proposed project is in keeping with the overall intention to co-locate cellular antennas on existing facilities within the City of Sacramento. The proposed project can be considered compatible with the existing residences because adequate setbacks are provided and there are other locations on City owned land where cellular antennas have been constructed on sites that abut residentially zoned and/or utilized land. Staff has no objections to the proposed communication antenna and equipment room.

#### PROJECT REVIEW PROCESS:

##### A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. The Negative Declaration did not include any mitigation measures.

##### B. Summary of Agency Comments

The proposal was routed to the Public Works Department engineering Development Services Section, the Transportation Section, the Electrical Division, the Street Division, the Planning and Development Department (Building Division), the Utility Department, the Fire Department, the Police Department, the Natomas Community Association, and the Natomas School District. The following summarizes the comments received:

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1. Police Department

The comments which are specifically listed as a conditions in the resolution addressed illumination requirements, painting the building addition with graffiti resistant paint, and standards for graffiti removal.

2. Natomas Community Association

The proposed project is within the boundaries of the Natomas Community Association. The applicant has met with representatives with this group, who approve of the project subject to lease conditions as set forth at a community meeting on June 7, 1995. These lease conditions specify that AT & T will establish a fund with \$20,000 for the sole use of improvements at Northgate Park.

PROJECT APPROVAL PROCESS:

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

RECOMMENDATION:

Staff recommends approval of the proposed development for the following reasons:

- The proposed project as conditioned, is based upon sound principals of land use in that the project is compatible with the existing uses at Northgate Park.
- The proposed project will provide adequate setbacks.
- The proposed monopole will be constructed on a site that is designated for recreational uses and the proposed project will not interfere with the recreational opportunities provided at Northgate Park.
- The proposed project will result in an upgrade of the existing restroom facility at Northgate Park.
- The \$20,000 Northgate Park fund will be established to pay for improvements to Northgate Park as prioritized by the citizen groups representing the project area.
- The proposed cellular antenna is located approximately 350 feet from the

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nearest residential structure which is considered an adequate distance.


Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Special Permit to allow the construction of a 50 foot high cellular antenna and a 470 square foot building.

Report Prepared By,

Report Reviewed By,

  
Hilary Perry  
Associate Planner

  
Scot Mende  
Senior Planner

Attachments

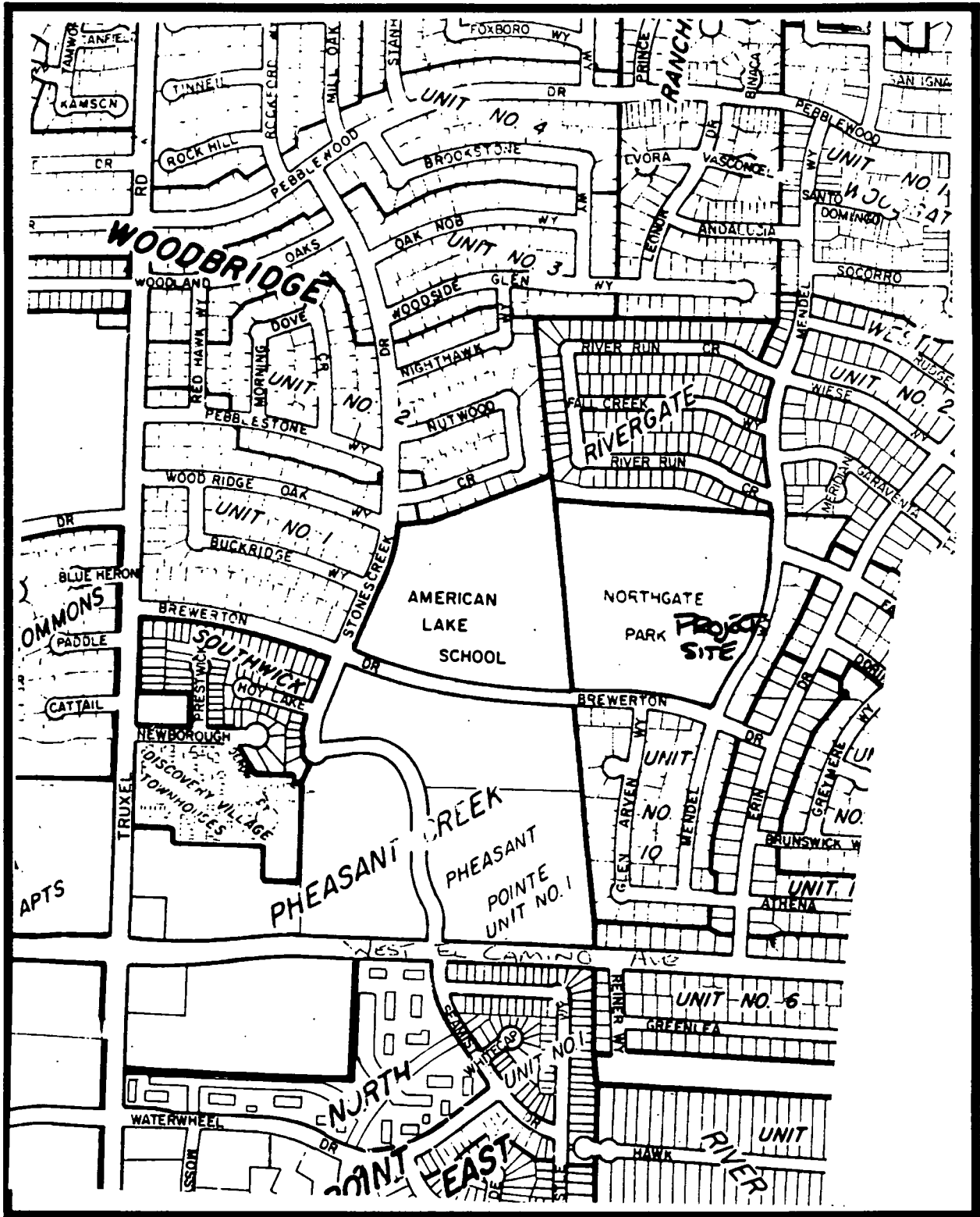
- |              |                                     |
|--------------|-------------------------------------|
| Attachment 1 | Vicinity Map                        |
| Attachment 2 | Land Use and Zoning Map             |
| Attachment 3 | Resolution Approving Special Permit |
| Exhibit 3-A  | Site/Floor Plan                     |

Attachment 1

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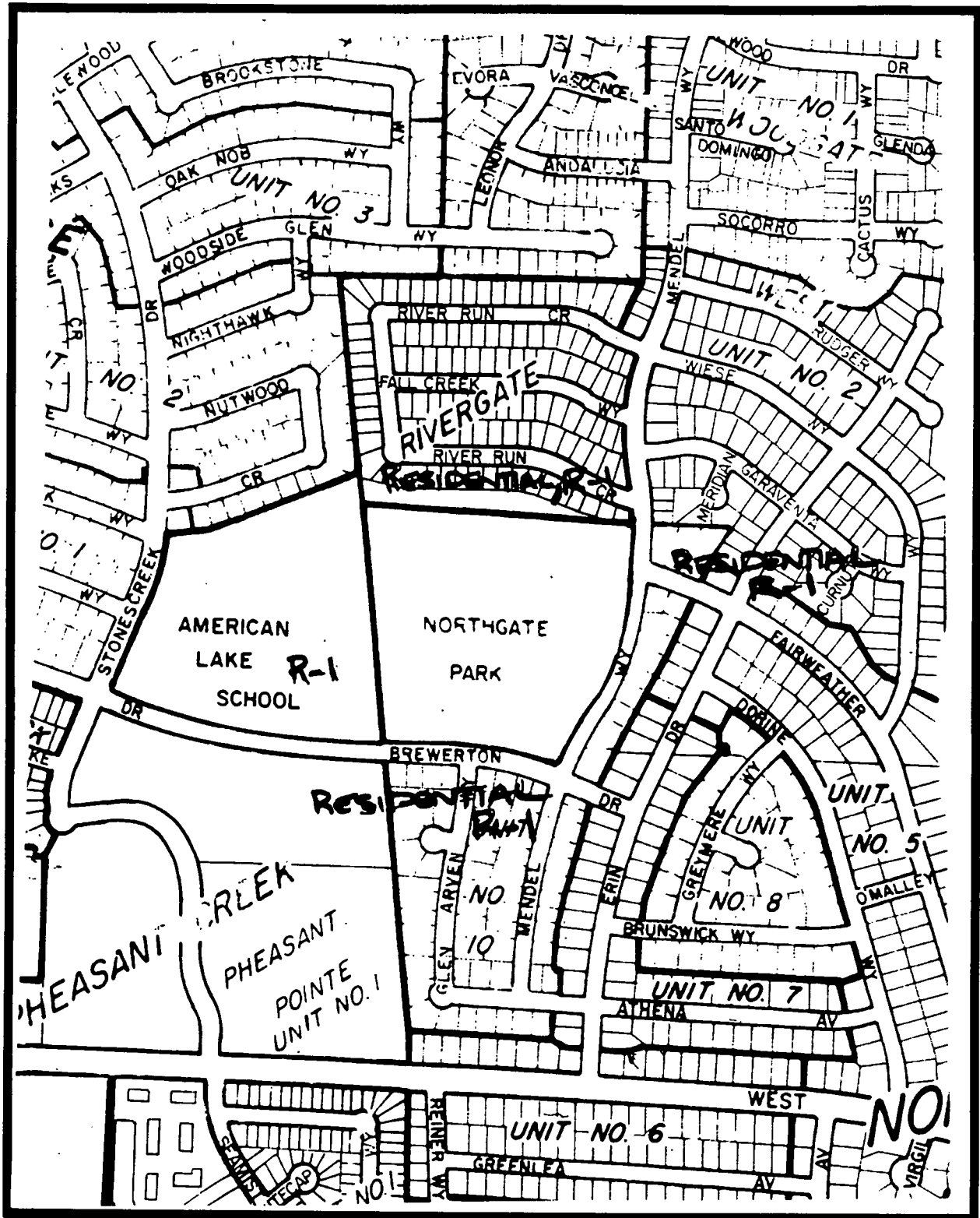
Vicinity Map

Attachment 2

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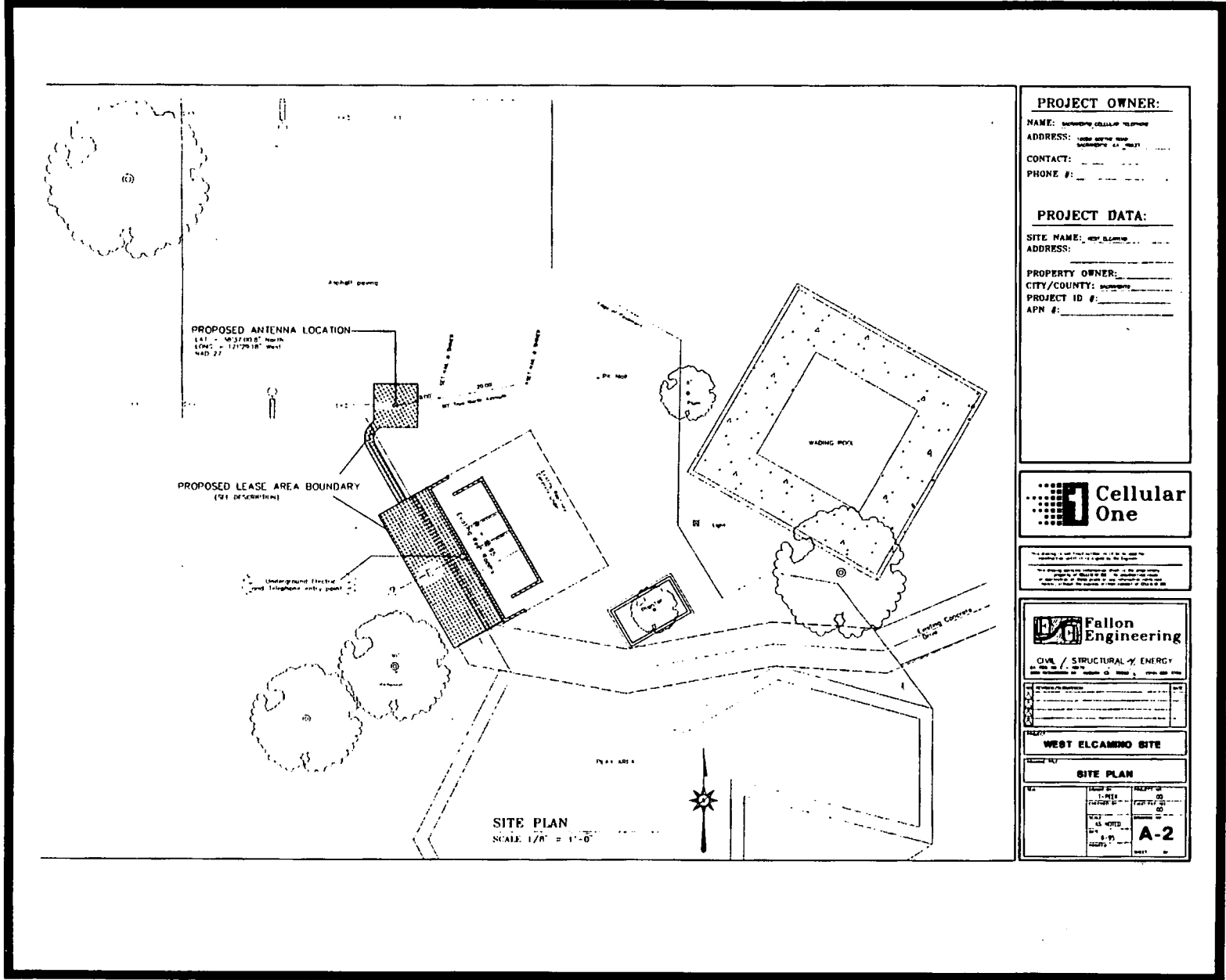
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Land Use and Zoning Map





**PROJECT OWNER:**  
 NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CONTACT: \_\_\_\_\_  
 PHONE #: \_\_\_\_\_

**PROJECT DATA:**  
 SITE NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PROPERTY OWNER: \_\_\_\_\_  
 CITY/COUNTY: \_\_\_\_\_  
 PROJECT ID #: \_\_\_\_\_  
 APN #: \_\_\_\_\_



This drawing is not valid unless it is signed and sealed by a Professional Engineer or Professional Architect in the State of California. No other person shall sign or seal this drawing. No other person shall use the title of Professional Engineer or Professional Architect on this drawing. No other person shall use the title of Professional Engineer or Professional Architect on this drawing.

**Fallon Engineering**  
 CIVIL / STRUCTURAL / ENERGY  
 2000 S. HIGHWAY 99, SUITE 100, WEST EL CAMINO, CA 90590  
 (909) 441-1111

PROJECT: WEST ELCAMINO SITE	
SITE PLAN	
DATE: 9-14-95	REVISION: 01
DRAWN BY: [Signature]	CHECKED BY: [Signature]
SCALE: AS SHOWN	PROJECT NO: A-2

Site/Floor Plan