

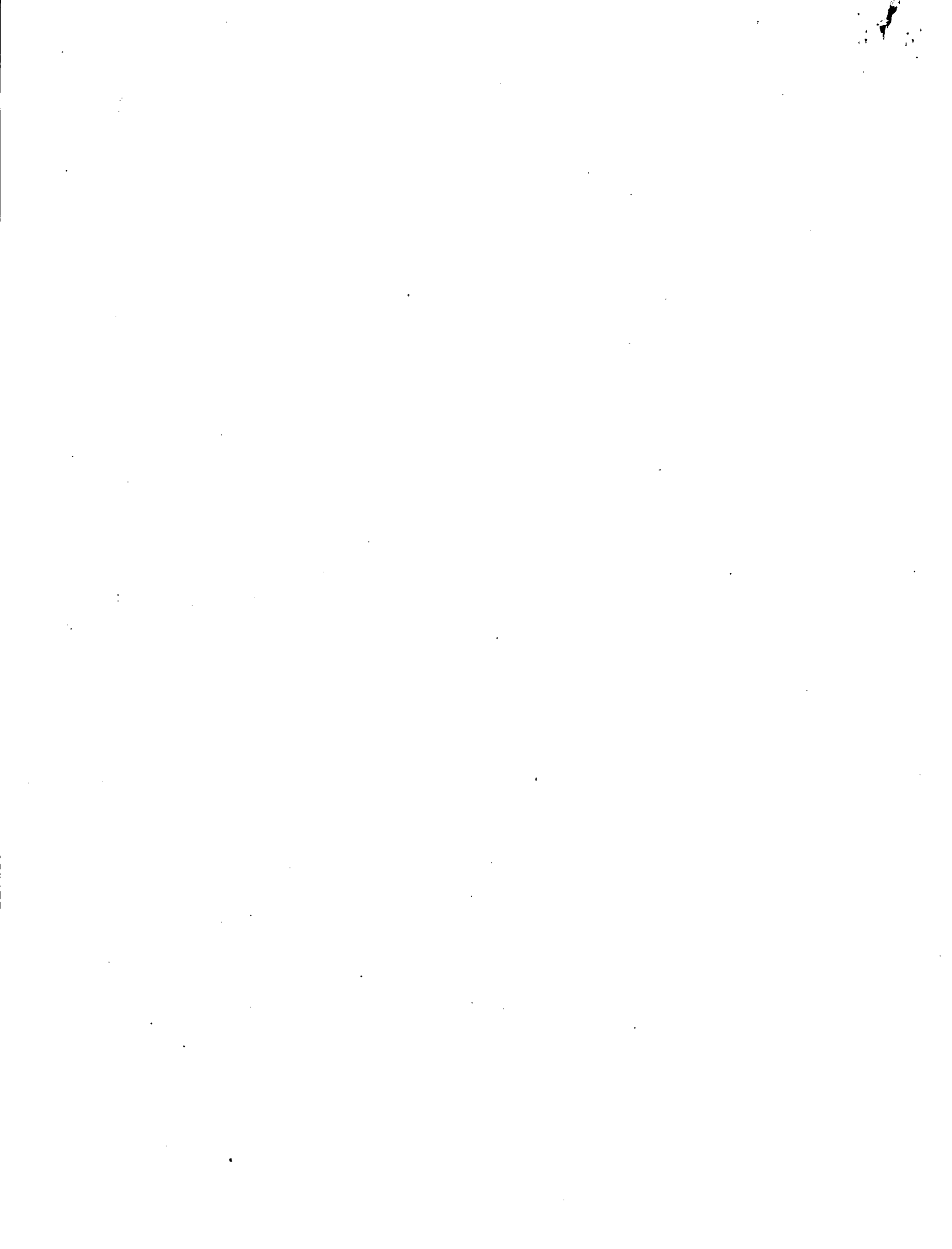
P98-084 - Oki Park Cellular Antenna II

- REQUEST: A. Environmental Determination: Prior Negative Declaration
- B. Special Permit Modification to add three additional cellular antenna panels to an existing communication/siren pole, and five 11± square foot equipment cabinets within a 12' X 26' fenced enclosure on 4.7± acres in the Standard Single Family (R-1) zone.

LOCATION: Oki Park, Lake Forest Dr & Bennington Way
APN: 078-0420-002 & 003
College Greens
Council District 6

APPLICANT:	Lisa Burke, AirTouch Cellular, 646-2269 2150 River Plaza Dr., Rm. 200, Sacramento, CA 95833
OWNER:	City of Sacramento 1023 J Street, Rm. 200, Sacramento, CA 95814
PLANS BY:	Laugenour & Meikle, 608 Court St., Woodland, CA 95695
APPLICATION FILED:	8-3-98
STAFF CONTACT:	Jeanne Corcoran, (916) 264-5317

SUMMARY: AirTouch Cellular is requesting to co-locate on an existing civil defense siren monopole which supports two AT&T cellular antennas. The applicant will add a 21 foot extension raising the pole to 50 feet. The civil defense siren will be relocated to the top of the pole, AT&T cellular antennas will be relocated under the siren to the 50 foot level and AirTouch will be located at the 40 foot level. To the immediate south of the monopole, a six-foot wrought iron fence will surround a 12-foot by 26-foot enclosure. Within the enclosure will be a five windowless, prefabricated cabinet (measuring 3.5 feet by 3.5 feet and 8 feet in height) to house ancillary equipment and cabling located on a concrete slab. The proposal also includes painting the monopole, antennas, siren, and equipment cabinet a neutral color, such as a light green-grey shade. Operation and maintenance of the facility will be the sole responsibility of AirTouch and AT&T, while the Neighborhoods, Planning & Development Services Department will continue to maintain vegetation in the area.



RECOMMENDATION: Staff recommends approval of the project, subject to conditions. Staff is recommending approval since the proposed antenna complies with the telecommunication facilities policy and standards adopted by the City Council.

PROJECT INFORMATION:

General Plan Designation:	Parks, Recreation, Open Space
Existing Land Use of Site:	Park
Existing Zoning of Site:	R-1

Surrounding Land Use and Zoning:

North: Freeway, TC
 South: Residential; R-1
 East: Residential; R-1
 West: Residential, R-1

Property Dimensions:	200' x 1050'
Property Area:	4.8± net acres
Height of Pole:	50 feet
Number of Antennas:	2 Existing 2 Proposed

Square Footage of Ancillary Structure:	12' X 26' (312 sf)
Height of Ancillary Structure:	8 feet

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>
Encroachment Permit	Public Works, Development Services
Building Permit	Building Division
Lease Agreement	Public Works, Real Estate Division

BACKGROUND INFORMATION: On July 9, 1991, the City Council approved an ordinance prohibiting communication antennas on residentially zoned properties and requiring a special permit to locate communication antennas within non-residential zones (Ord 91-048). In February 1995, the ordinance was amended to permit, subject to a special permit, communication antennas to be located on City property, regardless of the zoning designation of such property (Ord 95-010). In September 1996, the Planning Commission approved a special permit to allow AT&T to locate two cellular antennas on an existing civil

defense siren located in Oki Park (P96-061). As a condition of this special permit the carrier was required to cooperate in allowing a second carrier to co-locate on the pole. In May 1997, the City Council adopted policies that provide criteria and guidelines for evaluating proposed telecommunication facilities. The guidelines emphasize minimizing the visibility of new telecommunication facilities through design and construction techniques. The installation of new monopoles is generally disfavored and should generally be limited to those situations where other options are unavoidable or unworkable. (Ord. 97-023).

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The project site consist of 4.7± acres of a 8.9 acre park site in the Standard Single Family (R-1) zone. The project will be developed in the linear green space portion of the park developed under high voltage electrical transmission lines. The surrounding land uses and zones are single family residential (R-1) to the east, south and west, and Highway 50 (TC) to the north. The microcell site will be approximately 110± and 130± feet from the nearest residential property lines. The electrical transmission towers are located approximately 35± and 50± feet from the nearest residential property lines.

B. Policy Considerations

The General Plan designates the site as open space. The General Plan encourages utility easements to be developed as uninterrupted open space that can be utilized for such activities as bicycling, soccer fields, etc. This site is located under utility lines and is developed with a soccer field. The development of the cell site (456 total sf., includes 312 sf proposed + 144 sf existing) will not adversely affect the use of the open space area.

The cell site and related equipment is also considered to be consistent with the General Plan to "improve and provide communication and utility services to all areas of the City" (Sec 7-11). The project as proposed will enhance the effectiveness and quality of wireless service in the city and is therefore considered to be consistent with the General Plan.

The proposed project is consistent with the adopted Telecommunication Policies to maximize the number of "invisible" telecommunications facility sites, provide locational opportunities on City owned property or right-of-ways, encourage collocation of facilities and minimize the proliferation of monopoles.

C. Aesthetics

The applicant proposes to extend the existing 29 foot high pole to 50 feet. The civil defense siren will be placed atop the pole for a total height of approximately 60 feet. The AT&T cellular panels will be placed at 50 foot height and AirTouch will be at a 40 foot height.

The project is located approximately 1,175 feet from Lake Forrest Drive and 85 feet from Highway 50. A sound wall is constructed along Highway 50 and several trees are located on the site. Views of the monopole from residences in the vicinity will be partially obstructed by mature landscaping trees in proximity to the park boundaries. The site may be visible from Lake Forest Drive since few trees are planted in the utility easement. The pole will be clearly visible from Highway 50. However, to minimize the visible impact of the pole, the pole and equipment box will be painted with a non-reflective light, green-gray color or other color approved by the Parks Division.

PROJECT REVIEW PROCESS:

A. Environmental Determination

On September 12, 1996 the City Planning Commission ratified a Negative Declaration for the originally proposed project (P96-061). Section 15162 of the CEQA Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. None of these conditions exist; therefore, a new Negative Declaration is not required.

B. Public/Neighborhood/Business Association Comments

The project was routed for review by the College Glen Neighborhood Association. Staff received written support of the project from College Glen.

Parks Advisory Committee: The applicant brought this project before the Parks Advisory Committee on November 5, 1998. The Committee recommended approval of the lease and the project.

C. Summary of Agency Comments

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

1. Police

Equipment cabinets should be painted with graffiti resistant (easily cleaned) paint.

Project as proposed does not present a potential problem for law enforcement.

2. Tree Services

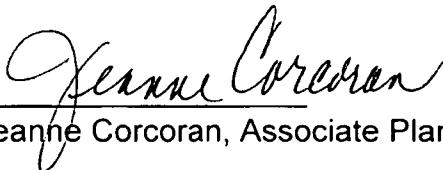
Project will not impact trees.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the special permit modification. 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. Finds that a previous Environmental Document was prepared and ratified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit Modification adding two additional cellular antenna panels to an existing communication/siren pole, and five 11± square foot equipment cabinets within a 12' X 26' fenced enclosure on 4.7± acres in the Standard Single Family (R-1) zone.

Report Prepared By,



Jeanne Corcoran, Associate Planner

Report Reviewed By,



Steve Peterson, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Elevation - Pole
Exhibit 1C	Elevation - Equipment Boxes
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
OKI PARK CELLULAR ANTENNA III, LOCATED AT OKI
PARK, LAKE FOREST DR. & BENNINGTON WAY
SACRAMENTO, CALIFORNIA IN THE R-1 ZONE. (P98-084)**

At the regular meeting of November 19, 1996, 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. Prior Negative Declaration Prepared;**
- B. Approved the Special Permit Modification add three additional cellular antenna panels to an existing communication/siren pole, and five 11± square foot equipment cabinets within a 12' X 26' fenced enclosure on 4.7± acres in the Standard Single Family (R-1) zone.**

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

FINDINGS OF FACT

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Environmental Document was prepared and ratified.
- B. Special Permit Modification add two additional cellular antenna panels: Special Permit Modification adding three additional cellular antenna panels to an existing communication/siren pole, and five 11± square foot equipment cabinets within a 12' X 26' fenced enclosure on 4.7± acres in the Standard Single Family (R-1) zone 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 proposed cellular antenna will co-locate on an existing pole;
 - b. The proposed cellular antenna is compatible with the surrounding open space, freeway and residential uses in the area, and;
 - c. The proposed cellular antenna is located at least 110' from the nearest residential use.

2. The project will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The Fire Department will be properly notified of the relocation and hook up of the civil defense siren, and;
 - b. The civil defense siren will be returned to its current operating order.
3. The project is consistent with the General Plan objectives to :
 - a. Allow for the utilization of utility easements as open space and
 - b. continue to improve and provide communication and utility service to all areas of the City.

CONDITIONS OF APPROVAL

- B. The Special Permit Modification adding three additional cellular antenna panels to an existing communication/siren pole, and five 11± square foot equipment cabinets within a 12' X 26' fenced enclosure (Exhibit A-1) is hereby approved subject to the following conditions:
- B1. The applicant shall obtain all necessary leases and/or revocable permits from the City prior to issuance of the building permit.
 - B2. The applicant shall obtain all necessary building permits prior to commencing construction.
 - B3. The civil defense siren shall be returned to it current operating condition and shall remain atop the pole.
 - B4. Prior to issuance of final permits, the Fire Department shall be properly notified of the exact location and contents of the proposed equipment building.
 - B5. Prior to construction all underground utilities shall be located horizontally and vertically. Any location conflicts between the proposed structure or services and City utilities shall be reviewed and approve by the Department of Utilities. If AirTouch damages any underground utilities they will be repaired and replaced at applicants expense.
 - B6. No parking of vehicles or storage of materials under the dripline of

existing trees. Contractor shall be responsible for any damage to trees during construction.

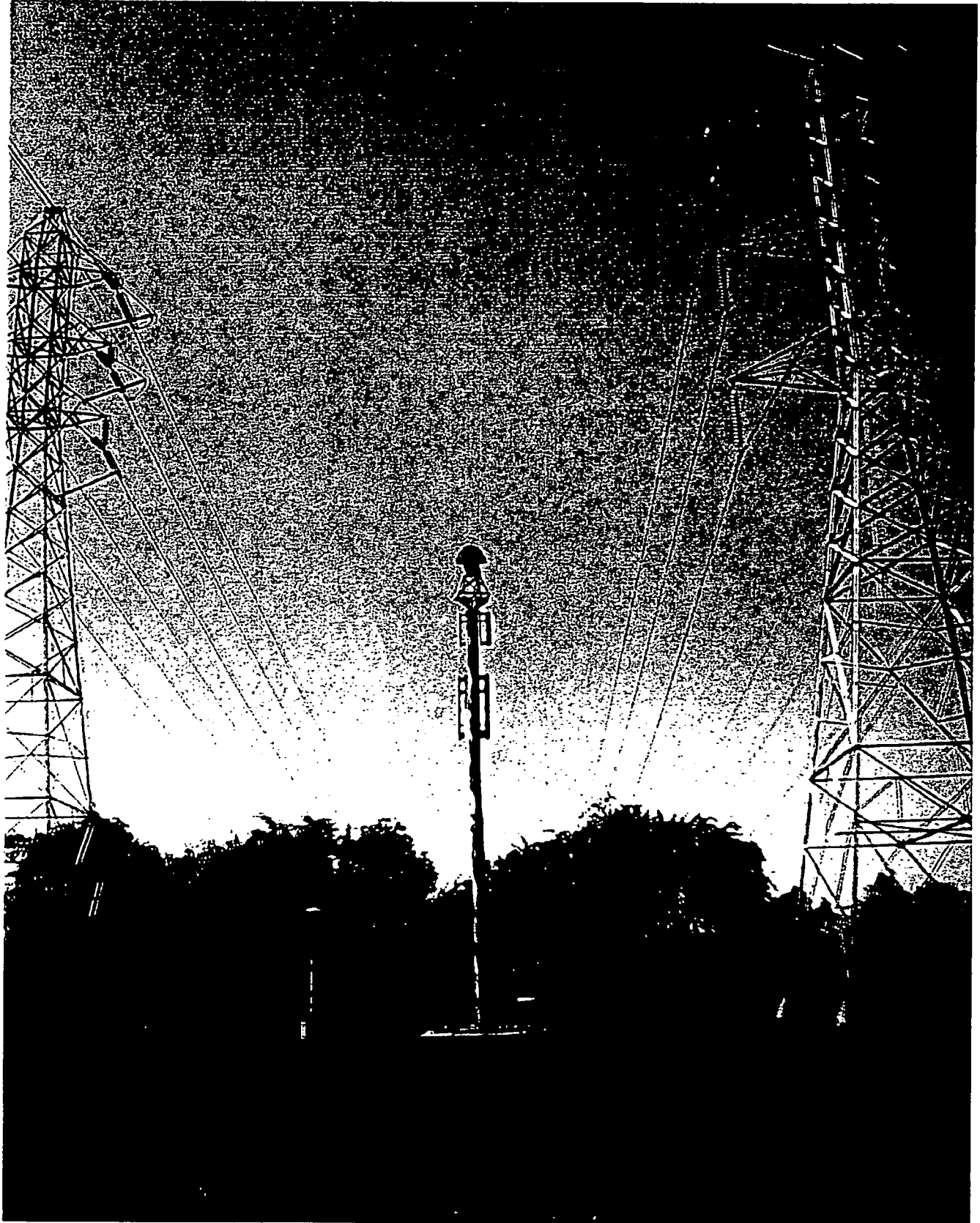
- B7. The antenna panels shall not project more than ten (10) inches from the pole.
- B8. The size and location of the project shall comply with the attached exhibits, including the flush mount antenna. The applicant shall use non-reflective paint on the poles, antenna panels and equipment box. Color selection to be reviewed and approved by the Parks Division.
- B9. All support brackets, connections, cables, electrical boxes, etc., shall not be visible and shall be painted to match the pole.
- B10. Connections running from the pole to the equipment cabinets shall be either underground or located at the ground.
- B11. Any modification to the project shall be subject to review and approval by Planning staff prior to issuance of any building permits.
- B12. A wrought iron fence, subject to review and approval of the Parks Division (Vic Edminsten) shall be constructed around the equipment area site.
- B13. Gates installed at the project site shall provide KNOX lock access (or other access device subject to Fire Department approval) to allow emergency access.
- B14. Should the applicant discontinue using the antenna panels for wireless services, the applicant shall remove the panels within six months of termination.

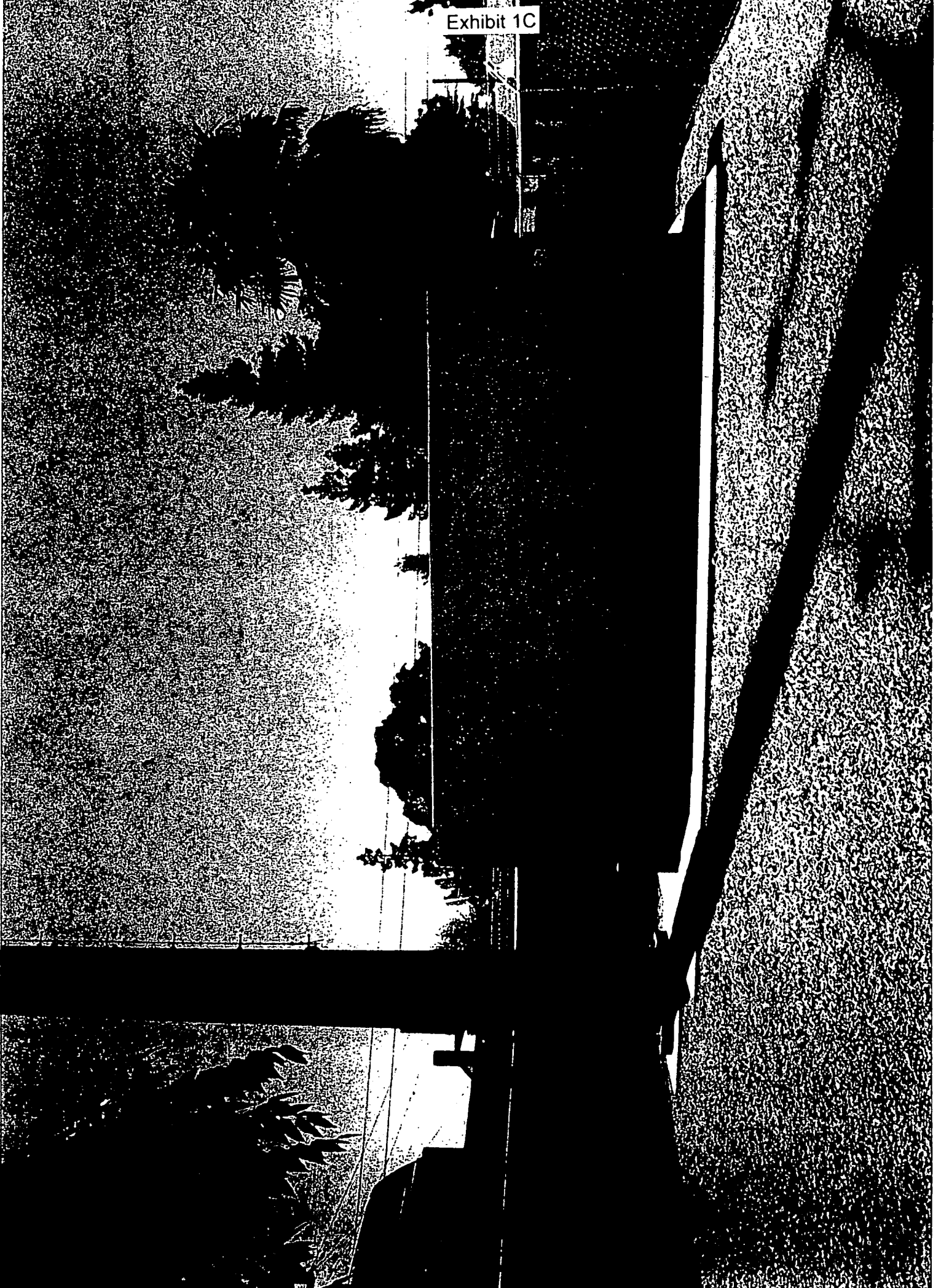

CHAIRPERSON

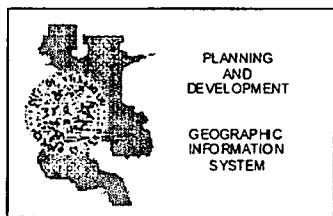
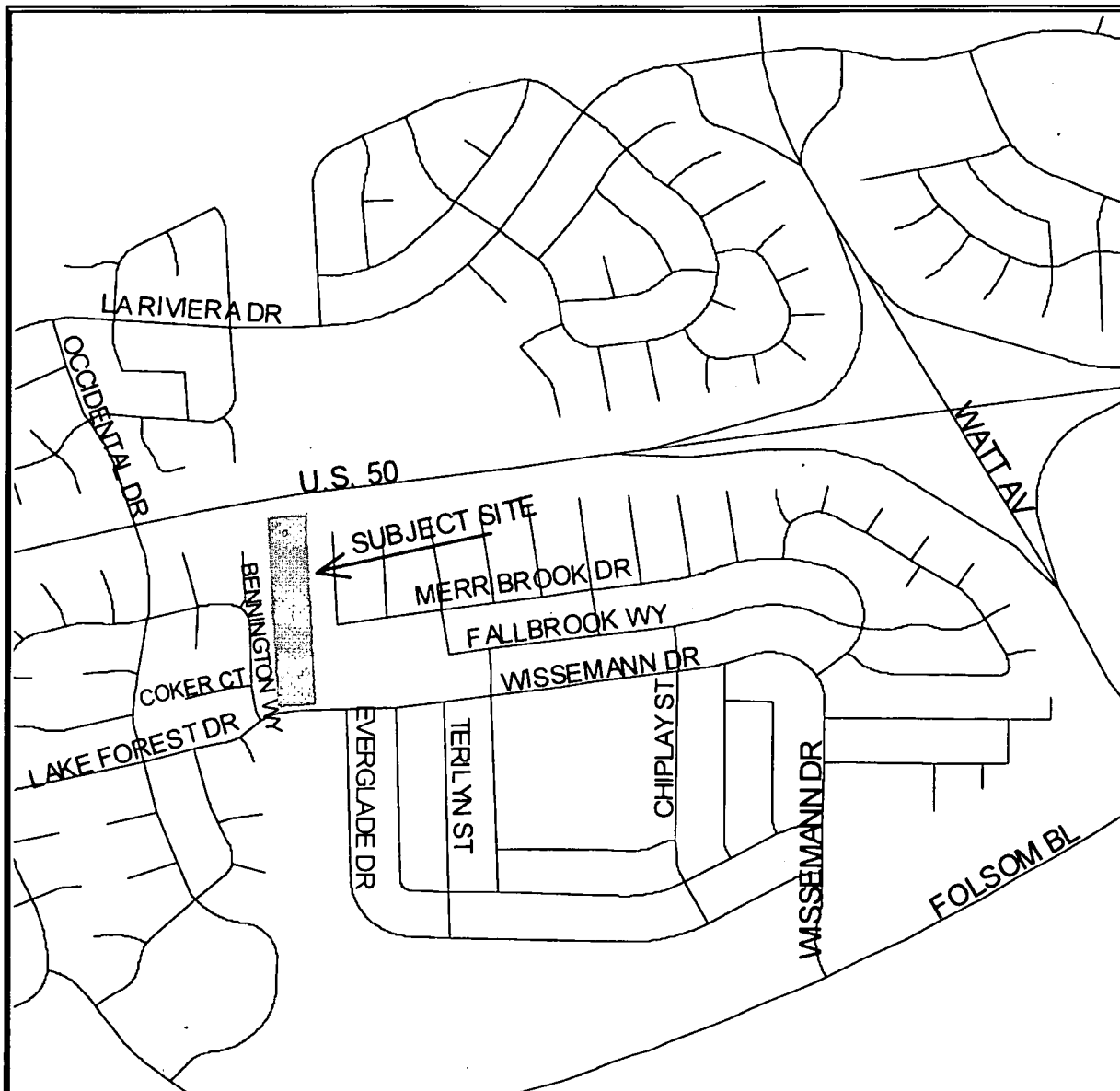
ATTEST:

Gayle Stonehouse
SECRETARY TO CITY PLANNING COMMISSION
11-19-98
DATE (P98-084)

Exhibit 1A Site Plan
Exhibit 1B Elevation - Pole
Exhibit 1C Elevation - Equipment Boxes







VICINITY MAP
P98-084



