

P97-064- Nextel Communication Antenna

- REQUEST:
- A. Negative Declaration;
 - B. **Special Permit** to construct an unmanned wireless telecommunications facility consisting of a 45 foot high light pole equipped with a slim-line antenna configuration, and a 10' x 20' prefabricated equipment shelter to house the necessary electronic equipment on 0.57 vacant acres in the Northgate Special Planning District zone.

LOCATION: 2850 Northgate Blvd. Between Haggin and Bowman Ave.
Assessors Parcel Number: 262-0122-019
South Natomas/ Gardenland
Natomas School District
Council District 1.

APPLICANT:	Nextel Communications Contact: Ken Stockero (916) 568-4489 2180 Harvard St., #220
OWNER:	John H. Pickart and Barry Griffin P.O. Box 7084 Menlo Park, CA 94026
APPLICATION FILED:	July 1, 1997
STAFF CONTACT:	Doug Holmen, 264-8267

SUMMARY: The applicant is requesting a Special Permit to use the rear portion of a vacant lot to construct a 45' high telecommunications antenna camouflaged as a light pole and a 10' x 20' equipment building. The site will be surrounded by a six foot high chain-link fence (See Attachment B, Site Plan). Because of the relative small footprint of the proposed project, there is room to develop the front portion of the lot with commercial uses. The proposed project site is located in South Natomas, north of West El Camino Avenue, on the east side of Northgate Blvd. between Haggin Avenue on the south and Bowman Avenue on the north (see Attachment B, vicinity map). Single family residential development is located on the parcel adjacent to the southeast corner of the lot where the equipment shelter would be located and to the east and north of the proposed project site.

The Sacramento General Plan Update (SGPU) land use designation for the project site is Special Planning District (SPD), and the South Natomas Community Plan designation is Northgate Special Planning District. The current and proposed zoning of the site is Northgate Special Planning District (C-2 SPD).

RECOMMENDATION: Staff recommends approval of the project. The proposed use would be constructed on a site that is zoned for commercial use and the proposed location of the antenna and equipment shelter would allow for commercial development to occur on the portion of the project site closer to the front on Northgate Boulevard. The proposed antenna is consistent with the commercial zoning of the site and the existing commercial businesses to the south of the project site. The proposed antenna would emit between 5 and 100 watts of elective radiated power (ERP). It has been determined that there are no health risks associated with this type of radio transmission. This signal will not affect radio or television reception.

PROJECT INFORMATION:

General Plan Designation:	Special Planning District
Community Plan Designation:	Northgate Special Planning District
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	General Commercial (C-2)-SPD

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
 South: Commercial/ Single Family Residential; C-2- SPD/ R-1A
 East: Single Family Residential; R-1
 West: Single Family Residential; R-1

Setbacks:	Required	Provided
Front:	25'	215' ±
Side(St):	5'	45'
Side(Int):	5'	15'
Rear:	15'	15' ±

Property Dimension	90' x 263'
Property Area:	0.54± gross acres 0.54± net acres
Square Footage of Building:	200 square feet
Height of Building:	12' ± feet, 1 story
Exterior Building Materials:	prefabricated concrete
Roof Material:	prefabricated concrete
Parking Provided:	one space

Parking Required:	zero spaces
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>
Design Review	Design Review Staff
Building Permit	Building Division

BACKGROUND INFORMATION: On March 14, 1991, the City Planning Commission recommended approval of an ordinance relating to communications 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 antennas and antennas went into effect on August 9, 1991.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. General Plan/ Community Plan

The General Plan designates the site as Special Planning District. The South Natomas Community Plan designates the site as Northgate Special Planning District. There are no specific goals and policies relating to telecommunication facilities in the General Plan and the South Natomas Community Plan.

2. Collocation Policy

The City has developed guidelines concerning siting preference and facility location and design. A primary objective of these guidelines is to reduce or minimize the number and visibility of telecommunications facilities. To this end, the siting preference guidelines emphasize collocation or installation of new telecommunication facilities on existing structures, while the facility location and design guidelines emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. The installation of new monopoles is generally disfavored and should generally be limited to those situations where other options are unavailable or unworkable.

The applicant looked at other sites as requested by staff. Those sites included: 615 Northfield Drive which was unacceptable because the signal could not be "handed off" from Nextel's existing facility at 701 N. Market; 3540 Norwood Drive was unacceptable for the same reason from the existing site at 111 Bercutt Drive; Northgate Park was unacceptable because the leasing fees from the City were considered too expensive; Johnson Park was unacceptable for the same reason.

C. Site Plan Design/Zoning Requirements

1. Zoning

A cellular tower is allowed in any non-residential zone subject to a special permit.

2. Site Plan

The antenna and equipment building are located at the rear of the property. This would allow for the development at the front portion of the site. The future building would obscure the equipment building.

3. Setbacks

The proposed project meets the setback requirements. It is compatible with the surrounding setbacks. There is no need for a trash enclosure nor compliance with the recycling ordinance since the project consists solely of a 45' high antenna and an equipment building which will be visited by an attendant once or twice a month for a very short period of time to provide coverage.

4. Parking/Circulation

A 53' long by 12' wide asphalt driveway will lead up to the equipment building from the back side of the front portion of the lot which is asphalted. The front portion of the lot, which is covered with asphalt, is 53' ± from the street curb to where the asphalt ends and the proposed driveway begins. The employee who will be checking the site once or twice a month will park in the driveway. A "hammerhead" turnaround 20' or so from the front of the equipment building would be convenient for the employee to use to turn around instead of backing up 50' from the proposed equipment building to the asphalt covered front area of the lot.

5. Landscaping

The applicant proposes to put a row of drought resistant Oleander shrubs on the north and west side of the equipment building in front of a chain link fence with barb wire on top. Staff would accept three strand barb wire.

6. Signage

There is no signage associated with the proposed project.

C. Building Design

The equipment building would be constructed of prefabricated concrete. There is no architectural significance to the structure. The building will be placed in the back of the lot and out of view. Design Review staff does not have a concern about the building design. The 45' high antenna will be designed to look like a street light. The antenna panels will be long and thin and fit up against the pole. Staff believes that this is a satisfactory design, which should not draw unwanted nor disgruntled attention.

PROJECT REVIEW PROCESS:A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

B. Public/Neighborhood/Business Association Comments

The applicant met with the Gardenland-Northgate Neighborhood Association. The applicant discussed the alternative sites which were considered, and the reasons why each alternative site was not chosen. The applicant identified how the company would be involved in community service if its application were approved. The Gardenland-Northgate Neighborhood Association is supportive of the project since the applicant showed it made attempts to seek other collocation sites without success, designed the antenna to be as unobtrusive as possible, and has agreed to be a "good neighbor" by participating in community service projects to help improve the looks and condition of the surrounding community.

C. Summary of Agency Comments

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

1. City Arborist

The City Arborist requests that if there is any trenching associated with the proposed project, that it be done outside of the drip line of the 34" diameter tree at the northwest corner of the lot.

2. Sacramento Area Flood Control Agency (SAFCA)

The proposed project is within the SAFCA Operations and Maintenance Assessment District, the North Area Local Project Capital Assessment District No. 2, and the SAFCA Capital Improvement Equalization Fee (CIEF) area. Therefore, the property owner will be required to pay these special benefit assessments and the CIEF based on the proposed land use and building intensity.

3. Sacramento Fire Department

The Fire Department had the following comments:

- Provide engineer report that shows that the existing asphalt will support fire equipment.
- The access driveway would need to be 16 feet wide.
- Access to the site must be maintained with future development of the parcel.
- The owner of the building will need to provide a "Knox Box" for the Fire Department to access the building in times of emergency.

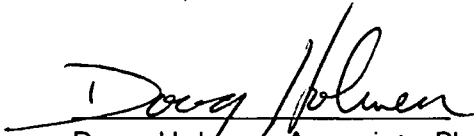
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration; and
- B. Adopt the attached Notice of Decision and Findings of Fact approving the **Special Permit** to construct an unmanned wireless telecommunications facility consisting of a 45 foot high light pole equipped with a slim-line antenna configuration, and a 10' x 20' prefabricated equipment shelter to house the necessary electronic equipment on 0.57 vacant acres in the Northgate Special Planning District zone.

Report Prepared By,

Report Reviewed By,



Doug Holmen, Associate Planner



Scot Mende, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Antenna and Equipment Building Elevation
Exhibit 1C	Computerized photo of proposed antenna/ lightpole
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

ATTACHMENT 1:

NOTICE OF DECISION AND FINDINGS OF FACT FOR

Nextel Site #CA393M El Camino
@2850 Northgate Blvd.

SACRAMENTO, CALIFORNIA IN THE
ZONE. Northgate Special Planning District (C-2 SPD)
APN: 262-0122-019

At the regular meeting of May 14, 1998, 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;
- B. Approved the Special Permit to construct an unmanned wireless telecommunications facility consisting of a 45 foot high light pole equipped with a slim-line antenna configuration, and a 10' x 20' prefabricated equipment shelter to house the necessary electronic equipment on 0.57 vacant acres in the Northgate Special Planning District zone.

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

FINDINGS OF FACT

- A. **Negative Declaration:** The Negative Declaration is approved for the proposed Nextel Communication facility based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.

B: Special Permit:

1. The Special Permit, as conditioned, is granted upon sound principles of land use in that:
 - a. The project will utilize a commercially zoned location;
 - b. The project is allowed in the Northgate Special Planning District with a Special Permit; and
 - c. The project will not adversely affect the surrounding land uses
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. The antenna will be setback at a distance to not encroach on adjacent properties;
 - b. Adequate parking has been provided;
 - c. A six foot high meshed wire fence will be provided on the site for security and safety;
 - d. Landscaping will be provided around the equipment building;
 - e. The antenna will be designed to resemble a light pole, and will not interfere with other communication antennas or aircraft.
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 supportive of the Northgate Special Planning District policies.

CONDITIONS OF APPROVAL

- B. The Special Permit is hereby approved subject to the following conditions:
 - B1. The applicant shall obtain all necessary building permits prior to commencing construction.

- B2. Any trenching associated with the proposed project, shall be done outside of the drip line of the 34" diameter tree at the northwest corner of the lot.
- B3. The property owner will be required to pay the required special benefit assessment fees and the CIEF based on the proposed land use and building intensity.
- B4. The equipment building shall be subject to the Facilities Benefit Assessment District Fee (\$3.76/ sq. ft.).
- B5. Provide engineer report that shows that the existing asphalt will support fire equipment.
- B6. The access driveway would need to be 16 feet wide.
- B7. Access to the site must be maintained with future development of the parcel.
- B8. The owner of the building will need to provide a "Knox Box" for the Fire Department to access the building in times of emergency.
- B9. The barb wire over the chain link fence shall be limited to three strand. No razor wire is to be used.
- B10. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

CHAIRPERSON

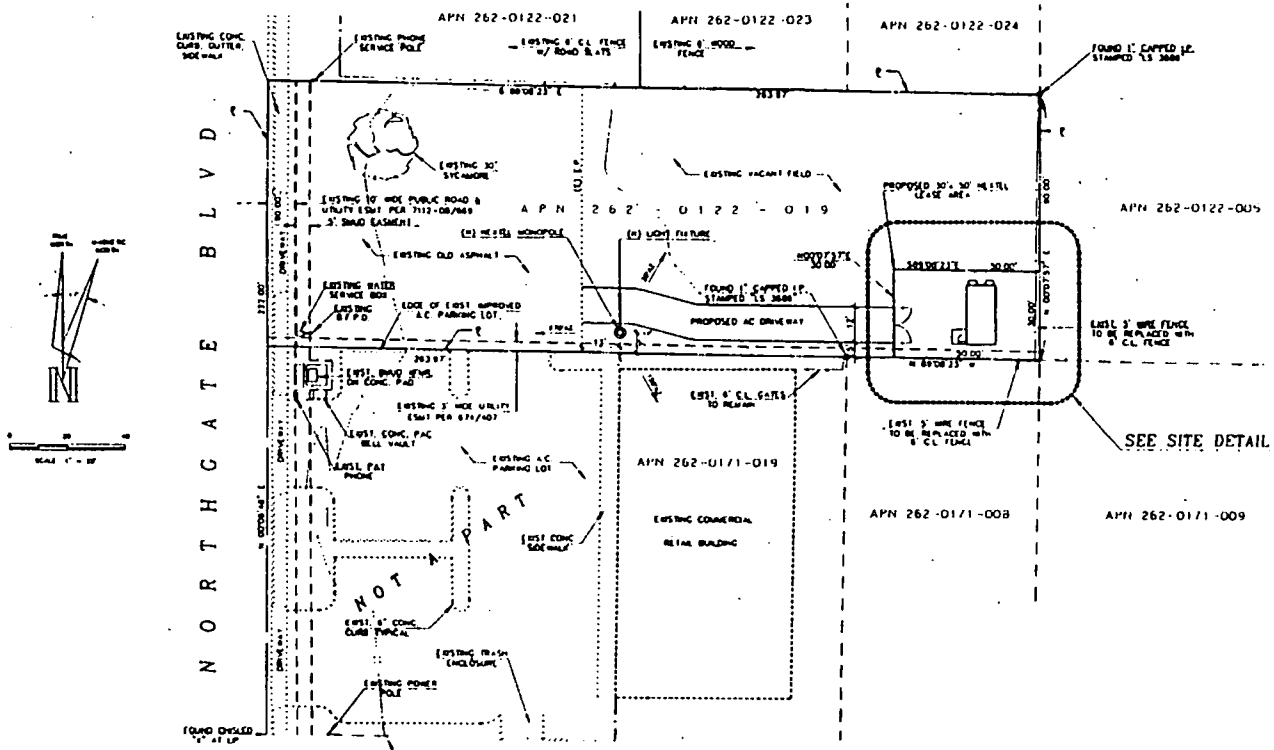
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

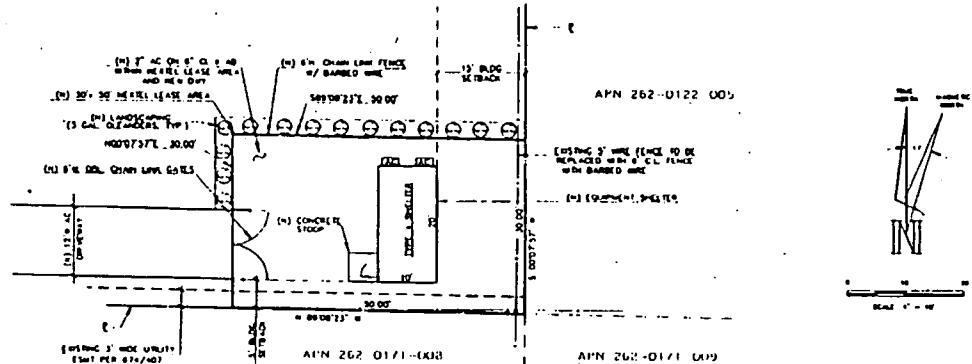
DATE (May 14, 1998)Attachments

Exhibit 1A	Site Plan
Exhibit 1B	Antenna and Equipment Building Elevation
Exhibit 1C	Computerized photo of proposed antenna/ lightpole

Exhibit 1A
Site Plan



SITE PLAN
SCALE: 1" = 20'



SITE DETAIL
SCALE: 1" = 10'

BUILDING SETBACKS	
FRONT	= 25'
SIDE	= 5'
REAR	= 15'

Exhibit 1B
Antenna and Equipment Building Elevation

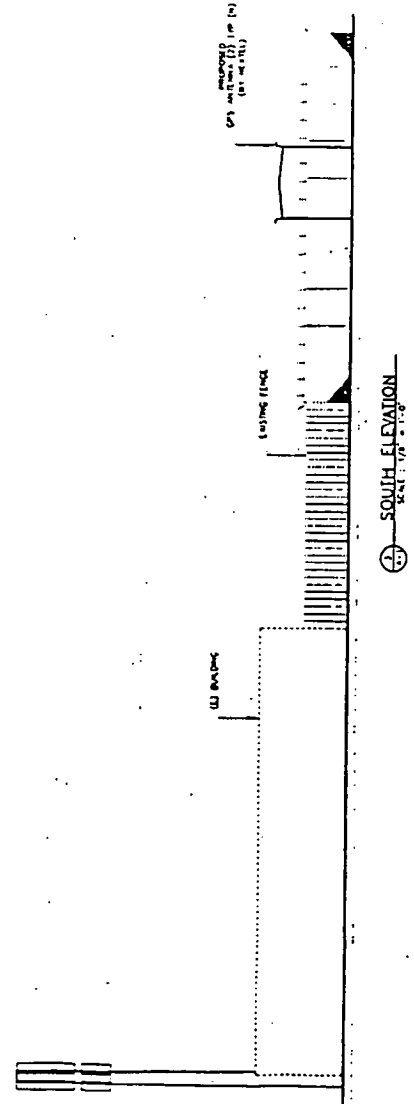
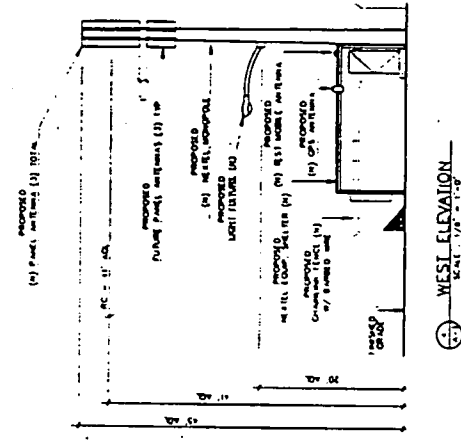
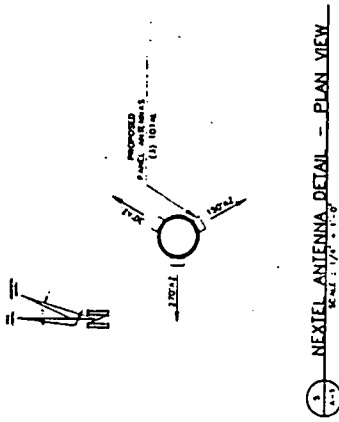
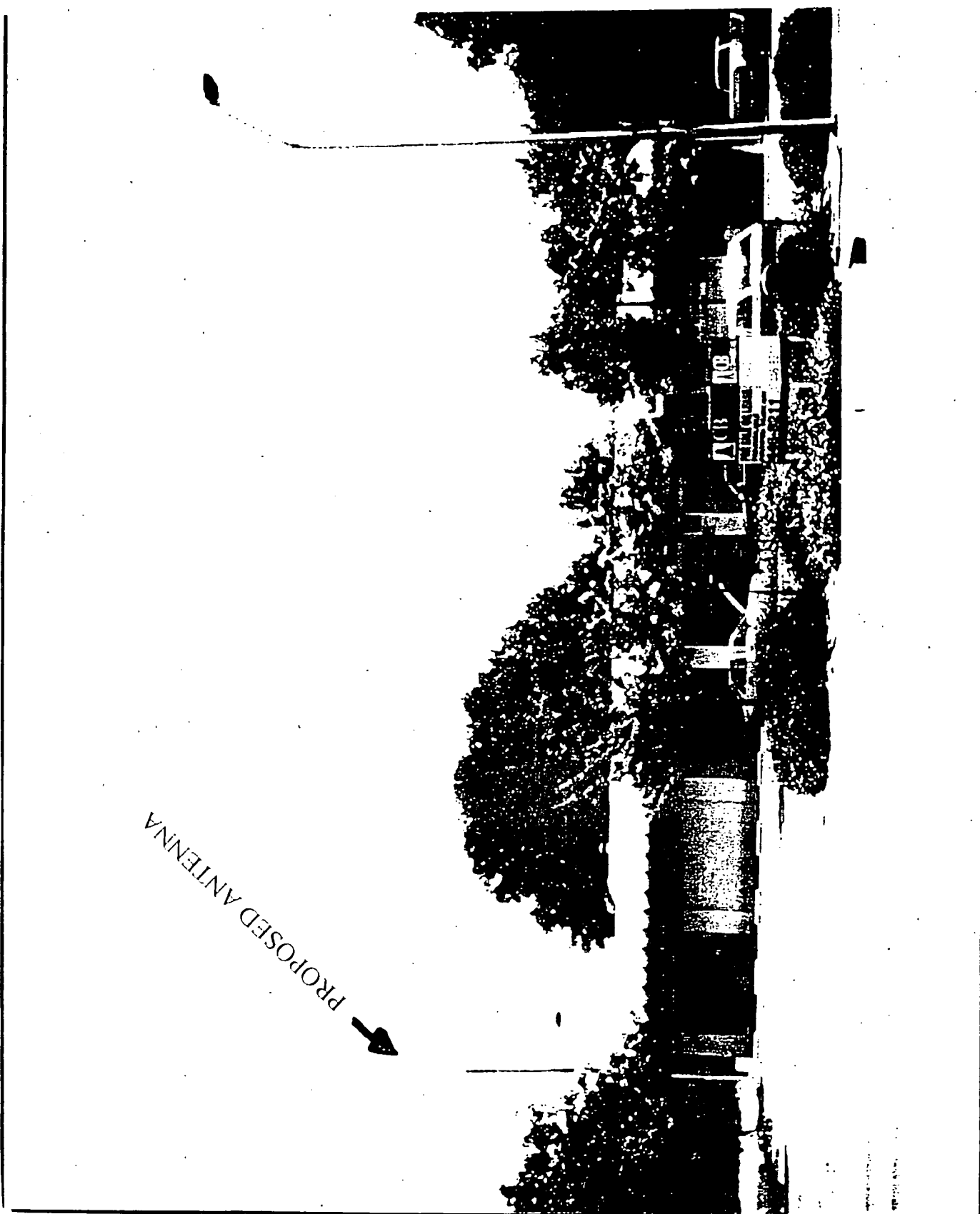
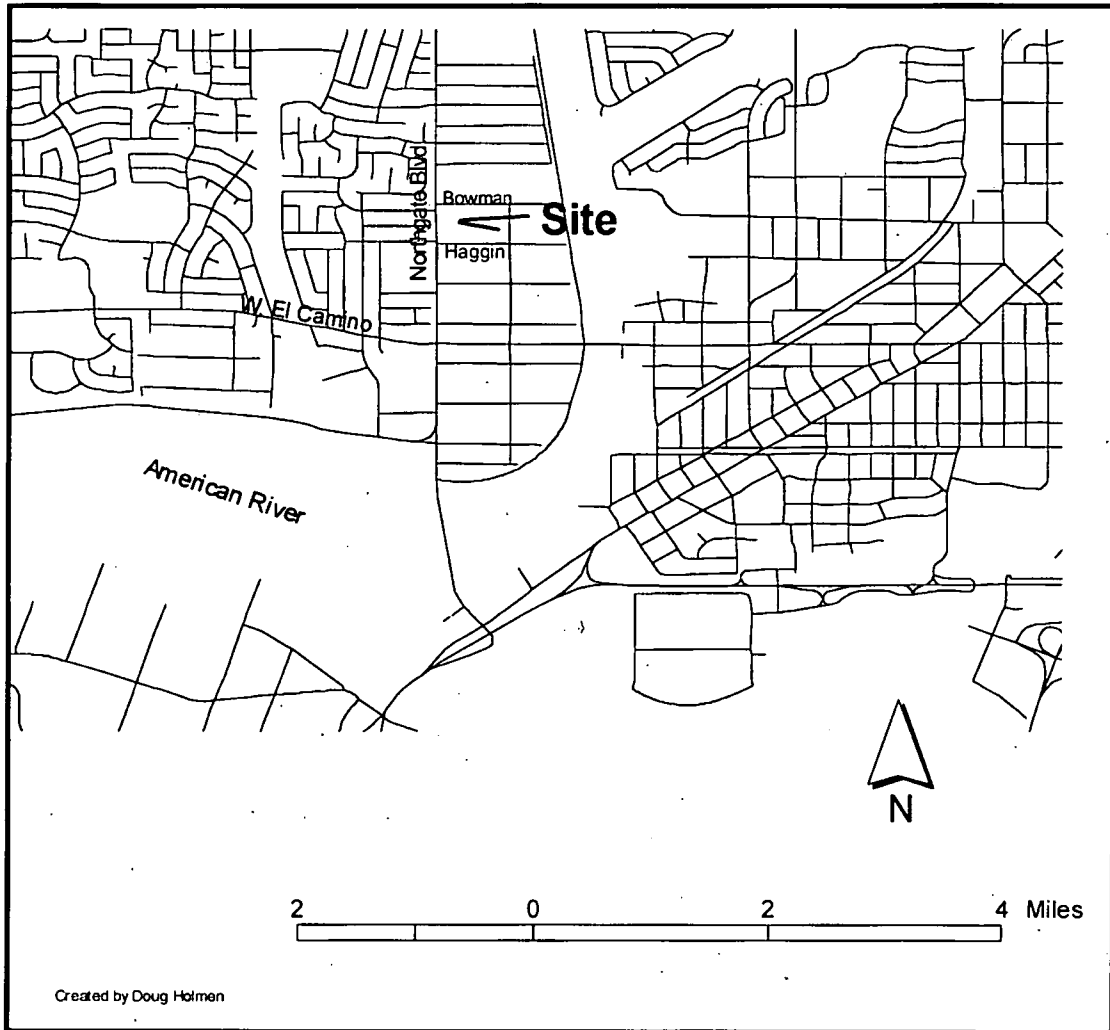


Exhibit 1C
Computerized Photo of Proposed Antenna/ Lightpole



Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map

