

P97-038 (CELLULAR TELECOMMUNICATIONS SITE) @ 5301 F STREET

- REQUEST:
- A. **Environmental Determination: Exempt (Section 15301)**
  - B. **Special Permit** to locate three cellular antenna panels on the exterior walls of an existing penthouse, and one 10 square foot equipment closet on the roof of an existing three story medical office building, in the Residential-Office (R-O) zone.

LOCATION: 5301 F Street  
APN: 004-0010-023  
Council District 3

APPLICANT:	Pacific Bell Mobile Services (Gregory Moorad), 561-4048 3851 North Freeway Boulevard, Sacramento, CA 95834
OWNER:	5301 F Street Limited (Contact Kelly Gorman), 929-8101 185 Cadillac Drive, Sacramento, CA 95825
APPLICATION FILED:	April 21, 1997
STAFF CONTACT:	Brad Shirhall, 264-7483

**SUMMARY:** The applicant is seeking a special permit to establish a cellular (wireless) telecommunication site in a Residential-Office (R-O) zone at the above location. The project's primary issues relate to land use compatibility, aesthetics, and public health. The project involves the attachment of three antenna panels to the outside walls of an existing medical office building's utility penthouse, and the installation of one equipment cabinet behind the penthouse. The apparatus will be unmanned but will require occasional visits for routine maintenance and repairs. Only one of the antenna panels will be partially visible from F Street. Placement of the panels will not increase the existing building's height of 48 feet. The project will not affect the existing use of the building as a medical office building.

**RECOMMENDATION:** Staff recommends approval of the project subject to conditions set forth herein. The proposal was found to be consistent with the April 29, 1997 Zoning Ordinance amendment, and the guidelines found therein, regarding co-location of telecommunication facilities.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
Community Plan Description:	None
Existing Zoning of Site:	Residential-Office (R-O)
Existing Land Use of Site:	Three-Story Medical Office Building

Surrounding Land Use and Zoning (see Attachment B):

North: Residential, Hospital; R-1, H.  
 South: Single Family; R-1  
 East: Single Family; R-1  
 West: Hospital; H

Property Area:	(0.53± Acres) 23,100 Square Feet
Height of Existing Building:	48 Feet, (3 stories)
Height of Proposed Antenna Panel(s):	56 inches (48 Feet Above Grade)
Size of Proposed Antenna Panel(s):	56"(h) x 8"(w) x 3"(l)
Size of Proposed Equipment Cabinet(s):	5'3"(h) x 4'3"(w) x 2'4"(l)
Street Improvements and Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant will be required to obtain the following permits or approvals, including but not limited to:

<u>Permits</u>	<u>Agency</u>
Building Permit	Development Services Division
Operating License	Federal Communications Commission

BACKGROUND: On April 10, 1979 the City Council approved a Planning Commission request (P-8528) to rezone the parcel to Residential-Office (R-O) from General Commercial (C-1) to allow Planning Commission consideration of future entitlement requests. The rezone was requested because of neighborhood concerns regarding the compatibility of uses allowed in the C-1 zone and the close proximity to residential uses.

Prior to 1979 the site was zoned Limited Commercial (C-1). A 66,000 square foot medical office building with a coffee shop and pharmacy was constructed on the site. Because the site at the time was zoned C-1, entitlements were not necessary for these uses. The existing 48 foot high building was constructed prior to adoption of the City's 35 foot height restriction for the R-O zone found in Section 3 of the Zoning Ordinance. It is, therefore, a "grand fathered" non-conforming use.

The subject site is part of a proposed area-wide telecommunications system owned and operated by Pacific Bell Mobile Services (PBMS). The site will work in conjunction with other

PBMS sites to provide coverage for the East Sacramento area. The proposed antenna panels will be mounted directly to the penthouse walls and will be flush with the top of the penthouse. They will not extend above the top of the penthouse. The panels will measure 56 inches tall, eight inches wide, and less than three inches deep. The panels will be painted to match the existing building.

STAFF EVALUATION: Staff has the following comments:

a. Policy Considerations

**General Plan.** The subject site is designated as "Commercial/Neighborhood Commercial & Offices" by the General Plan. The applicant's proposal would not result in a change to the present or anticipated land use of the site. The proposal is compatible with the goals of the General Plan which encourage land use compatibility, promote sensitivity to design, and "continue to improve and provide communication & utility services to all areas of the City" (Sec. 7-11).

**Zoning.** The subject site is zoned "Residential-Office (R-O)" which is defined by the zoning ordinance as a medium density, multiple family residential zone. The zone permits limited development of office uses subject to the granting of a Special Permit by the Planning Commission. The height limit of the R-O zone is 35 feet. Section 2-D-2a of the zoning ordinance provides that a Planning Commission Special Permit may be issued to locate a building facade mounted panel antenna and related equipment in a residential zone. A further discussion of the project's design characteristics is provided below.

**Co-Location.** In April of 1997 the City Council adopted policy and guidelines to encourage the co-location and the utilization of existing structures for wireless telecommunication systems to minimize the number of towers, monopoles and similar structures in the City (Ordinance 97-023). The primary objective of the guidelines is to reduce or minimize the number and visibility of telecommunication facilities. To this end, the siting preference guidelines emphasize that such projects are required, where feasible, to co-locate with existing telecommunications facilities or be installed on existing structures. The proposed antenna panels will be located on the penthouse sides of an existing medical office building, camouflaged by paint, and shielded from view by existing trees, existing solar panels, and the building itself. The equipment panel will be located to the rear of the penthouse and entirely out of view from F Street (Exhibit 1C).

b. Site Plan / Design

In summary, the telecommunication guidelines included with the April 29, 1997 Zoning Ordinance amendment state that antenna panels should match building colors and architecture; antennas should be screened with stealthing materials; and equipment shelters should be placed to the rear of existing buildings away from street view.

The three proposed antenna panels will be flush mounted to the east, west, and north walls of an existing utility penthouse structure. The antennas will not project above the roof of the penthouse and will be painted the same color as the penthouse. Existing trees, existing solar panels, and the existing building itself, will all provide additional screening from view of F Street. Only one of the three antennas is expected to be partially visible from F Street at the corner of 53rd Street.

The proposed 10 square foot steel equipment cabinet will be about 6' tall, 5' wide and 28" deep. It will be mounted on the north side (rear of the building) of the existing utility penthouse and will not be visible from F Street. (Exhibit 1b). The cabinet door will open to the north. The cabinet will be painted to match the existing building.

c. Summary

The panels and cabinet are compatible with the subject site's zoning, structure, and surrounding land uses. The panels placed on the existing structure will not alter the overall height of the existing structure, nor extend more than three inches in any other direction. The project is consistent with the City's Telecommunication Facility co-location policy. The equipment will be unmanned and require only occasional visits for routine maintenance and repairs. The equipment will not interfere with the operations of the facility nor nearby land uses. The color of the equipment will match the building and landscaping. The scale of the equipment is appropriate for the building, site, and area. Staff is therefore supportive of the requested Special Permit subject to conditions.

PROJECT REVIEW PROCESS:

a. Environmental Determination

The activity involves a Special Permit to locate three communication panel antennas on the exterior penthouse walls, and to install one 10 square foot equipment cabinet on the roof of an existing three story medical office building. This meets the conditions of a Class 1 Exemption (Section 15301) 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. Neighborhood Response

The project application was routed to the East Sacramento Improvement Association (E. Knight Smart) and to the McKinley-Elvis Neighborhood Association (Cynthia Scanlon). Staff followed-up with a phone call to these organizations. They've reported no opposition to the project.

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 within 10 days following the Commission's action. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.


**RECOMMENDATION:** Staff recommends the Planning Commission take the following action:

- a. Adopt attached Notice of Decision and Finding of Fact approving a **Special Permit** to locate three cellular antenna panels on the exterior walls of an existing penthouse, and one 10 square foot equipment cabinet on the roof of an existing three story medical office building in R-O zone.

Report Prepared By,

  
Brad Shirhall, Associate Planner

Report Reviewed By,

  
Steve Peterson, Senior PlannerAttachments

- Attachment 1 Notice of Decision & Findings of Fact
  - Exhibit 1A Site Plan / Roof Plan
  - Exhibit 1B Penthouse Antenna Placement Detail
  - Exhibit 1C South, West and East Elevation
- Attachment 2 Vicinity Map
- Attachment 3 Land Use and Zoning Map

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**ATTACHMENT 1:****NOTICE OF DECISION AND FINDINGS OF FACT FOR****CELLULAR TELECOMMUNICATIONS SITE @ 5301 F Street****SACRAMENTO, CALIFORNIA IN THE  
RESIDENTIAL-OFFICE (R-O) ZONE. (P97-038)****APN: 004-0010-023**

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At the regular meeting of July 10, 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. Environmental Determination: Found the Project is Exempt pursuant to CEQA Section #15301.
- B. Approved the **Special Permit** to locate three cellular antenna panels on the exterior walls of an existing penthouse, and one 10 square foot equipment closet on the roof of an existing three story medical office building in R-O zone.

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

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**FINDINGS OF FACT**

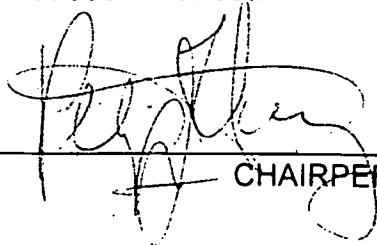
- a. Categorical Exemption: the City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15301 of the CEQA Guidelines.
- b. Special Permit: to locate three cellular antenna panels on the exterior walls of an existing penthouse, and one 10 square foot equipment closet on the roof of an existing three story medical office building is approved subject to the following findings of fact and conditions:
  - 1. The Special Permit, as conditioned, is granted upon sound principles of land use in that:
    - a. The project will utilize a commercially built location;
    - b. The project will not adversely affect the surrounding land uses; and
    - c. The proposed antennas will be mounted on the facade of a 3-story medical office building.

- d. The proposed equipment cabinet will be mounted behind (on the north side) the existing utility penthouse.
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. Low-energy radio waves have been judged by the FCC to have an insignificant risk associated with radio frequency radiation;
    - b. Any increase in power level will require proper authorization from the FCC;
    - c. The Fire Department will be properly notified of the exact location and contents of the proposed equipment cabinet; and
    - d. The roof area, where the panel antennas are located will be inaccessible to the tenants of the building and the general public.
  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 in furtherance of policies to "continue to improve and provide communication and utility service to all areas of the City."

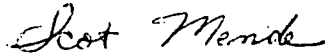
#### **CONDITIONS OF APPROVAL**

- B. The Special Permit to locate three cellular antenna panels on the exterior walls of an existing penthouse, and one 10 square foot equipment closet on the roof of an existing three story medical office building is hereby approved subject to the following conditions:
  - B1. The applicant shall obtain all necessary building permits prior to commencing construction.
  - B2. Prior to the issuance of building permits, the Fire Department shall be properly notified of the exact location and contents of the proposed equipment cabinet.
  - B3. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

- B4. The panels shall be painted to match the color of the existing building. The applicant shall use non-reflective paint on the antenna panels to prevent glare.
- B5. Any additional antennas shall require a modification of the Special Permit. {Three antennas are approved}
- B6. Within three months from the termination of the lease or discontinuance of use of the cellular antennas, the applicant shall remove the antennas from the building.
- B7. The applicant shall allow additional cellular companies to co-locate cellular facilities on the medical office building located at 5301 F Street.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:



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SECRETARY TO CITY PLANNING COMMISSION

07/10/97  
DATE (P97-038)

Attachments

Exhibit 1A	Site Plan / Roof Plan
Exhibit 1B	Penthouse Antenna Placement Detail
Exhibit 1C	South, East and West Elevations



Attachment 3  
Land Use and Zoning Map

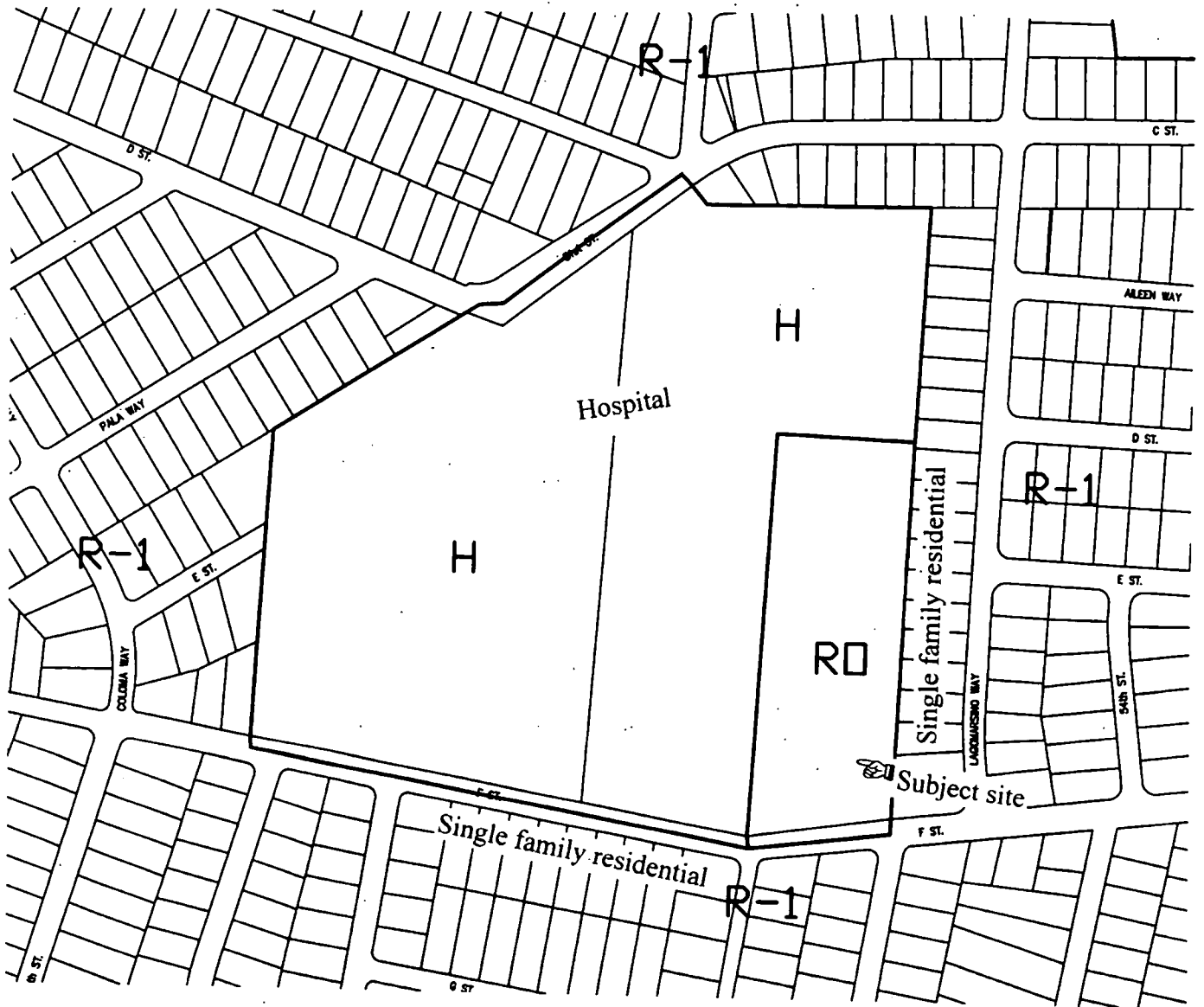
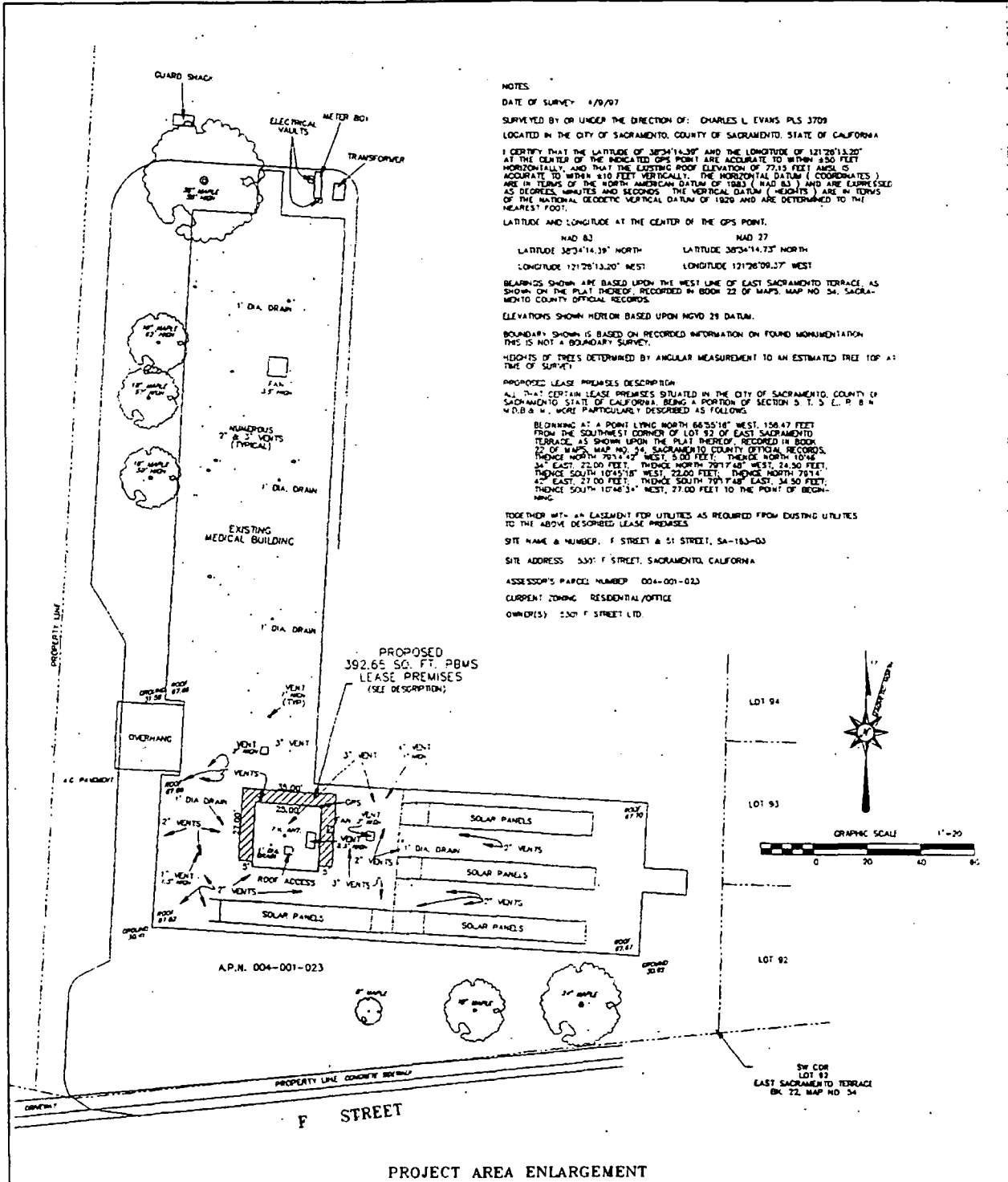


Exhibit 1A  
Site Plan / Roof Plan



NOTES

DATE OF SURVEY 4/9/97

SURVEYED BY OR UNDER THE DIRECTION OF: CHARLES L. EVANS PLS 3709  
LOCATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

I CERTIFY THAT THE LATITUDE OF 38°34'14.39" AND THE LONGITUDE OF 121°26'13.20" AT THE CENTER OF THE INDICATED GPS POINT ARE ACCURATE TO WITHIN 4.50 FEET HORIZONTALLY, AND THAT THE EXISTING ROOF ELEVATION OF 77.15 FEET (AMSL) IS ACCURATE TO WITHIN 4.10 FEET VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS. THE VERTICAL DATUM (HEIGHTS) ARE IN TERMS OF THE NATIONAL GEODETIC DATUM OF 1929 AND ARE DETERMINED TO THE NEAREST FOOT.

LATITUDE AND LONGITUDE AT THE CENTER OF THE GPS POINT.

NAD 83	NAD 27
LATITUDE 38°34'14.39" NORTH	LATITUDE 38°34'14.73" NORTH
LONGITUDE 121°26'13.20" WEST	LONGITUDE 121°26'09.37" WEST

BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF EAST SACRAMENTO TERRACE AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 22 OF MAPS, MAP NO. 34, SACRAMENTO COUNTY OFFICIAL RECORDS.

ELEVATIONS SHOWN HEREON BASED UPON NGVD 29 DATUM.

BOUNDARY SHOWN IS BASED ON RECORDED INFORMATION ON FOUND MONUMENTATION. THIS IS NOT A BOUNDARY SURVEY.

HEIGHTS OF TREES DETERMINED BY ANGULAR MEASUREMENT TO AN ESTIMATED TREE TOP AT TIME OF SURVEY.

PROPOSED LEASE PREMISES DESCRIPTION

ALL THAT CERTAIN LEASE PREMISES SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 5, T. 5, E. R. 8, W. D.B. & W., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING NORTH 88°55'18" WEST, 158.87 FEET FROM THE SOUTHWEST CORNER OF LOT 92 OF EAST SACRAMENTO TERRACE, AS SHOWN UPON THE PLAT THEREOF, RECORDED IN BOOK 22 OF MAPS, MAP NO. 34, SACRAMENTO COUNTY OFFICIAL RECORDS, THENCE NORTH 70°11'42" WEST, 5.00 FEET; THENCE NORTH 10°48'34" EAST, 27.00 FEET; THENCE NORTH 70°17'40" WEST, 24.50 FEET; THENCE SOUTH 10°25'18" WEST, 22.00 FEET; THENCE NORTH 70°11'42" EAST, 27.00 FEET; THENCE SOUTH 70°17'40" EAST, 34.50 FEET; THENCE SOUTH 10°48'34" WEST, 27.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR UTILITIES AS REQUIRED FROM EXISTING UTILITIES TO THE ABOVE DESCRIBED LEASE PREMISES.

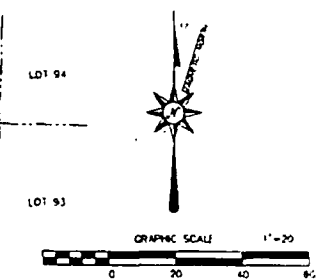
SITE NAME & NUMBER, F STREET & 51 STREET, SA-183-03

SITE ADDRESS 5301 F STREET, SACRAMENTO, CALIFORNIA

ASSESSOR'S PARCEL NUMBER 004-001-023

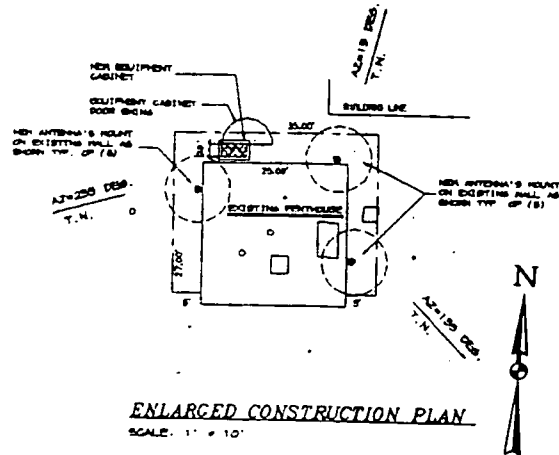
CURRENT ZONING RESIDENTIAL OFFICE

OWNER(S) 5301 F STREET LTD.



PROJECT AREA ENLARGEMENT

Exhibit 1B  
Penthouse Antenna Placement Detail



NOTE:  
\* ALL ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH EXISTING BUILDING  
\* NEW ANTENNA'S SHALL BE FLUSH MOUNTED ON EXISTING WALL NOT TO EXCEED 12" FROM BUILDING

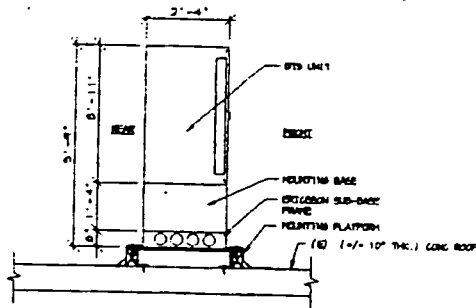
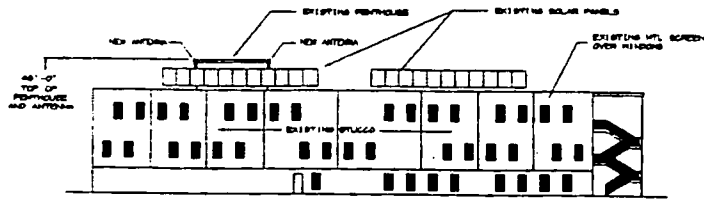
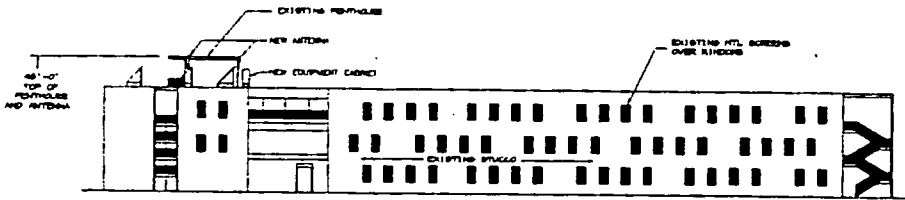


Exhibit 1C  
South, East, and West Elevations

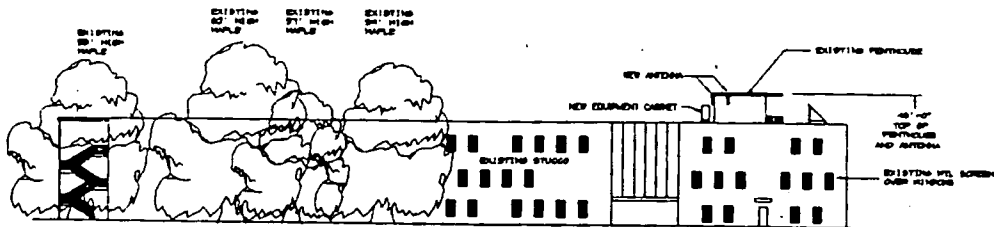


F Street View SOUTH ELEVATION  
SCALE: 1" = 30'

NOTE:  
 \* ALL ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH EXISTING BUILDING  
 \* NEW ANTENNAS SHALL BE FLUSH MOUNTED OR EXISTING WALL NOT TO EXCEED 12" FROM BUILDING



EAST ELEVATION Lagomarsino Street View  
SCALE: 1" = 30'



WEST ELEVATION Parking Lot and Hospital View  
SCALE: 1" = 30'

Attachment 2  
Vicinity Map

