

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.036± net acres located in the Heavy Industrial (M-2) zone. The tower site is a portion of a 7± acre parcel as bounded by SPRR tracks (see Vicinity Map). It is developed with a watch-tower, storage sheds, and railroad tracks. The site is surrounded by residential land uses in the R-1 zone to the east, the City Dump in the M-2(PC) zone to the north, industrial uses in the M-2 zone to the south, and an orchard in the M-2(PC) zone to the west. The General Plan designation for the site is split between Heavy Commercial or Warehouse - and Industrial (see Land Use and Zoning Map).

B. Applicant's Proposal

The applicant is proposing to establish a cellular tower in close proximity to the existing Elvas Tower in the SPRR right-of-way. The proposal consists of a 75-foot high monopole, a vertical array of antennas, a four-foot high whip antenna, and a utility shed. The total height of the tower will be 79 feet. The shed will consist of 336 square feet and a six-foot high chain-link fence. The fence will enclose a total of 1,600 square feet (0.036± acres).

The tower will be operated on a 24-hour basis. The shed will not be occupied except for occasional maintenance purposes. Access to the site will be from Lanatt Street.

C. Staff Evaluation

The applicant wishes to erect a total 79-foot high tower in the M-2 zone. The City's zoning ordinance (Section 2-G-10) allows a Planning Director's Special Permit for communication towers located in non-residential zones which do not exceed the height limit of the site. The height limit in the M-2 zone is 75 feet. In order to exceed the height limit, the applicant is requesting a Planning Director's Variance for an additional four feet.

The proposed tower and equipment building are to be located within an elevated triangular area owned by the Southern Pacific Transportation Company and defined by the SPRR tracks. During a site visit, staff noted the following: The site is occupied by the Elvas Tower (a watchtower) and two storage buildings. The site is covered with gravel. Cars and other service vehicles park on the site, but parking spaces have not been delineated. About four vehicles were parked on the site. Though the parking area is non-conforming in that it is neither paved nor striped, the parking area has been in existence prior to the effective date of the City's parking regulations. Staff therefore considers the parking area to be legally non-conforming. The site is mostly vacant and can accommodate more cars without difficulty. Access to the site is from Lanatt Street which crosses the SPRR tracks to the south. A railroad crossing warning signal is located at the junction of Lanatt Street and the tracks. View of on-coming trains is adequate and does not pose a substantial risk to motorists wishing to access the site.

The applicant has submitted a letter to staff confirming the necessity of the four-foot whip antenna. The antenna sends a signal that mobile users lock onto. Mobile cellular users need this signal in order to receive and transmit calls. The whip antenna is "omni-directional" which requires that it be located only at the top of the tower - otherwise, the signal would be obstructed by the tower.

The subject site is surrounded by industrial uses to the south, an orchard to the west, a City

dump site to the north, and a residential subdivision situated about 200 feet to the east. The tower will likely be visible from Business 80 to the north, but the visual impact is not considered to be significant or adverse. Staff considers the proposed tower and equipment building to be compatible with these adjacent uses.

D. Agency Comments

Copies of the project application were sent to the Department of Public Works (Engineering and Development Sections), Building Division, East Sacramento Improvement Association, and Sacramento County Parks and Recreational Department. The following comments were received:

Engineering Development: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

East Sacramento Improvement Association: The Association originally issued a letter of opposition to the proposal. The complaint was that the tower, which included a horizontal array, would generate a significant adverse visual impact upon the local residential development. The applicant has since revised the proposal to indicate that a vertical array would be located on the tower rather than a horizontal array (see Attachment B - Tower Elevations). The application was further revised to include a four-foot high whip antenna to be located at the top of the 75-foot tower. The Association has approved of this new proposal.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project could not have a significant effect on the environment and has issued a Negative Declaration for the requested special permit and variance. Mitigation measures were not made mandatory.

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

1. Ratify the Negative Declaration;
2. Approve a Planning Director's Special Permit to locate a 79-foot high cellular tower with vertical array and equipment building based on findings of fact which follow; and
3. Approve a Planning Director's Variance to exceed the height limit for a cellular tower on 0.036± acres in the Heavy Industrial (M-2) zone based on findings of fact which follow.

FINDINGS OF FACT:

1. The proposed project is consistent with sound principles of land use planning in that the tower will be operated and maintained in a manner compatible with the surrounding area.
2. The proposed project will not be detrimental to the public health, safety, or welfare in that it will utilize a vertical array instead of a horizontal array.
3. The variance does not constitute a special privilege extended to one person, organization, or

property owner in that the applicant has demonstrated that the four-foot whip antenna is critical to the cellular tower's performance.

4. The proposal does not constitute a use variance in that cellular towers are allowed in non-residential zones subject to a special permit.
5. The proposal will not be injurious to the public welfare, nor to property in the vicinity of the project site, in that the vertical array does not represent a significant visual intrusion into the local residential development.
6. The proposed project is consistent with the objectives of the General Plan and zoning ordinance in that cellular towers are allowed in non-residential zones subject to the granting of a special permit.

Report Prepared By:

Date:

Mike Dale

11-19-92

Mike Dale, Assistant Planner

Recommendation Approved By:

Date:

Gary L Stonehouse

11-23-92

Gary Stonehouse, Planning Director

AREA MAP

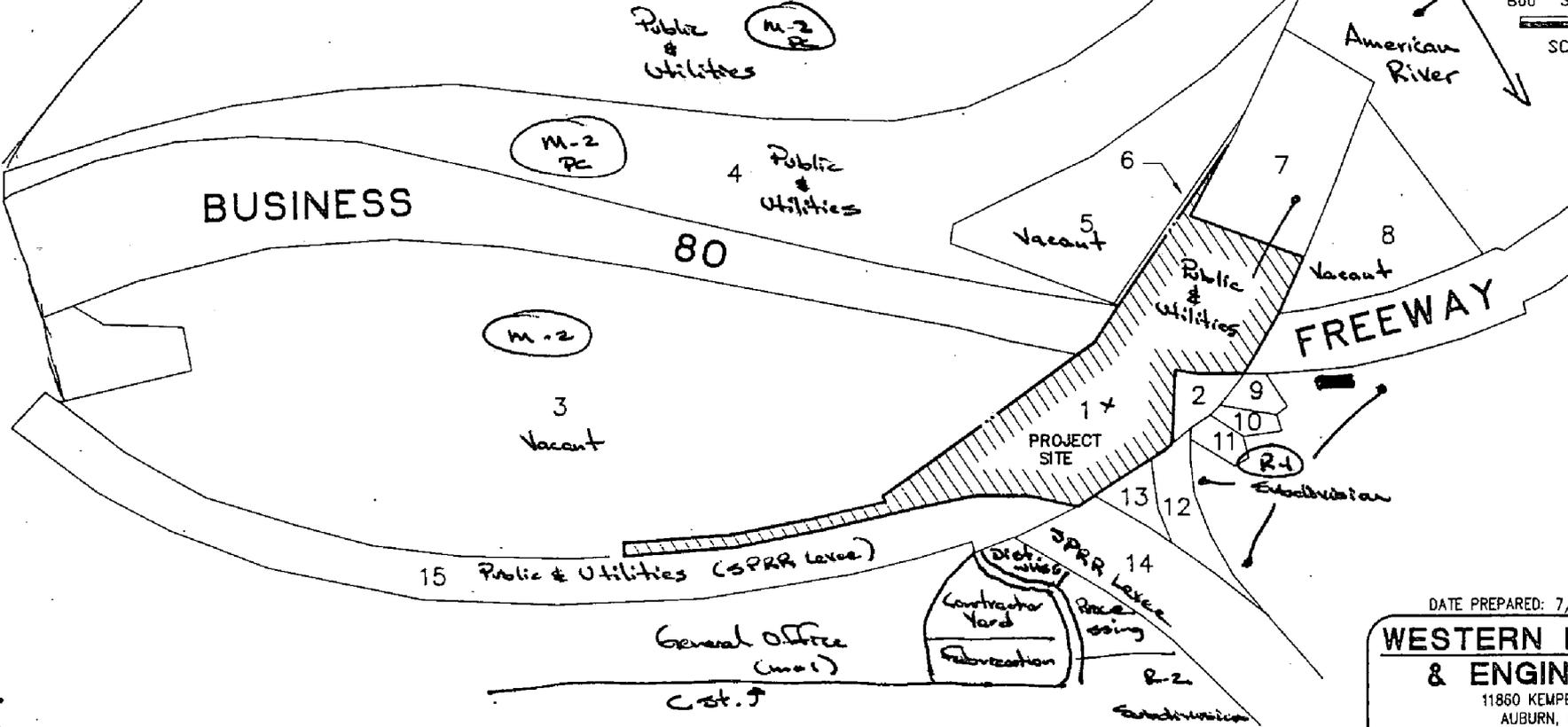
ARP-F

American River

APPLICANT: PAC TEL CELLULAR 2150 RIVER PLAZA DRIVE, STE. #400; SACRAMENTO, CA 95833
 ASSESSOR PARCEL NUMBER: 1-17- 25 S.B.E. NUMBER: 872-34-40J-35
 OWNER: SOUTHERN PACIFIC TRANSPORTATION COMPANY ONE MARKET PLAZA,
 STE. #225, SOUTHERN PACIFIC BUILDING; SAN FRANCISCO, CA 94105



600 300 0 600
 SCALE 1" = 600'



DATE PREPARED: 7/1/92

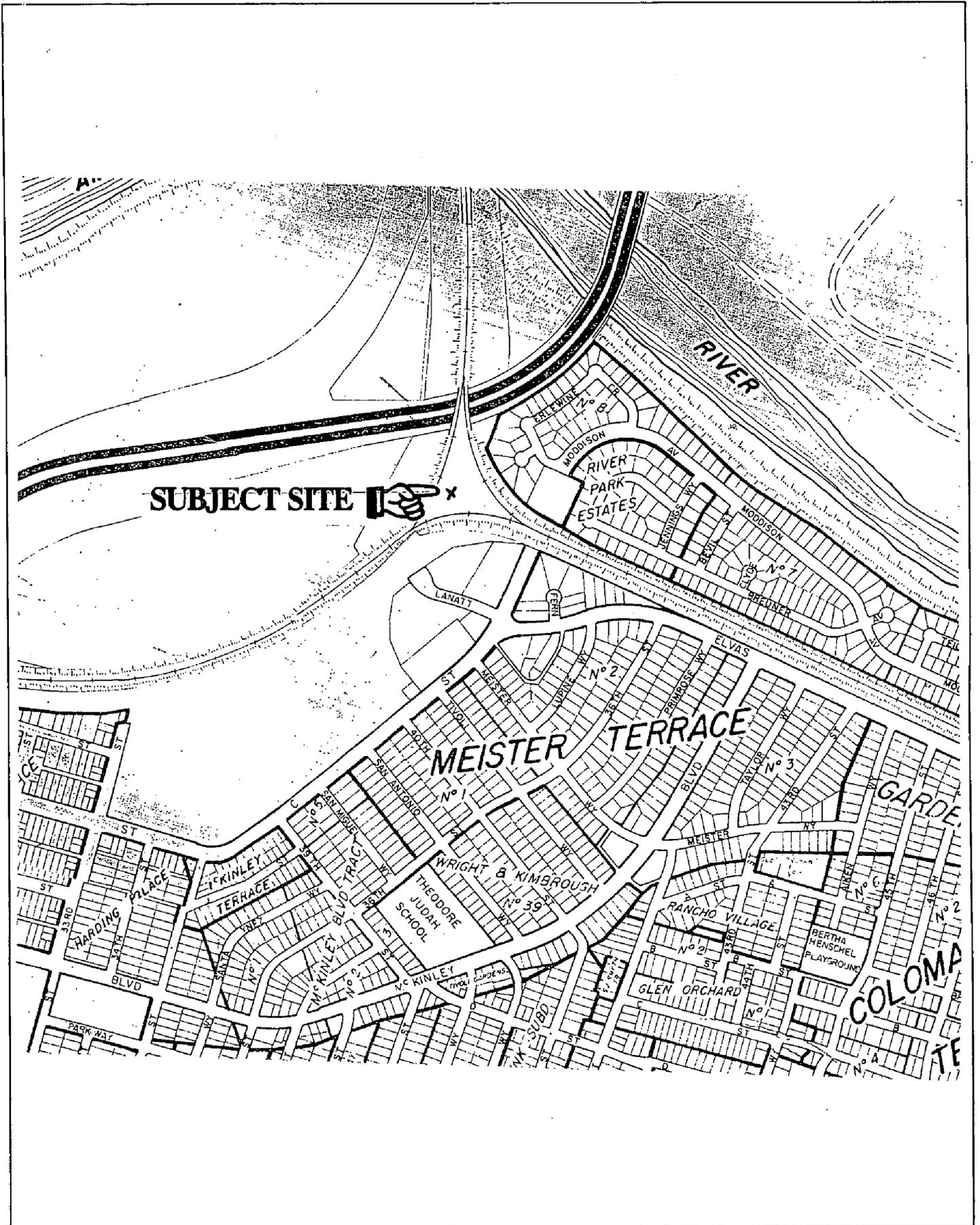
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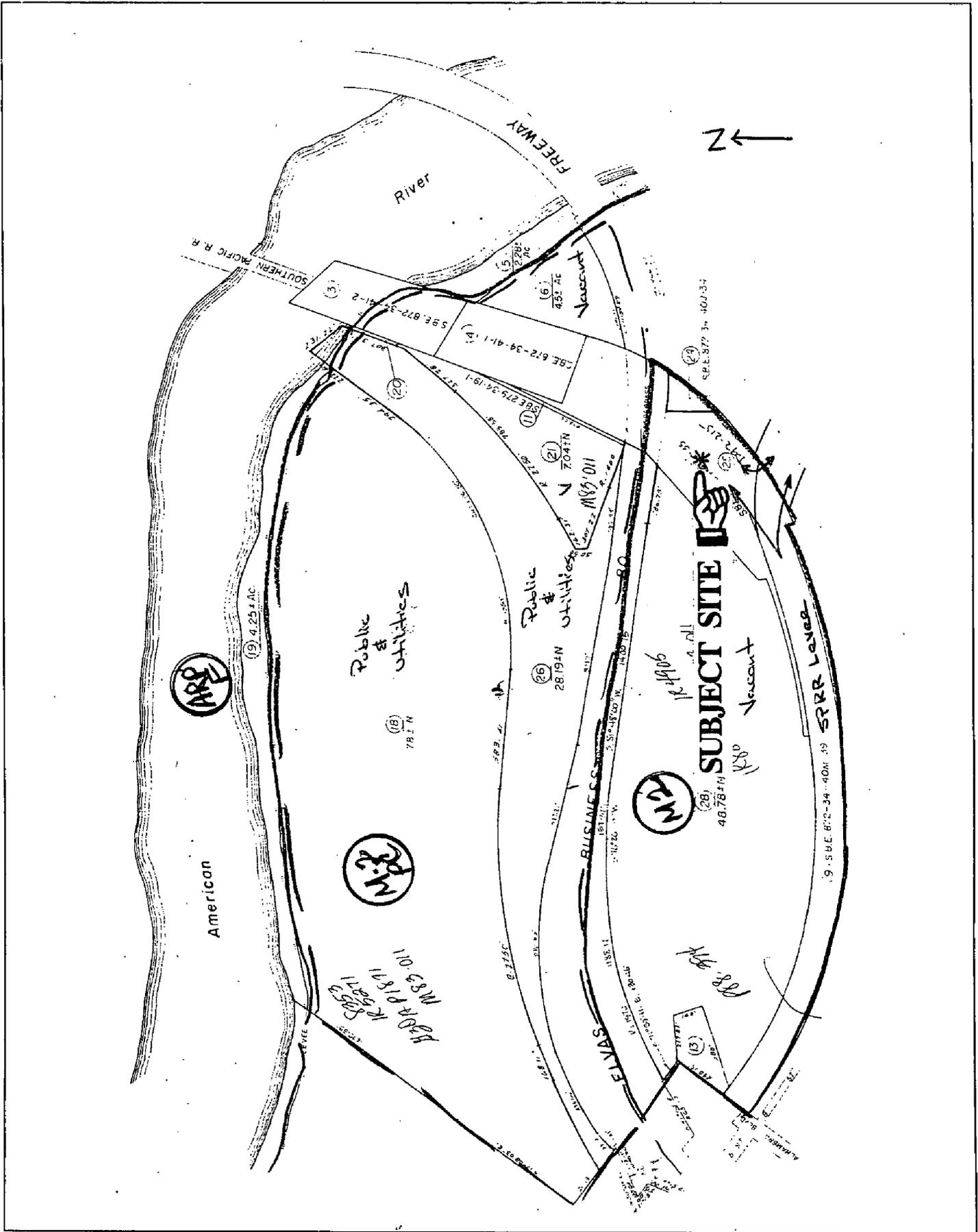
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VICINITY MAP

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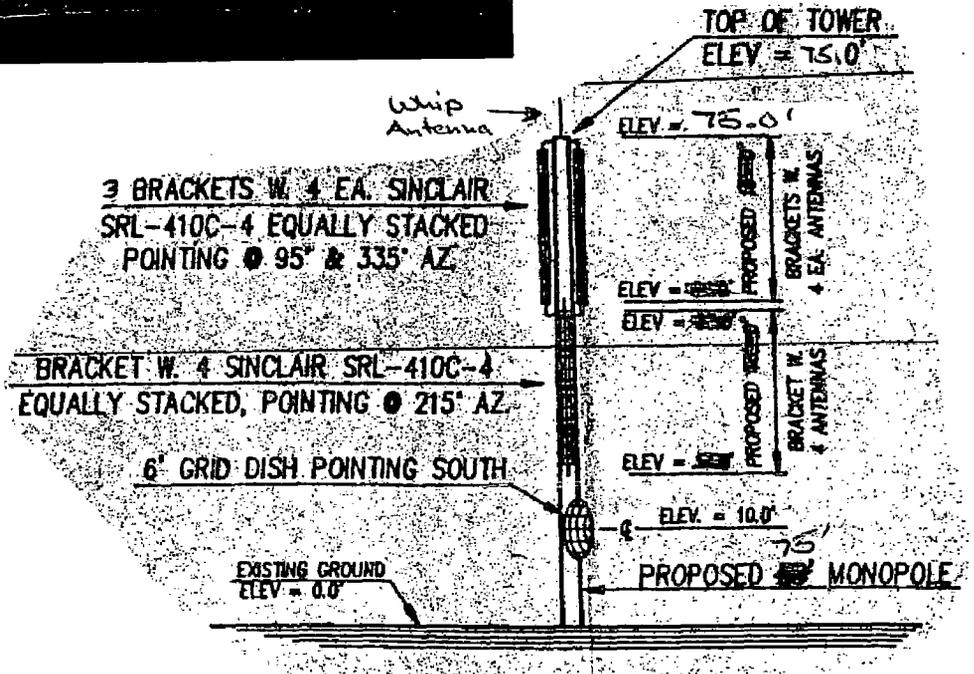
LAND USE AND ZONING MAP

1449



A. Example of pole with vertical array (Penryn, Placer County, CA)

B. Example of side elevation of pole with vertical array.



C. Example of top view of pole with vertical array.

