

P96-110 CELLULAR TELECOMMUNICATIONS CO-LOCATION @ 2328 FLORIN RD.

- REQUEST:
- A. **Negative Declaration** (Re-Issue)
 - B. **Special Permit Modification** to allow co-location on an existing 55 foot high monopole antenna resulting in the extension of height of the antenna to 73 feet and the addition of four equipment cabinets on 3.0± acres in the General Commercial - Executive Airport Overlay (C-2{EA-4}) zone.

LOCATION: 2328 Florin Road
APN: 047-0012-027
Council District 8

APPLICANT:	Sprint Spectrum, L.P. c/o Steve Jenkins, 636-6500 3065 Gold Camp Dr. Rancho Cordova, CA 95670
OWNER:	American Recreation Center (916-852-8005) 11171 Sun Center Dr, Ste 120, Rancho Cordova, CA 95670
APPLICATION FILED:	November 7, 1996
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY: The applicant (Sprint Spectrum) is seeking the necessary entitlement to add 18 feet to an existing monopole and add four additional equipment cabinets in order to co-locate on an existing monopole. The co-location will result in a 73 foot high monopole with a total of six antennas and six equipment cabinets. The existing 55 foot high monopole with two equipment cabinets were approved by City Planning Commission on June 27, 1996. The four new equipment cabinets in conjunction with the two existing cabinets will be located on the ground adjacent to the new monopole, enclosed within a 20' x 20' chainlink fenced area. Each cabinet is approximately 30 inches deep by 60 inches tall.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions. The project's primary issues relate to land use compatibility and aesthetics. The proposed equipment will not significantly alter the function of the parking lot. During a site visit, staff observed that there were no other structures of a similar height in the immediate area. Additionally, the co-location will not impact the existing commercial use of the site

nor the parking lot in which the monopole will be located. Finally, the co-location is in keeping with the City's effort's to encourage utilization of existing telecommunication poles in order to minimize the proliferation of new monopoles in an area.

PROJECT INFORMATION:

General Plan Designation:	"Community / Neighborhood Commercial & Offices"
Community Plan Designation:	"Commercial"
Zone:	"General Commercial - Executive Airport 4 Overlay (C-2{EA-4})"
Existing Land Use of Site:	Surface Parking Lot
School District:	Sacramento Unified
Surrounding Land Use and Zoning:	
North:	Shopping Center; C-2
South:	Canal, Senior Citizens Apartments; R-3
East:	Restaurant & Pool Hall; C-2
West:	Single-Family; R-1
Property Area:	3.0 Acres / Irregular
Lease Area:	20 feet x 20 feet = 400 Square Feet
Height of Antenna Panel(s):	73 Feet Above Grade
Number of Antenna Panels:	Six (3 for each company)
Number/Size of Each Equipment Cabinet:	60"(h) x 30(w)
Proposed Colors:	Panels and Pole: Non-Reflective Grey Equipment Cabinets: White\Grey
Street Improvements and Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant will be required to obtain building permits. Operation of the proposed antennas is further regulated by the Federal Communications Commission (FCC).

BACKGROUND: The subject site is part of Sprint's co-location efforts to minimize the proliferation of new structures within a community. "Collocation" is defined as mounting antennas on existing monopoles or towers which are structurally capable of accommodating collocation, and where the monopole or tower owner is willing to participate in a collocation agreement. To date, Sprint Spectrum has been able to co-locate facilities at 71 out of 88 locations in the Sacramento area. Sprint Spectrum has located other co-location (telecommunication towers) poles in the vicinity of the project. The other sites are listed below:

<u>Project #</u>	<u>Address</u>	<u>Orientation from Project</u>	<u>Status</u>
Z96-155	2450 Meadowview Rd.(Litepole)	South	Pending
Z96-138	I-5\Freeport (City Water Tank)	Southwest	Appr.
Z96-105	1415 47th Ave (Tri-location)	North	Pending
96-UPP-0297	7111 Governor Circle (County)	East	Appr.

The monopole will be unmanned (visited on an average of once per month for routine maintenance purposes), will not be lit, nor emit noise or glare, and will not interfere with television or radio reception. Staff finds that the proposed co-location of the monopole is in an appropriate location and is compatible with the surrounding commercially zoned and developed properties.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The policy framework used to analyze this project is to examine the proposed tower relative to the following considerations:

- Is the cellular tower compatible with adjacent land uses?
- Are adjacent towers (cellular, radio, water etc.) upon which the antennae can co-locate within the area as an alternative to the proposed site?
- Are adjacent structures\buildings upon which the antennae can co-locate within the area as an alternative to the proposed site?
- If this tower is to be a new structure, can the tower be engineered to allow future co-location opportunities, and will the cellular carrier agree to provide for these co-location opportunities?

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

The Airport Meadowview Community Plan places a high priority on reversing "the blighting trends of the commercial areas along Florin and Meadowview Roads near 24th Street through public and private revitalization efforts" (page 35). As such, the Community Plan encourages "new, functional commercial development" to "locate in and assist in upgrading existing commercial centers..." (pages 35 and 36). Staff acknowledges the importance of improving the subject area and believes

that the proposed co-location monopole equipment tower could have a blighting effect on the community. In the previously approved application (P96-016), staff recommended as conditions of approval that restoration and enhanced maintenance of the commercial center's planter areas and parking lot be improved. To date, these improvements have not been done.

Zoning. The subject site is zoned "General Commercial (C-2)." The height limit of the C-2 zone in the subject area is 45 feet. Section 2-G-10 of the Zoning Ordinance indicates that a Special Permit is required to locate a communication tower in any non-residential zone. The Special Permit is also required to exceed the height limit in the C-2 zone. A Special Permit Modification is required to co-locate telecommunication facilities on existing monopoles.

The subject site is also in the "Executive Airport 4 Overflight Zone." The EA-4 zone generally encircles the Executive Airport and coincides with the area overflowed by aircraft during normal traffic procedures. The zone is the least restrictive of the four overflight zones. In this zone, the Executive Airport Comprehensive Land Use Plan (CLUP) only restricts petroleum refining, rubber and plastic manufacturing, stadiums, arenas, auditoriums, and amphitheatres.

Co-Location Efforts. The City encourages the co-location of towers, monopoles and similar structures in the City. As such, the City encourages co-location and/or the utilization of existing structures for wireless telecommunication systems. Applicants are required, where feasible, to co-locate with existing cellular facilities or be designed to support additional facilities.

Staff visited the site and vicinity and determined that the subject site was a suitable area for co-location of the proposed equipment. Staff was also informed by the applicant that the additional height is necessary in order separate the two different companies interference (Pac Bell\Sprint). A minimum of 10 feet must be provided between the antenna panels.

When the original Pac Bell monopole was approved, staff as a condition of approval, required the applicant to cooperate and provide a good faith effort towards allowing a second carrier to co-locate an antenna array at this site. Staff also indicated that additional height of the monopole could be considered to accommodate a second carrier.

B. Site Plan / Aesthetics

The proposed equipment would be located at the rear of an existing bowling-alley parking lot and adjacent to a restaurant/pool hall building. Antenna panels for both Pac Bell and Sprint would be situated in pairs at the top of the pole. Pac Bell was approved for three antennas and Sprint is requesting a total of three antennas. The existing lights and "No Trespassing" sign will be reinstalled on the new pole (see Exhibit 3C). The four new equipment cabinets would be centered on an 8' x 13' concrete slab adjacent to the two existing cabinets centered on a six inch thick concrete pad immediately next to the pole and building. Both the pole and cabinets would be fenced. The applicant intends to extend the existing six-foot tall chainlink fence around the four new equipment cabinets.

The pool hall building would shield the pole base and equipment cabinets from visibility from 24th Street. However, the monopole would rise 73 feet above ground level. About 58 feet of the pole would therefore be visible from ground level, 24th Street, and Florin Road. To reduce the appearance of the apparatus, the applicant proposes to paint the new panels and pole a grey, and to paint the equipment cabinets a white\grey.

Construction, operation, and maintenance of the equipment and fencing would not adversely affect the nearby commercial and residential properties, and the scale of the equipment and fencing is appropriate for the site and area.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The Environmental Services Manager determined that the project, as proposed, will not have a significant effect on the environment. A Negative Declaration was prepared for the previously approved monopole on the subject site (P96-016). No new environmental impacts are associated with the co-location. Therefore, a re-issue of the previous Negative Declaration has been prepared. No impacts to human health or to the environment were identified. No mitigation measures have been required.

B. Neighborhood Response

The project application was routed to the following neighborhood organizations:

- Meadowview Community Action
- Meadowview Development Committee
- Meadowview Neighborhood League
- Neighborhood Awareness Group, Inc.
- South Sacramento Chamber of Commerce
- South Sacramento Neighborhood Coalition
- Land Park Community Association
- Golf Estates Terrace Neighborhood Organization
- Sacramento County Alliance of Neighborhoods

At the time this staff report was prepared, no comments were received from the above mentioned organizations.

Staff is aware that the Land Park Community Association, Sacramento County Alliance of Neighborhoods, and South Sacramento Neighborhood Association remain opposed to the approval of any new wireless telecommunication facilities until a comprehensive City policy has been adopted.

C. Summary of Agency Comments

Staff routed copies of the project application and drawings to the appropriate City Departments and local agencies. Their comments are summarized below:

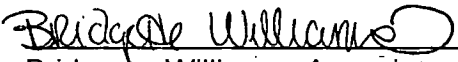
Airspace Safety Analysis Corporation (ASAC): The ASAC has responded in the attached correspondence (Attachment 4) that the proposal would be neither an obstruction nor a hazard to navigation.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested Special Permit Modification. The Planning Commission action may be appealed to the City Council within 10 days following the Commission's action.

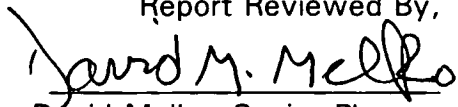
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the **Negative Declaration**
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit Modification to allow a seventy-three (73) foot high cellular tower (monopole) to exceed the 45 foot height limit located in an existing parking lot in the General Commercial - Executive Airport Overlay (C-2{EA-4}) zone.

Report Prepared By,


Bridgette Williams, Associate Planner

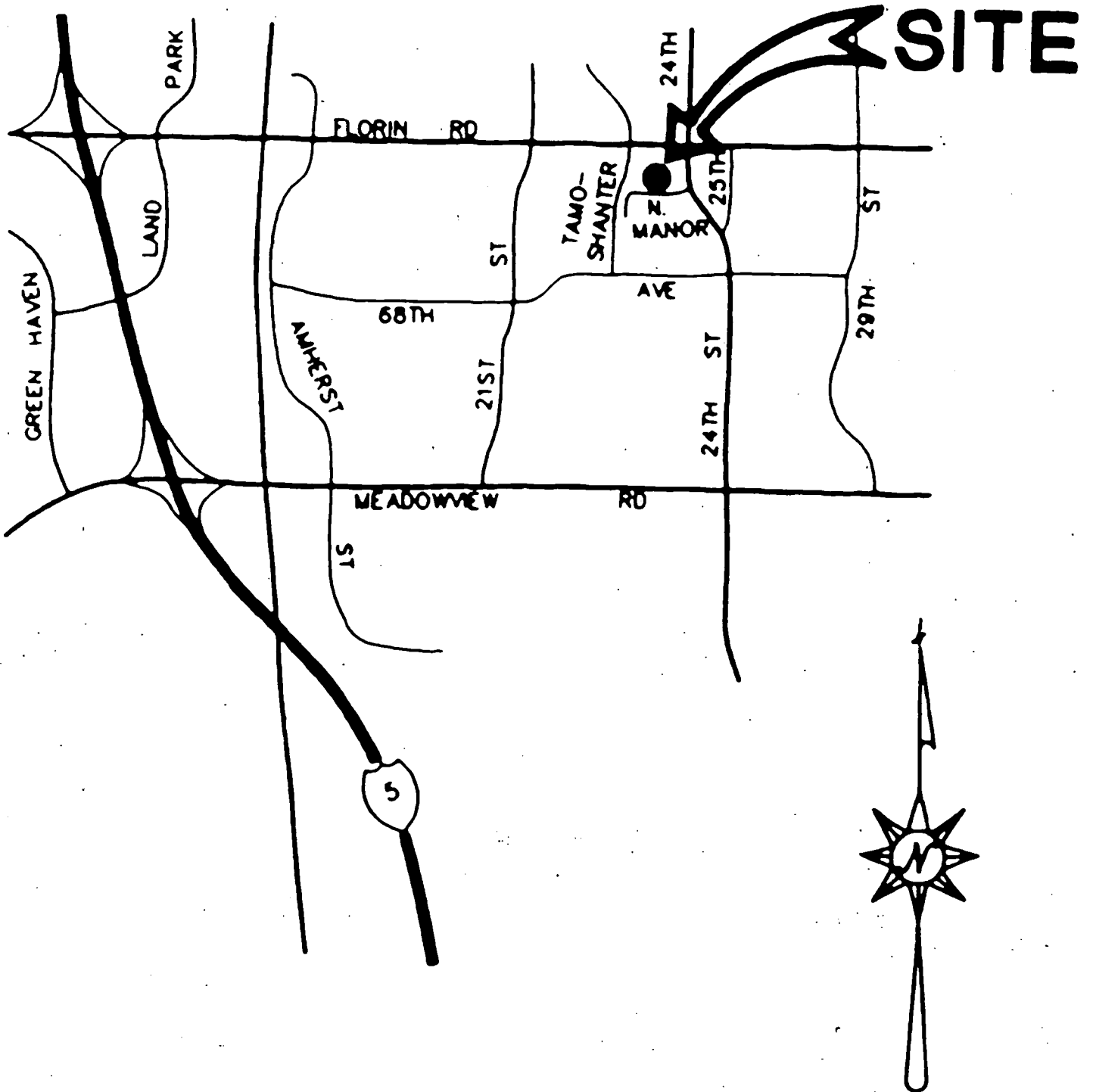
Report Reviewed By,


David Melko, Senior Planner

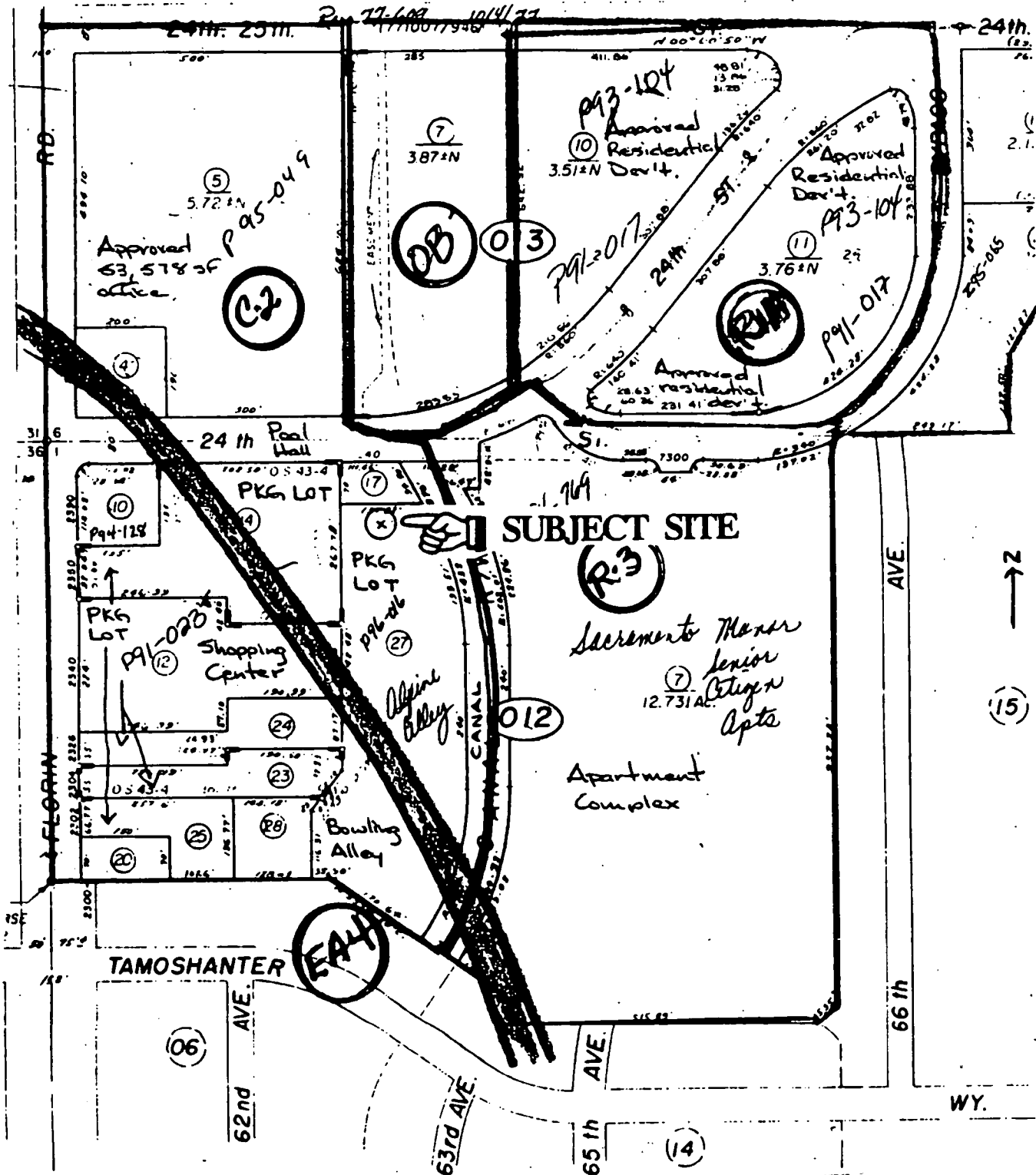
Attachments

- Attachment 1 Vicinity Map
- Attachment 2 Land Use & Zoning Map
- Attachment 3 Notice of Decision and Findings of Fact
- Exhibit 3A Overall Site Plan
- Exhibit 3B Specific Site Plan Details
- Exhibit 3C Monopole Elevations
- Attachment 4 Letter from Airport Safety Analysis Corporation

Attachment 1
Vicinity Map



Attachment 2
Land Use and Zoning Map



Attachment 4



Because You Want It
Right On The
First Approach.

November 7, 1996

To Whom It May Concern:

Airspace Safety Analysis Corporation (ASAC) has conducted an aeronautical study on November 7, 1996 for Sprint Spectrum. The study was to determine a proposed structure's effect, if any, on navigable airspace. ASAC's study is conducted in accordance with the Federal Aviation Regulations (FAR) Part 77 and the Federal Communications Commission (FCC) Part 17. The proposed construction site is the FN-07-64 2328 Florin Road, Sacramento, California located in the San Francisco North, California MTA. The NAD 83 site coordinates are Latitude 38° 29' 39.6" North, Longitude 121° 28' 58.9" West. The site has a surface elevation of 13 feet above mean sea level (MSL), the structure has a proposed height of 78 feet above ground level (AGL), which includes the additional height of any antennas, etc. This gives an overall structure height above mean sea level of 91 feet AMSL.

The nearest airport from the proposed construction site is Sacramento Executive. The airport reference point at this public use, instrumented airport is located 7,271 feet or 1.20 nautical miles on a True Bearing of 335.64 degrees from the proposed site. The nearest landing surface, the approach end of Runway 34 at Sacramento Executive is located 5,511 feet or 0.91 nautical miles on a True Bearing of 325.88 degrees from the proposed site. The runway elevation at this point is 14 feet MSL.

Federal Aviation Regulations (FAR) Part 77 prescribes various airspace surfaces and slopes which, if exceeded, require the sponsor of the structure to provide the Federal Aviation Administration with Notice of Proposed Construction. FCC Part 17 also specifies this

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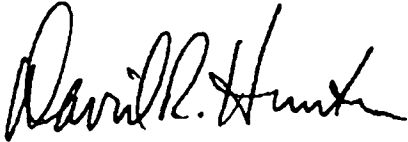
requirement. Additionally FAR 77 Subpart C prescribes various airspace surfaces and slopes which, if exceeded, require the FAA to provide public notice inviting comments prior to issuing a determination. Subpart C also prescribes surfaces and slopes which, if exceeded, would identify the proposed structure as a Hazard to navigable airspace.

ASAC has determined that a structure height of 78 feet AGL (91 feet AMSL) at this site would not exceed any FAR Part 77 or FCC Rules Part 17 notice requirement surface. Therefore, FAA Notice of Proposed Construction is not required for this structure.

Should you have any questions regarding this letter or the study conducted by ASAC, please feel free to contact my office anytime at (770) 994-1557.

Sincerely,

AIRSPACE SAFETY ANALYSIS CORPORATION



David R. Hunter



"Because You Want It...
Right On The
First Approach."