

P96-105 CO-LOCATION ON 47TH AVENUE MONOPOLE

- REQUEST:
- A. **Negative Declaration**
 - B. **Special Permit Modification** to allow a proposed 90-foot tall cellular communications tower (monopole) to exceed the 75-foot height limit to effect co-location on 0.76± developed acres in the Light-Industrial-Review (M-1-R{EA-4}) zone.
 - C. **Plan Review** of a proposed 90-foot tall freestanding monopole in the M-1-R{EA-4} zone.

LOCATION: 1415 47th Avenue
APN: 035-0092-010
Council District 8 (Area 2)
Airport Meadowview Community Plan Area

APPLICANT:	Gearon & Company (Steve Jenkins), 916-636-6299 3065 Gold Camp Drive, Rancho Cordova, CA 95670
OWNER:	Edward L. Smith, 916-395-8641 1415 47th Avenue, Sacramento, CA 95822
APPLICATION FILED:	October 26, 1996
STAFF CONTACT:	Mike Dale, 916-264-8309

SUMMARY: The applicant is requesting the above entitlements to replace an existing 75-foot tall communications tower with a 90-foot tall tower at the above location. The existing tower supports two sets of antennas each owned and operated separately by AT&T and Air Touch. The proposed tower would support the AT&T and Air Touch antennas in addition to the proposed antennas owned and operated by Sprint Spectrum. Equipment cabinets would be placed at ground level within and adjacent to an existing warehouse building. The proposed tower would exceed the zone's 75-foot height limit.

RECOMMENDATION: The project's primary issues relate to land use policy and aesthetics. The project involves the co-location of three sets of cellular communications equipment on one tower. A height extension of 15 additional feet is required to effect the co-location. The site is located in, and surrounded by, heavy commercial and industrial

uses. Surrounding properties consist primarily of industrial and commercial uses which are not considered to be sensitive to the proposed communications facility. **Staff therefore recommends approval of the project subject to the conditions and findings of fact identified Attachment 1.**

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
Community Plan Designation:	Industrial
Existing Zoning of Site:	Light-Industrial-Review (M-1-R{EA-4})
Land Use of Site:	Warehouse

Surrounding Land Use and Zoning (Attachment 3):

North:	Warehouse & Vacant; M-1-R{EA-4}
South:	Commercial & Warehouse; M-1-R{EA-4}
East:	Warehouse, Commercial; M-1-R{EA-4}
West:	Warehouse; M-1-R{EA-4}

Property Area Dimension (Area):	150' x 220' (0.76± acres)
Height Limit of M-1-R{EA-4} zone:	75 feet
Height of Proposed Tower:	90 feet (including Lightning Rod)
Height of Proposed Antennas:	AT&T: 60 feet Air Touch: 70 feet Sprint: 82 feet
Street Improvements and Utilities:	Existing (None Proposed)

OTHER APPROVALS REQUIRED: In addition to the above entitlements, the project will require-building permits. Operation of the proposed equipment is further regulated by the Federal Communications Commission (FCC).

BACKGROUND: On September 12, 1991, the Planning Commission approved a Special Permit (P91-135) to allow Pac-Tel Cellular to establish a 75-foot tall communications facility at the subject site. On April 19, 1996, the Zoning Administrator approved a Special Permit Modification (Z96-039) to allow AT&T to co-locate antenna equipment on the pole. The site currently supports two sets of antenna equipment.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General and Community Plans. The "Heavy Commercial/Warehouse" and "Industrial" designations of the General Plan and Airport Meadowview Community Plan are intended to accommodate heavy commercial (printing, bakeries, laundries), warehousing/distribution, and some light manufacturing activities (General Plan,

Section 4-11). The proposed communications facility is compatible with these designations and their intended land uses. The designations are also consistent with the M-1-R zone (Sec. 9-4).

Zoning. The "Light-Industrial-Review" zone permits most fabricating activities, with the exception of heavy manufacturing and the processing of raw materials (Zoning Ordinance, Section 1-D). The proposed communications facility is compatible with this zone and its intended land uses.

EA-4 Zone. The Executive Airport 4 overlay zone includes the areas located within the Overflight Zone, or OZ-4, of the Executive Airport Comprehensive Land Use Plan. This area generally encircles the airport and is the least restrictive of the overlay zones. Communications facilities are allowed in the EA-4 zone (Zoning Ordinance, Section 30-C).

B. Site Plan / Design

Existing. The 0.75-acre site is developed with a 21,000 square-foot warehouse building. The site is accessible from 47th Avenue through a gated fence on the west side of the property. The site is paved and operated by Warren Electric Company. A 75-foot tall monopole is located on the north side of the building with equipment cabinets located within the building. AT&T antenna panels are located at 50 feet and Air Touch panels are located at 70 feet on the pole (Exhibit 1A).

Proposed. The 75-foot tall monopole would be replaced by a 90-foot tall tower which would support AT&T, Air Touch, and Sprint Spectrum antennas. Equipment cabinets for Sprint would be placed within the existing building. AT&T antenna panels would be located at 60 feet; Air Touch panels would be located at 70 feet; and Sprint panels would be located at 82 feet on the tower. A lightning rod would be located at the top of the tower for a total of 90 feet. The tower would be placed on the building's north side - 40 feet east of the existing tower (Exhibit 1A).

C. Special Permit Modification and Plan Review

A Planning Commission Special Permit is required to allow transmitting antennas to exceed the height limit of a non-residential zone (Zoning Ordinance, Section 2-G-10-d-3). A Modification of the original Special Permit(s) is therefore necessary to allow the 90-foot tall tower. The "R" zoning suffix requires Planning Commission "Plan Review" of all projects affecting site layout or structural design (Sections 13-A-3-c and 35-B-2).

Special Permit Modification. The proposed 90-foot tall facility is consistent with the General Plan, Airport Meadowview Community Plan, and underlying M-1-R

{EA-4} zone. The facility will replace a 75-foot tall tower which has not been problematic for the area or region. The un-manned facility is not anticipated to generate a nuisance in that the site is sufficiently large to accommodate the tower and equipment, and the tower will not interfere with the normal operations of the site. Staff therefore recommends **approval** of the Special Permit Modification.

Plan Review. The project will not affect existing utilities and easements, and access to the site will not be impeded. The site is of adequate size and shape to accommodate the proposed facility, and the project will not adversely affect the public health and safety nor be injurious to the adjoining or nearby properties. Staff therefore recommends **approval** of the Plan Review provided that the proposed tower and all external equipment be painted a flat-grey color to mitigate their appearance.

PROJECT REVIEW PROCESS:

A. Environmental Determination

Staff has reviewed the project for potential environmental impacts and has concluded that the previous Initial Study (for P91-135) adequately addresses the impacts associated with the present proposal. The previous Initial Study did not identify any mitigation measures. As per CEQA Section 15153, since the project and the environmental impacts are essentially the same as those previously analyzed, staff has re-issued the previous Negative Declaration. Staff recommends that the Planning Commission re-ratify the Negative Declaration as identified in Attachment 1.

B. Neighborhood Response

An early notice of the project application was routed to the following organizations:

- South Sacramento Chamber of Commerce (SSCC)
- Florin Road Community & Business Association
- South Land Park Neighborhood Association
- South Sacramento Neighborhood Coalition
- Freeport Renovation of the Move

A notification of the Planning Commission hearing was also sent to the above organizations and to all owners of property located within 500 feet of the site. On November 20, 1996, the SSCC responded with an "ok." At the time of this writing (1/9/97), Staff has received no comments in opposition to, or support for, the proposal.

C. Summary of Agency Comments

Copies of the project application and drawings were routed to the appropriate City Departments and local agencies. No comments were received.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to ratify the Negative Declaration and to approve or deny the Special Permit Modification and Plan Review. The Planning Commission's action(s) may be appealed to the Council within 10 days following the Commission's action(s).


RECOMMENDATION: Staff recommends that the Planning Commission take the following action(s):

- A. **Ratify the Negative Declaration.**
- B. **Adopt the Notice of Decision and Findings of Fact (Attachment 1) approving the **Special Permit Modification** to allow a proposed 90-foot tall cellular communications tower (monopole) to exceed the 75-foot height limit to effect co-location on 0.76± developed acres in the Light-Industrial-Review (M-1-R{EA-4}) zone.**
- C. **Adopt the Notice of Decision and Findings of Fact (Attachment 1) approving the **Plan Review** of a proposed 90-foot tall freestanding monopole in the M-1-R{EA-4} zone.**

Report Prepared By:


Mike Dale, Associate Planner

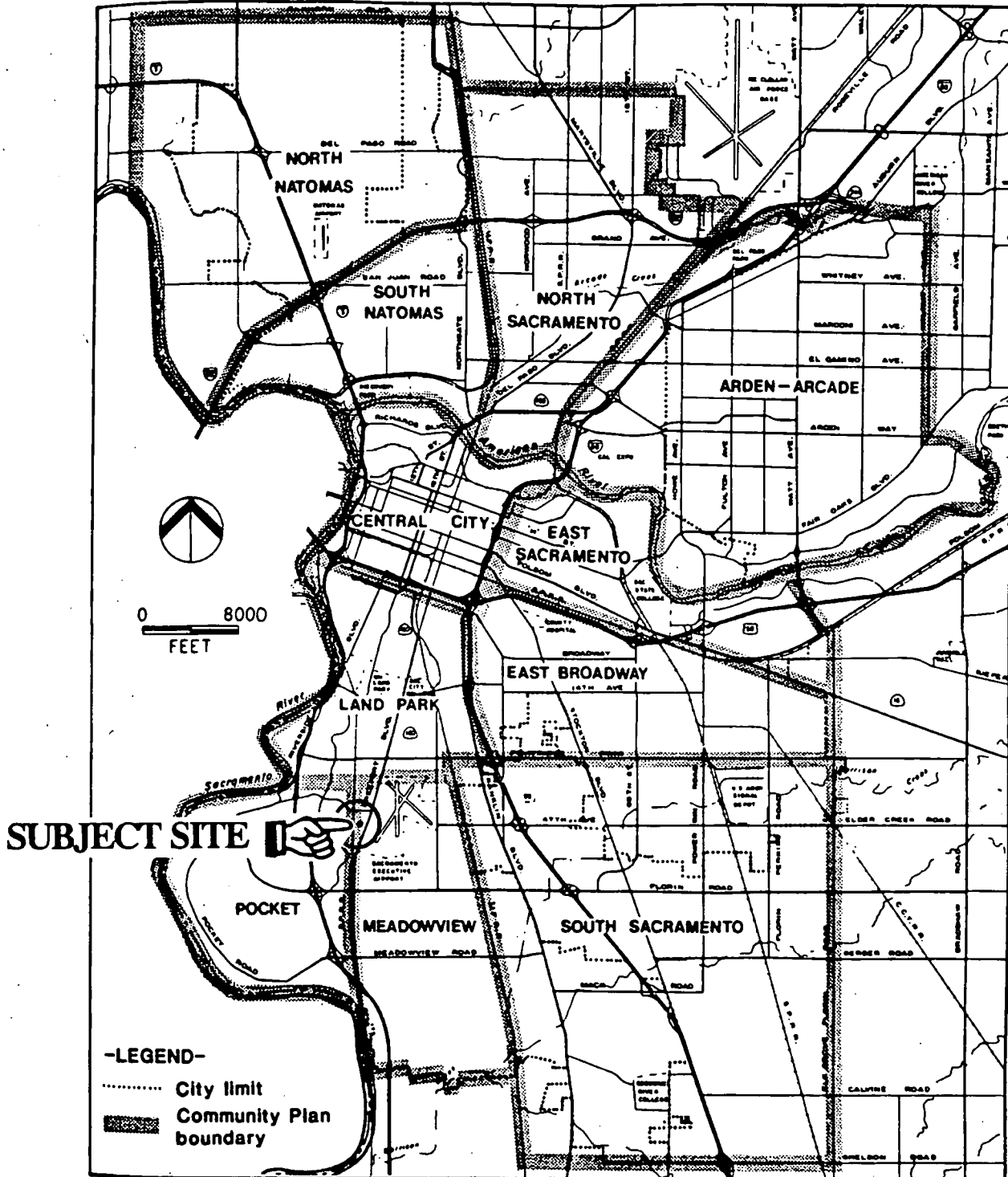
Report Reviewed By:


Barbara L. Wendt, Senior Planner

ATTACHMENTS

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Site Plan Details
Exhibit 1C	Site Plan Details
Exhibit 1D	Antenna Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map
Attachment 4	Photo Simulation

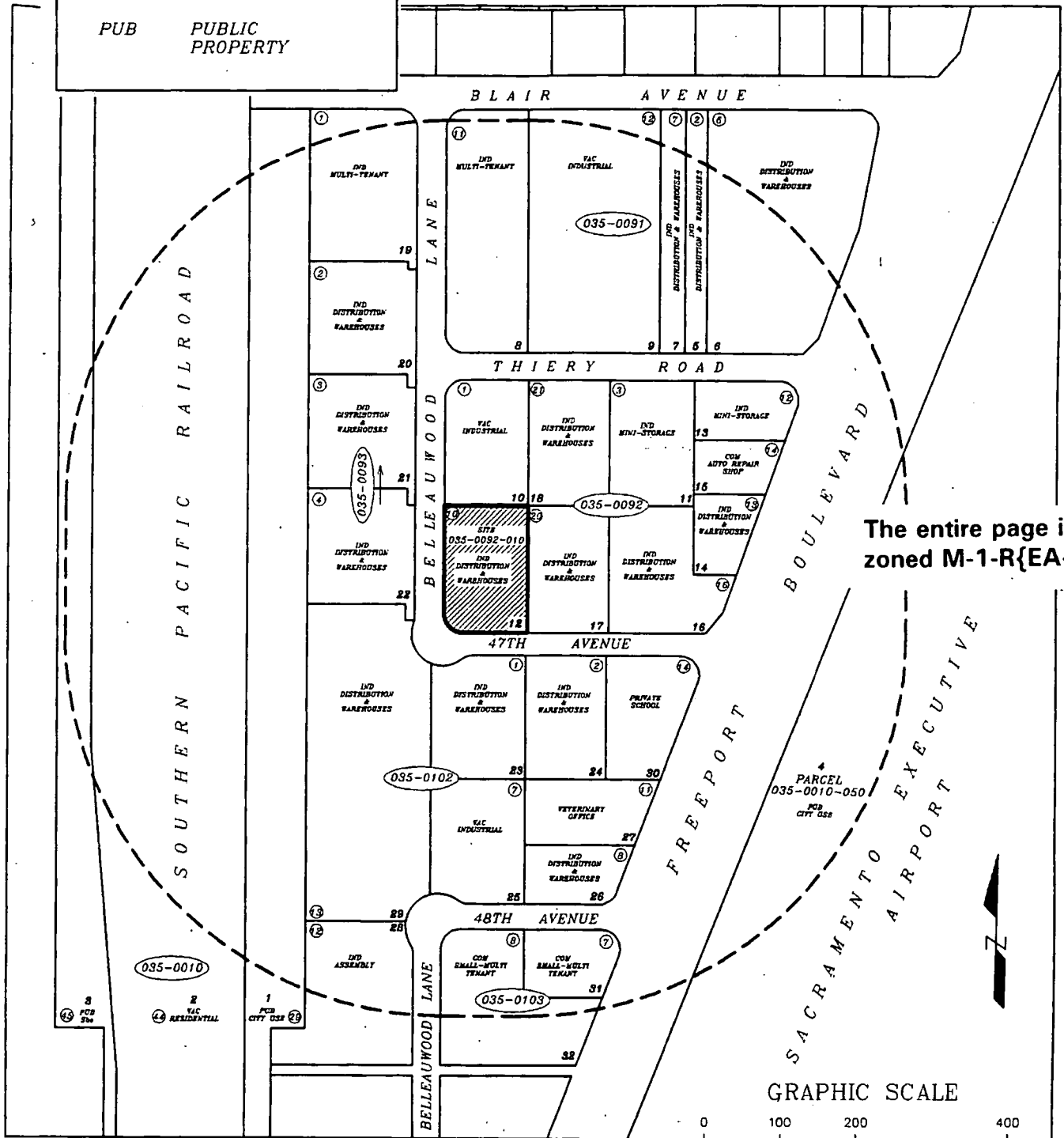
Attachment 2
Vicinity Map



Attachment 3
Land Use and Zoning Map

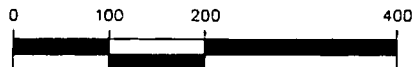
LEGEND-PRESENT LAND USE

- VAC VACANT LOT
- IND INDUSTRIAL
- COM COMMERCIAL
- PUB PUBLIC PROPERTY

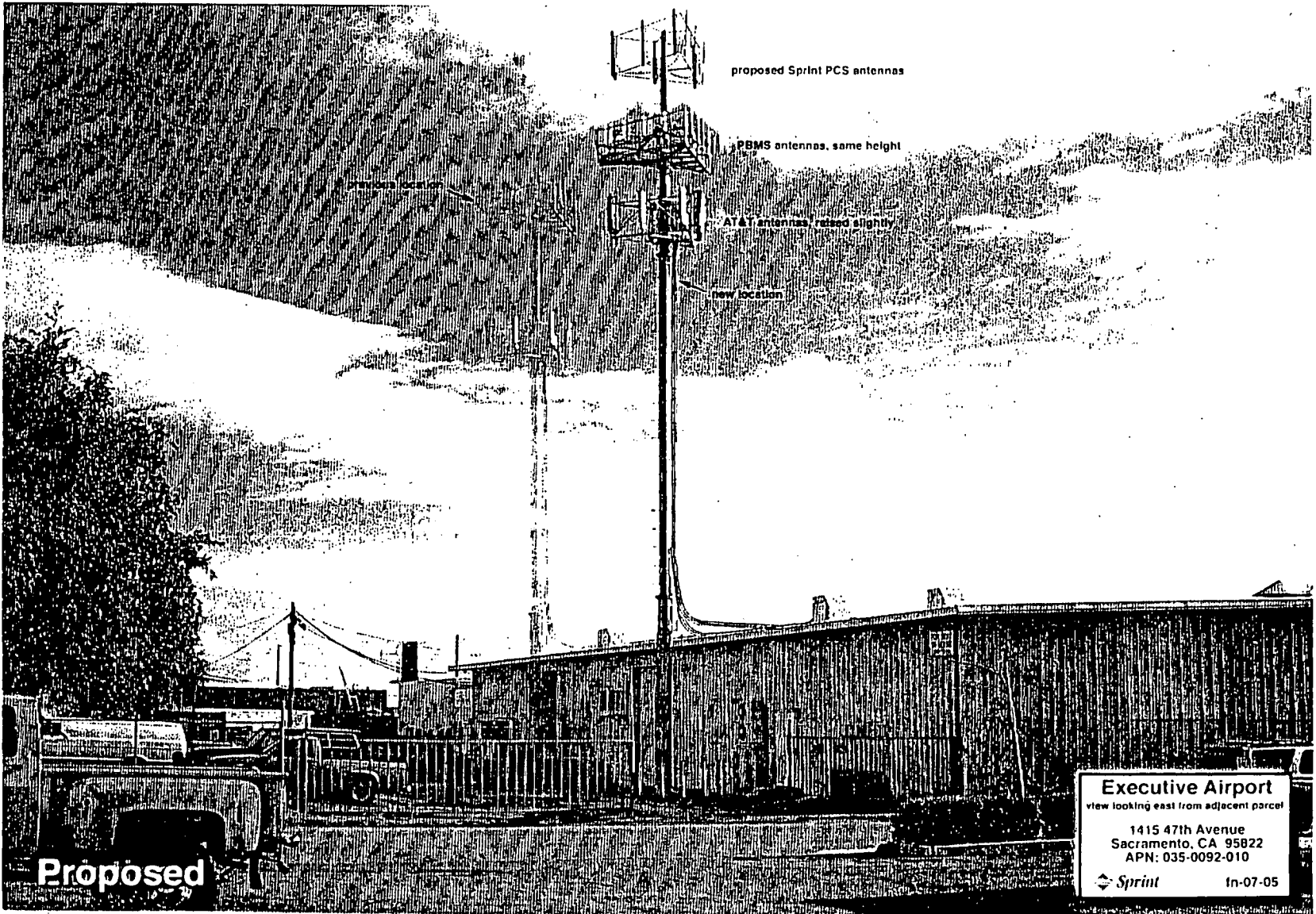


The entire page is zoned M-1-R{EA-4}.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



Executive Airport
view looking east from adjacent parcel
1415 47th Avenue
Sacramento, CA 95822
APN: 035-0092-010
 Sprint In-07-05

Attachment 4
Photo Simulation