

P94-005 - Gardenland Cellular Antenna Project

- REQUEST:
- A. Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. **Special Permit** to allow the construction of a 66 foot high cellular antenna and a 336± square foot building on 0.54± vacant acres in the General Commercial (C-2) zone and in the Northgate Special Planning District.

LOCATION: 2850 Northgate Boulevard
APN: 262-0122-019
South Natomas Community Plan Area
Northgate Special Planning District
Grant Joint Union & North Sacramento School District
Council District 1

APPLICANT:	AirTouch Cellular Mick Smith (916) 646-5716 2150 River Plaza Drive Suite 400 Sacramento, CA 95833
OWNER:	John Pickart & Barry Griffin 1035 East Hillsdale Blvd. Foster City, CA 94404
APPLICATION FILED:	January 14, 1994
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The proposed project site is presently vacant. The applicant is proposing to construct a 66 foot high cellular antenna and a 336± square foot equipment structure. The reason the project proponent is proposing to utilize the subject site is because the cellular signal in the Gardenland area is degraded to such a level that the capacity in the Gardenland area needs to be supplemented. Cellular customers, including police, fire, and highway patrol officers experience cross-talk and static in this area. This project does not represent increased cellular communication coverage. The proposed antenna location was selected because it is located in the center of the coverage area of other existing cellular antennas. Locating the antenna at the Gardenland location will avoid duplication of

coverage and will eliminate the need for additional antennas to be located in the project vicinity in order to provide the same service.

Staff recommends approval of the project. This recommendation is based on the fact that the proposed use will be constructed on a site that is zoned for commercial use and the proposed location of the antenna and equipment shelter will 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 will emit a 25 watt non-microwave signal; This signal will not affect radio or television reception. Commercial development and revitalization can still occur on the portion of the project site closest to Northgate Boulevard since the proposed antenna will only require a small amount of space. Furthermore, the proposed project provides for adequate setbacks and landscaping will be provided.

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(N):	5'	45±'
Side(S):	5'	15'
Rear:	15'	15±'

Property Dimensions:	90' x 263'
Property Area:	0.54± gross acres 0.54± net acres
Height of Structure:	66' (62' high monopole & 4' whip antenna)
Area of Proposed Equipment Room:	12' X 28'(336 sq. ft.)
Height of Equipment Structure:	1 0

Parking Required: 1 Space

Parking Provided:	1 Space
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>
Building Permit	Building Division

BACKGROUND INFORMATION:

On March 14, 1991, the City Planning Commission recommended approval of an ordinance relating to communication 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:**A. Land Use and Zoning**

The project site consists of 0.54± vacant acres in the General Commercial (C-2) - SPD zone. The site is designated as a Special Planning District by the General Plan and the South Natomas Community Plan. The surrounding land use and zoning includes residential development on property zoned Single Family Residential (R-1) on the north, east and west and residential development on property zoned Single Family Residential (R-1) and Commercial development on property zoned General Commercial (C-2) to the south.

B. Policy Considerations

The project site is within the Northgate Special Planning District (SPD). The goals of the Northgate SPD are to:

- Upgrade and revitalize existing commercial development on the east side of Northgate Boulevard;
- Ensure that new commercial and office development are compatible with adjacent residential uses;
- Ensure well balanced local serving office and commercial uses in the Special

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Planning District Zone; and

- Encourage new commercial and office uses to attract a number of patrons at one time and encourage interaction between the public and the service or product provider.

As proposed by the applicant, the communication antenna will be located to the rear of the proposed project site. The applicant will be leasing 1,696 square feet of a vacant 0.54 \pm acre parcel. The applicant, AirTouch Cellular (formerly PACTEL Cellular), is considered to be a utility and is exempt from the requirements of the Subdivision Map Act. Because AirTouch Cellular is considered a utility, the proposed project might not be subject to the Facilities Benefit Assessment (FBA), which is a finance mechanism that is assessed to cover the cost of needed community improvements. The project proponent may be required to pay the FBA for the 336 square foot equipment structure. The land use factor for non-residential uses is \$3.76 per square foot. Using this assumption, total FBA fees for the proposed 336 square foot structure would be \$1,263.

The location of the proposed antenna abuts residentially zoned property. A minimum of a fifteen foot rear yard setback is required to be provided. The applicant has provided for a fifteen foot rear yard setback, and also for adequate front and side setbacks. One parking space is proposed to be provided, which is considered adequate parking for the purpose of maintenance and repairs.

A driveway is proposed to be provided from Northgate Boulevard along the south side of the property to the rear of the property where the cellular antenna and the equipment structure will be located. The applicant is proposing to construct a six foot high cyclone fence with a 3 strand barbed wire at the top in order to provide security for the equipment. In order to improve the visual appearance of the fencing and the equipment shelter, Planning staff is recommending that a solid wood fence be constructed around the perimeter rather than the cyclone fence.

On the top of the monopole antenna, there will be a triangular 4 foot by 12 foot platform which will have four sets of four antennas and a 4 foot whip antenna. To ensure that a visual barrier is provided between Northgate Boulevard and the antenna, Planning staff recommends that trees be planted in front of the equipment structure. The variety of trees shall have a maximum maturity height of 30 to 40 feet in order to reduce signal interference. An unmanned 336 square foot radio equipment shelter is proposed along with a 66 foot tall monopole antenna.

The subject site was selected because additional service within an identified search area is needed. A copy of the applicant's search area is attached as

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Attachment 5. The applicant selected the proposed location because it is located close to the center of other existing cellular antennas in order to provide optimum cellular coverage. The proposed project will provide for improved private cellular communications as well as enhancing local police and fire protection cellular communication services. Locating the antenna at the Gardenland location will avoid duplication of coverage and will eliminate the need for more antennas to be located in the project vicinity in order to provide the same service. The proposed antenna will emit a 25 watt signal that is not a microwave signal. Similar antennas have been located on school facilities. Within Sacramento, an example of the type of antenna that is proposed is located at 2150 Bell Avenue. This signal, which is regulated by the Federal Communication Commission (FCC), will not affect radio or television reception.

AirTouch Cellular did research alternative locations for locating the proposed antenna within the project vicinity. On top of Lucky's Supermarket in the shopping center at Northgate and West El Camino, was determined to be located just outside the search area. Therefore, this location would not provide adequate service. The existing network of cellular towers was also examined. The existing cellular facilities closest to the project site are the Dos Rios antenna located at 1101 North D Street (near Richards and Dos Rios), the antenna atop the AirTouch Cellular building at 2150 River Plaza Drive (at the Garden Highway and River Plaza Drive), the tower at 701 North Market Boulevard (at North Market and Northgate) and the antenna at Elvas and the Southern Pacific Railroad (behind the Cannery Business Park). Modern technology has not progressed to a point that the existing antennas can be augmented to allow for improving the service using the existing facilities. All of these facilities are located too far away from the search area. Furthermore, existing utility structures such as SMUD or WOPA power poles or towers can not be utilized by AirTouch Cellular because the other utilities will not allow access rights to their facilities. The applicant was not able to attain a lease agreement for any other commercially zoned properties within the search area. Therefore, after investigating all other possibilities, the subject site was selected.

The cellular antenna is allowed in the C-2 zone. The proposed project is in keeping with the overall goals of the Northgate SPD. The proposed project site is one of the deepest (2,631 feet) commercially zoned sites in the SPD. Therefore, allowing the cellular antenna to be erected on the project site does not preclude future commercial development on the front of the parcel closest to Northgate Boulevard. The property owner of the project site is also the owner of the Natomas Plaza site. This owner has illustrated his dedication to revitalizing existing commercial development with the Natomas Plaza Center. Furthermore, the proposed project can be considered compatible with the existing residences because adequate setbacks are provided and there are other locations in the City

where cellular antennas have been constructed on sites that abut residentially zoned and/or utilized land. Staff has no objections to the proposed communication antenna and equipment room.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 3-B).

B. Summary of Agency Comments

The proposal was routed to the Public Works Department engineering Development Services Section, the Transportation Section, the Electrical Division, the Street Division, the Planning and Development Department (Building Division), the Utility Department, the Fire Department, the Police Department, the Natomas Community Association, the Gardenland Neighborhood Association, the Grant Joint Unit High School District and the North Sacramento School District. The following summarizes the comments received:

1. Engineering Development Services

The comments which is specifically listed as a condition in the resolution addressed the flood-related design restrictions.

2. Transportation Section

The comment which is specifically listed as a condition in the resolution addressed the provision of adequate turn around for vehicles.

The proposed project is within the boundaries of the Gardenland Neighborhood Association and the Natomas Community. The applicant and Planning and Development Department staff presented the proposed project to the community at a public meeting on May 18, 1994. The applicant has worked with the Planning Division staff, the Gardenland Neighborhood Association, the Natomas

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Community Association, and representatives from the business community. On May 18, 1994, a community meeting was held. The primary concern of the Gardenland Neighborhood Association is that the proposed antenna will have a detrimental health impact. The primary concern of representatives of the business association and the Natomas Community Association is that the project is not in keeping with the revitalization goals for Northgate Boulevard. The Gardenland Neighborhood Association, the Natomas Community Association, and a representative from the business community remain opposed to locating the cellular antenna on the proposed project site.

However, the property owner, who is also the owner of the Natomas Plaza commercial development to the south of the project site, supports the proposed project. It is the opinion of this property owner that utilizing the southeastern most portion of the project site for the cellular antenna does not preclude future development on the front portion of the site that is closest to Northgate Boulevard. The property owner also pointed out that the subject site is an appropriate location for a future dual use with commercial development that would revitalize the Northgate Boulevard frontage.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Special Permit. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends approval of the proposed development for the following reasons:

- The proposed project as conditioned, is based upon sound principals of land use in that the project is a commercial use in a General Commercial (C-2) - SPD zone and is compatible with the adjacent commercial shopping center to the south of the project site.
- The proposed project will provide adequate setbacks.
- The proposed monopole will be constructed on a site that is zoned for commercial use and landscaping will be provided.

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration


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- B. Adopt the Mitigation Monitoring Plan
 - C. Adopt the attached Resolution approving the Special Permit to allow the construction of a 66 foot high cellular antenna and a 336 square foot building.

Report Prepared By,


Hilary Perry
Assistant Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

- Attachment 1 Vicinity Map
- Attachment 2 Land Use and Zoning Map
- Attachment 3 Resolution Approving Special Permit
- Exhibit 3-A Site/Floor Plan
- Attachment 4 Resolution Approving Mitigation Monitoring Plan
- Exhibit 4-A Mitigation Monitoring Plan
- Attachment 5 Search Area Exhibit

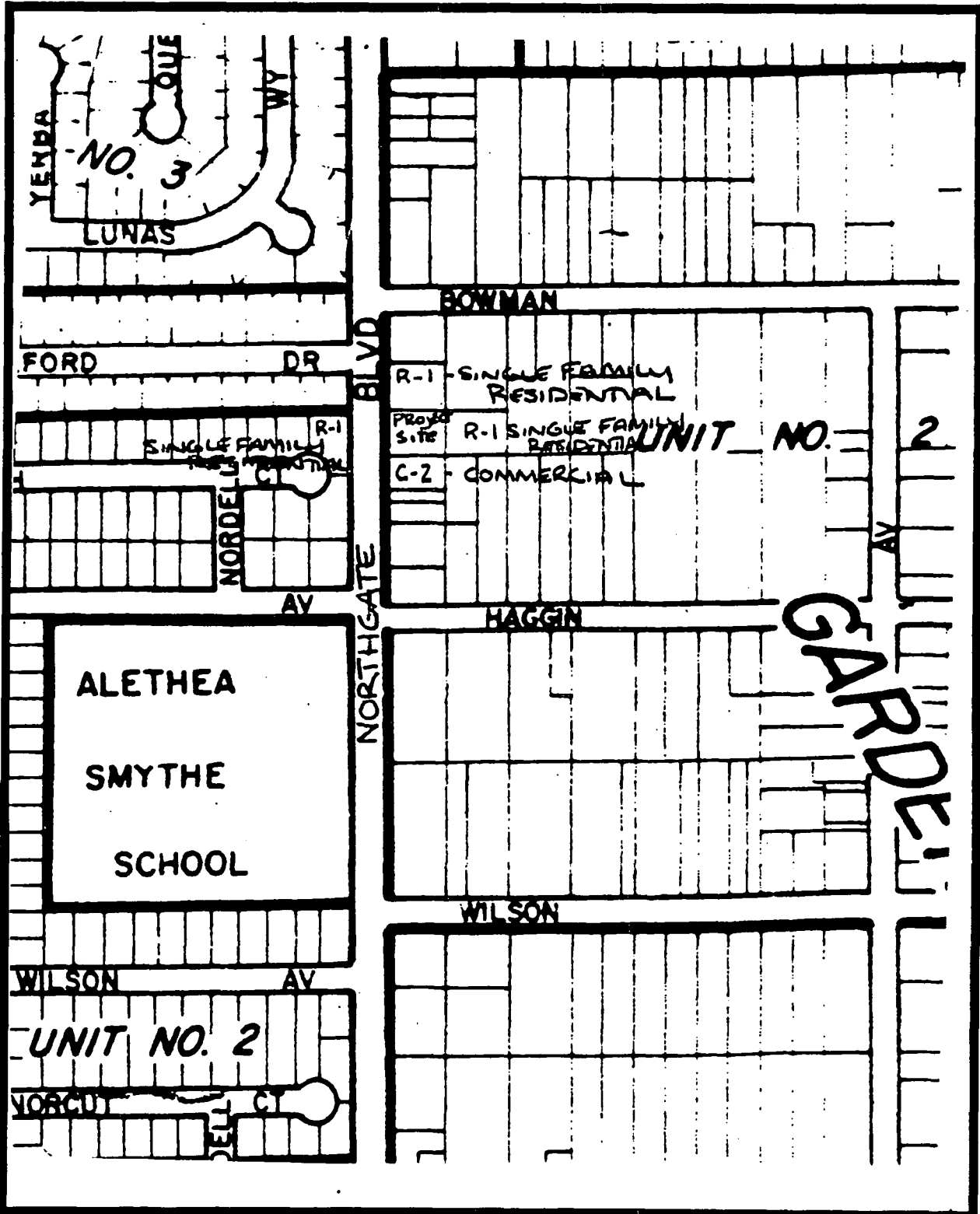
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ATTACHMENT 2

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LAND USE AND ZONING MAP

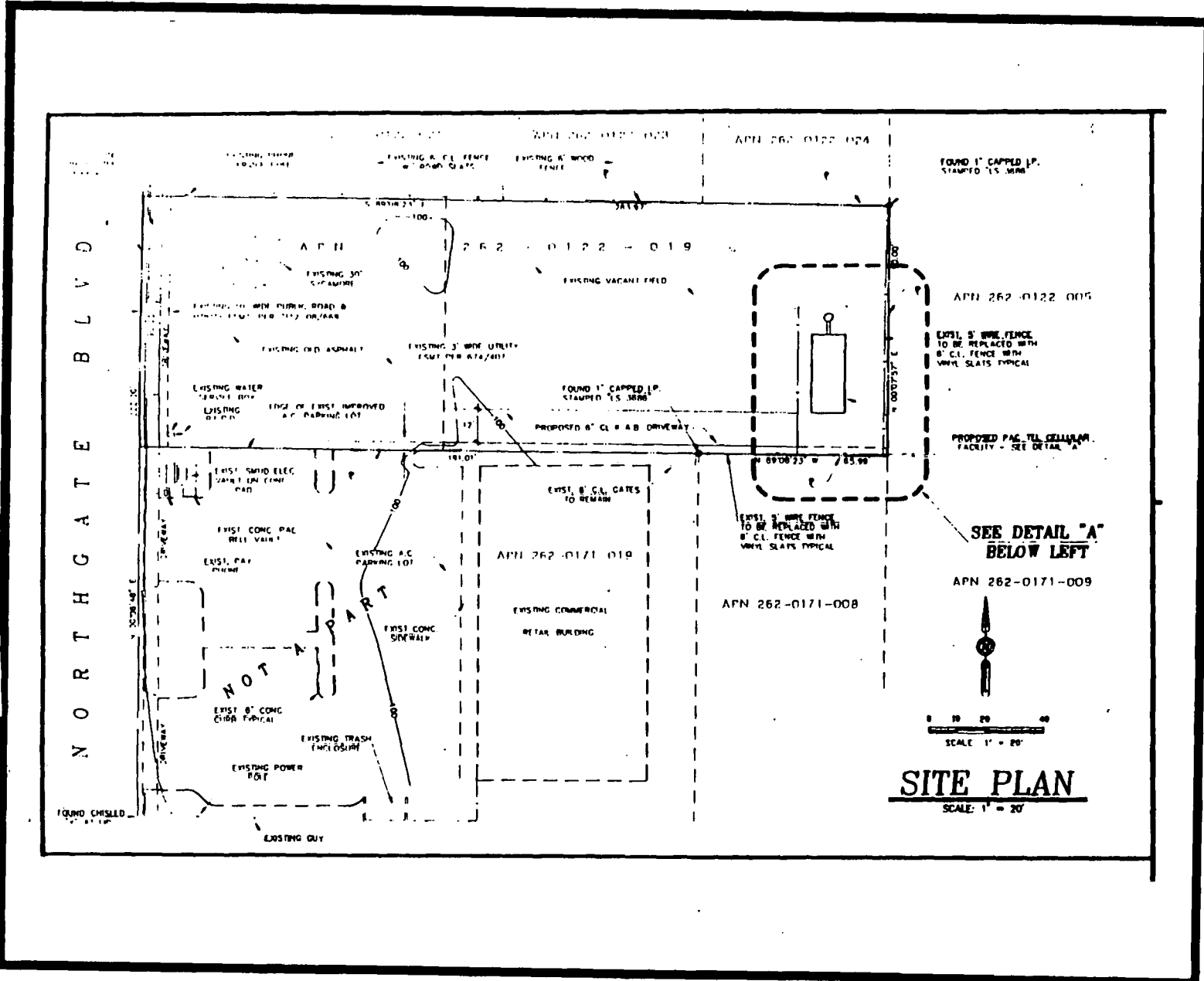
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EXHIBIT 3-A

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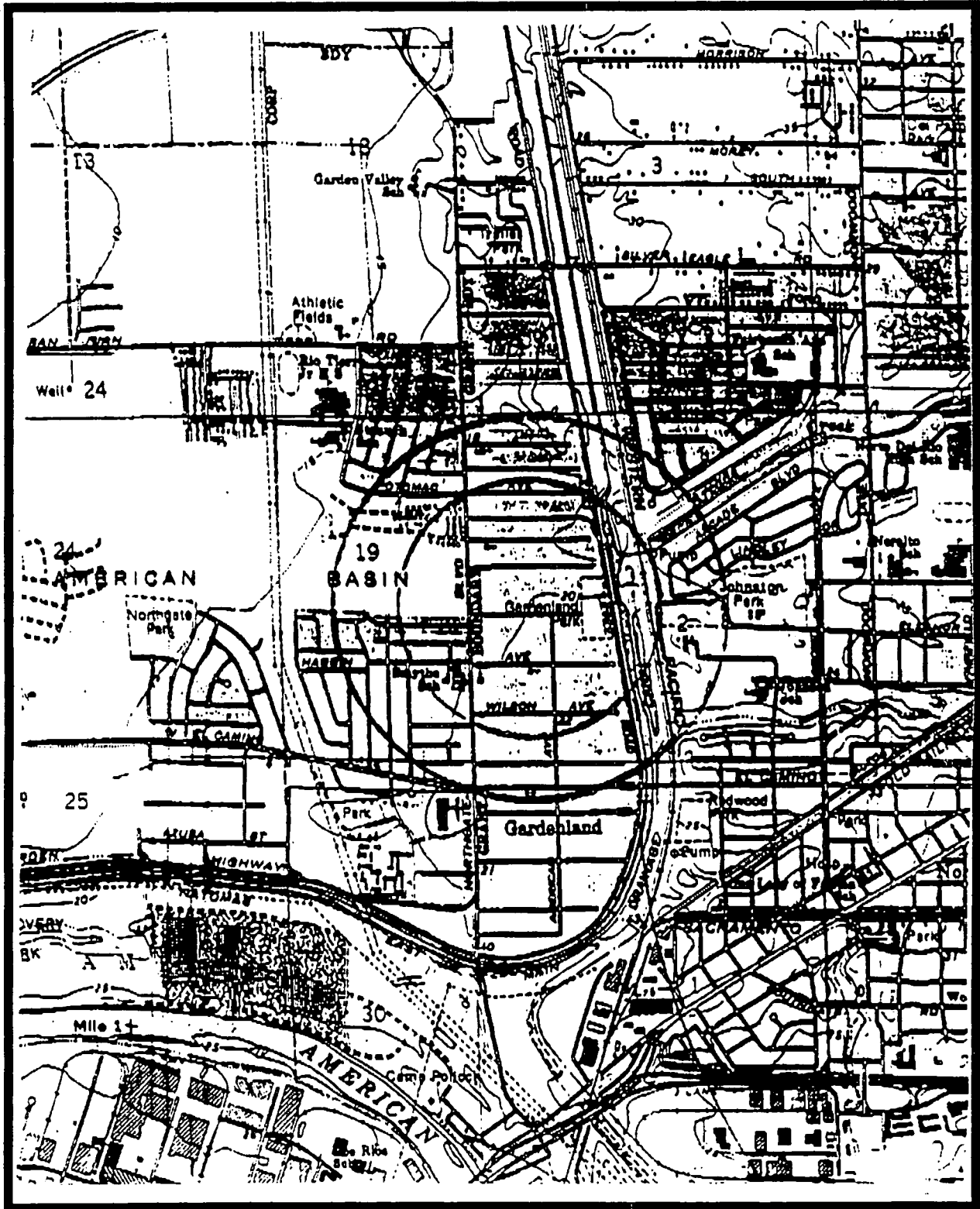
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SITE/FLOOR PLAN

ATTACHMENT 5

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SEARCH AREA MAP

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 23, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT FOR
PROPERTY LOCATED AT 2850 NORTHGATE
BOULEVARD (P94-005)(APN:262-0122-019)

WHEREAS, the City Planning Commission on June 23, 1994, held a public hearing on the request for approval of a special permit to allow a church to use an existing 2,730 square foot structure at the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved based upon the following findings of fact:
 - a. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - b. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 1. The monopole will be setback at a distance to not encroach on adjacent properties;
 2. Adequate parking has been provided.
 3. A six foot high cyclone fence with barbed wire will be provided on the site for security and safety;

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- 4. The proposed monopole will have landscaping provided; and
 - 5. The monopole will not interfere with other communication antennas nor aircraft.
- c. The project is consistent with the General Plan and the South Natomas Community Plan which designate the site as the Northgate Special Planning District.

2.

The Special Permit for the proposed cellular antenna is hereby approved subject to the following conditions:

- a. All necessary building permits shall be obtained prior to construction of the monopole and communications shelter.
- b. The monopole and communications shelter shall be constructed within two years from the date of approval by the Planning Director.
- c. No building permits may be issued in connection with the project for the construction of any new non-residential structure or for the substantial improvement of an existing non-residential structure accepted for plan check after April 15, 1990 unless such structures comply with the flood-related design restrictions set forth in Article XXVI of Chapter 9 of the Sacramento City Code.
- d. On-site turn around for vehicles is required to prevent vehicles from backing onto Northgate Boulevard.
- e. Property to be developed in accordance with the building 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.
- f. A solid wood fence shall be constructed around the equipment structure.
- g. Trees that have a maximum maturity of 30 to 40 feet shall be

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planted in front of the fence that will encompass the
equipment structure.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

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ATTACHMENT 4

A RESOLUTION ADOPTING A MITIGATION MONITORING PLAN FOR A SPECIAL PERMIT FOR A 66 FOOT HIGH CELLULAR ANTENNA AND A 336 SQUARE FOOT EQUIPMENT STRUCTURE ON A PORTION OF 0.54 VACANT ACRES LOCATED AT 2850 NORTHGATE BOULEVARD IN THE GENERAL COMMERCIAL (C-2) ZONE (APN:262-0122-019)

WHEREAS, the Planning Commission on June 23, 1994, held a public hearing on the request for approval of a Special Permit for property located at the above described location;

WHEREAS, the above described project has been given a Negative Declaration by the Environmental Coordinator;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment because mitigation measures have been added to the project;

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project; and

WHEREAS, the applicant for the project has agreed to the provisions of the Mitigation Monitoring Plan as indicated on the Agreement contained in the attached Mitigation Monitoring Plan.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Mitigation Monitoring Plan for the proposed project (P94-005) be approved and adopted as shown in the attached Mitigation Monitoring Plan dated March 25, 1994.

CHAIRPERSON

ATTEST:

SECRETARY TO THE PLANNING COMMISSION
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