

P97-047 PACIFIC BELL MOBILE SERVICES\MICROWAVE DISHES

- REQUEST:
- A. **Environmental Determination: Exempt(15301{a})**
 - B. **Special Permit** to erect two microwave dishes on an existing building that projects more than the maximum allowed 12 foot height limit from the parapet\roof line and extends more than 6 feet from the existing building on 1.6 ± developed acres in the M-2S zone.

LOCATION: 5500 83rd Street
APN: 061-0171-005
Council District 6

APPLICANT:	Pacific Bell Mobile Services, (916)561-4029 3851 No.Freeway Blvd. Sacto, CA 95834
OWNER:	Pacific Bell (510)823-1060 2600 Camino Ramon #1N055, San Ramon, CA 95670
APPLICATION FILED:	May 19, 1997
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY: The applicant (Pacific Bell Mobile Services) is seeking the necessary entitlement to erect two microwave dishes on an existing roof top for telecommunication with its switching station in Sparks Nevada. The two dishes will be 10 feet in diameter mounted on a corner support column and wall near the roof of the existing Pacific Bell Fruitridge Switching Station and Corporation Yard. The two dishes will not affect the existing operation of the use nor be an expansion of the overall building square footage. The lower dish will protrude 10 feet from the wall surface and the upper dish will erect 15 feet above the roof line (see Exhibit 3A). Section 2-G-10(d)(4) of the Zoning Ordinance allows communication antennas to be mounted to existing buildings provided the antenna does not rise more than 12 feet and does not project more than 6 feet in any direction from the existing building.

RECOMMENDATION: Staff recommends approval of the Special Permit, subject to conditions. The project's primary issues relate to land use compatibility, visual impact and aesthetics. The proposed microwave dishes will not significantly alter the overall building

facade nor be situated to impact the public's view. Only one of the proposed dishes will project greater than 12 feet above the parapet wall (15 feet) and will not increase the overall building height. During a site visit, staff observed that there were no other microwave dishes of a similar height and/or scale in the immediate area. Additionally, the microwave dishes antenna reception will not impact the existing industrial uses and activities in the immediate area nor on the subject site. The overall height and projection from the building of the dishes would not be a significant aesthetic impact on the building. Their orientation and scale will be in keeping with the building's mass and would not be largely visible from the street. Finally, mounting the dishes on the building will be in keeping with the City's effort's to encourage utilization of existing buildings and/or telecommunication poles in order to minimize the proliferation of new monopoles and stand alone dishes in an area.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Zone:	Heavy Industrial (M-2S)
Existing Land Use of Site:	Pacific Bell Fruitridge Switching Station
School District:	Sacramento Unified

Surrounding Land Use and Zoning:

North:	Heavy Industrial; M2-S
South:	Industrial; M-2S
East:	Heavy Industrial; M-2S
West:	Procter & Gamble; M-2S

Property Area:	1.6 ± acres
Property Size:	332' x 225'
Building Size\Height:	14,200 sqft.\32'
Size of Microwave Dishes:	10' Diameter
Material:	Alluminum
Dish projection from roof:	15' high
Dish projection from bldg:	Approximately 10'
Proposed Colors:	Tan to Match Building
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 microwave dishes are further regulated by the Federal Communications Commission (FCC).

BACKGROUND: The subject site is part of a proposed area-wide telecommunications system owned and operated by Pacific Bell Mobile Services (PBMS). The two microwave dishes will be connected to equipment within the main Sacramento PBMS switching

facility on the second floor of the existing building. Location efforts to minimize the proliferation of new structures within a community is one of Pacific Bells main objective. The microwave dishes will be unmanned, therefore, additional parking on the site will not be needed. In addition, the dishes will not be lit, nor emit noise or glare, and will not interfere with television or radio reception. Staff finds that the proposed dishes mounted on the building to be an appropriate location and is compatible with the surrounding heavy industrial 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:

- Are the microwave dishes 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 dishes can locate within the area as an alternative to the proposed site?
- If this dish to be a new structure, can the dishes 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 Heavy Commercial or Industrial by the General Plan. The site is not located within a designated community plan area. 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).

Zoning. The subject site is zoned "Heavy Industrial (M-2S)." The height limit in the M-2S zone in the subject area is 75 feet. Section 2-G-10 of the Zoning Ordinance indicates that a Special Permit is required to locate an antenna and/or any other structures used for communication on an existing building provided it doesn't exceed the maximum 12 foot height projection (above the roof line) and does not exceed greater than 6 feet from the building.

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 microwave dishes mounted on the building. The proposed dish locations were placed in the location depicted on the attached site plan in order to limit as much visibility from the street.

B. Site Plan / Aesthetics

The proposed dishes would be mounted at the rear of an existing 32 foot high building (Pacific Bell Fruitridge Switching Station) and adjacent to existing industrial uses. The microwave dishes would be situated in pairs (lower/upper) at the rear second level portion of the building (northwest corner). The two new dishes would be 10 feet in diameter and will be bracked from a support column attached to the masonry wall of the building. No specific material or colors were specified on the site plan. Staff would recommend that the microwave dishes and the brackets be painted to match the existing buildings exterior color (tan).

Construction, operation, and maintenance of the equipment would not adversely affect the nearby industrial properties, and the scale of the dishes are appropriate for the site and area. In summary, the two microwave dishes are compatible with the aesthetic quality of the building and the overall design quality in the industrial area. The dishes placed on the building will not alter the character of the building. Staff is, therefore, supportive of the request to place two dishes on an existing building which exceeds the maximum height from the roof line and projection from the building.

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. The proposed project is, therefore, exempt from environmental review pursuant to State Guidelines (CEQA Section 15301 (a)).

B. Neighborhood Response

The project application was routed to the Southeast Area Neighborhood Association. The association is not opposed to the project.

C. Summary of Agency Comments

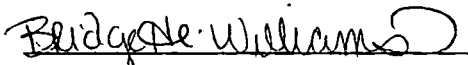
Staff routed copies of the project application and drawings to the appropriate City Departments and local agencies. No specific concerns or comments were received.

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

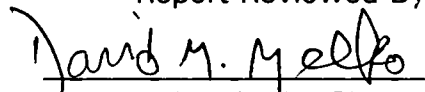
RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Approve the Special Permit to erect two microwave dishes on an existing building that projects more than the maximum allowed 12 foot height limit from the parapet/roof line and extends more than 6 feet from the existing structure on an existing building on 1.6 ± developed acres in the M-2S zone

Report Prepared By,

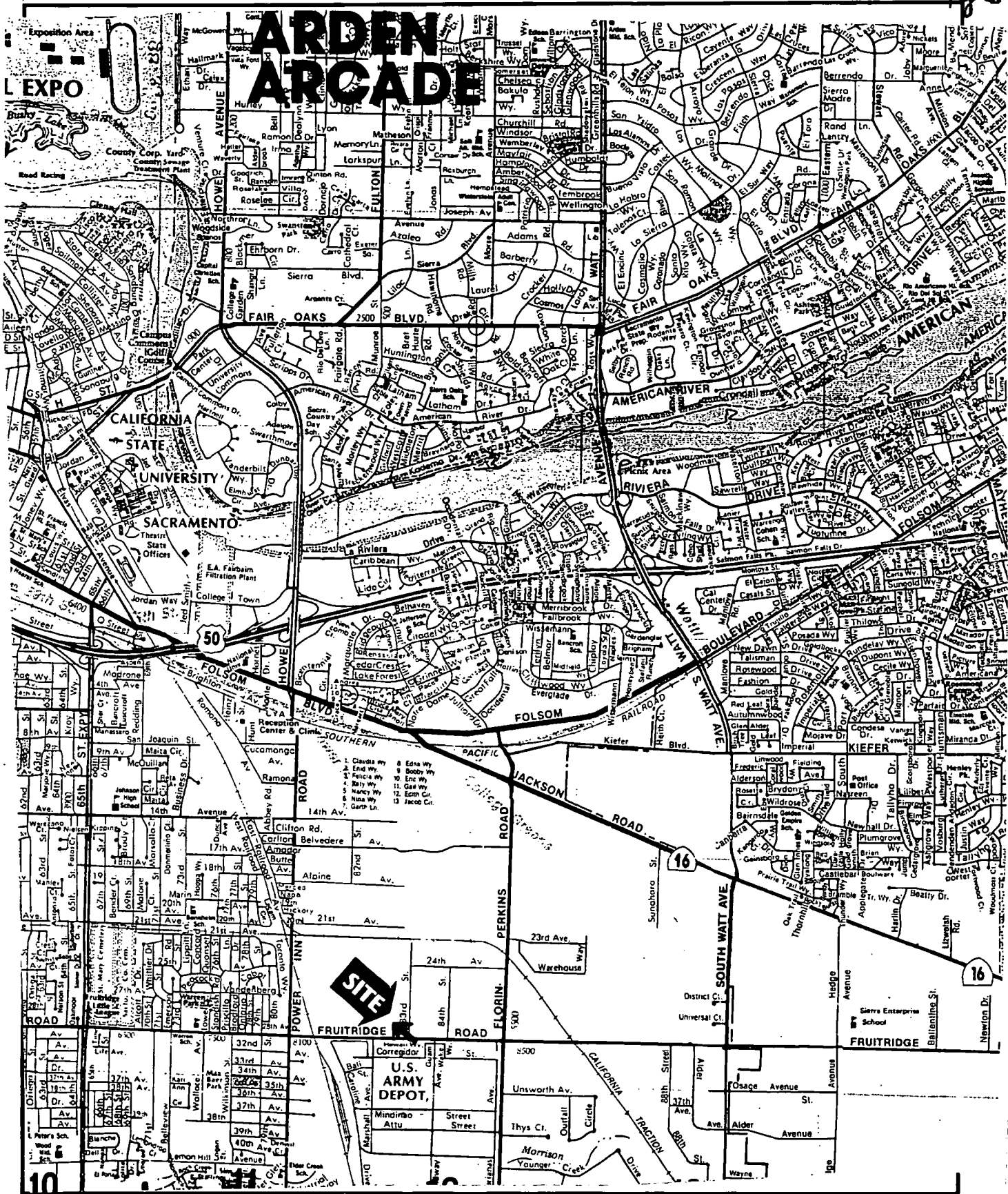

Bridgette Williams, Associate Planner

Report Reviewed By,


David M. Melko, Senior Planner

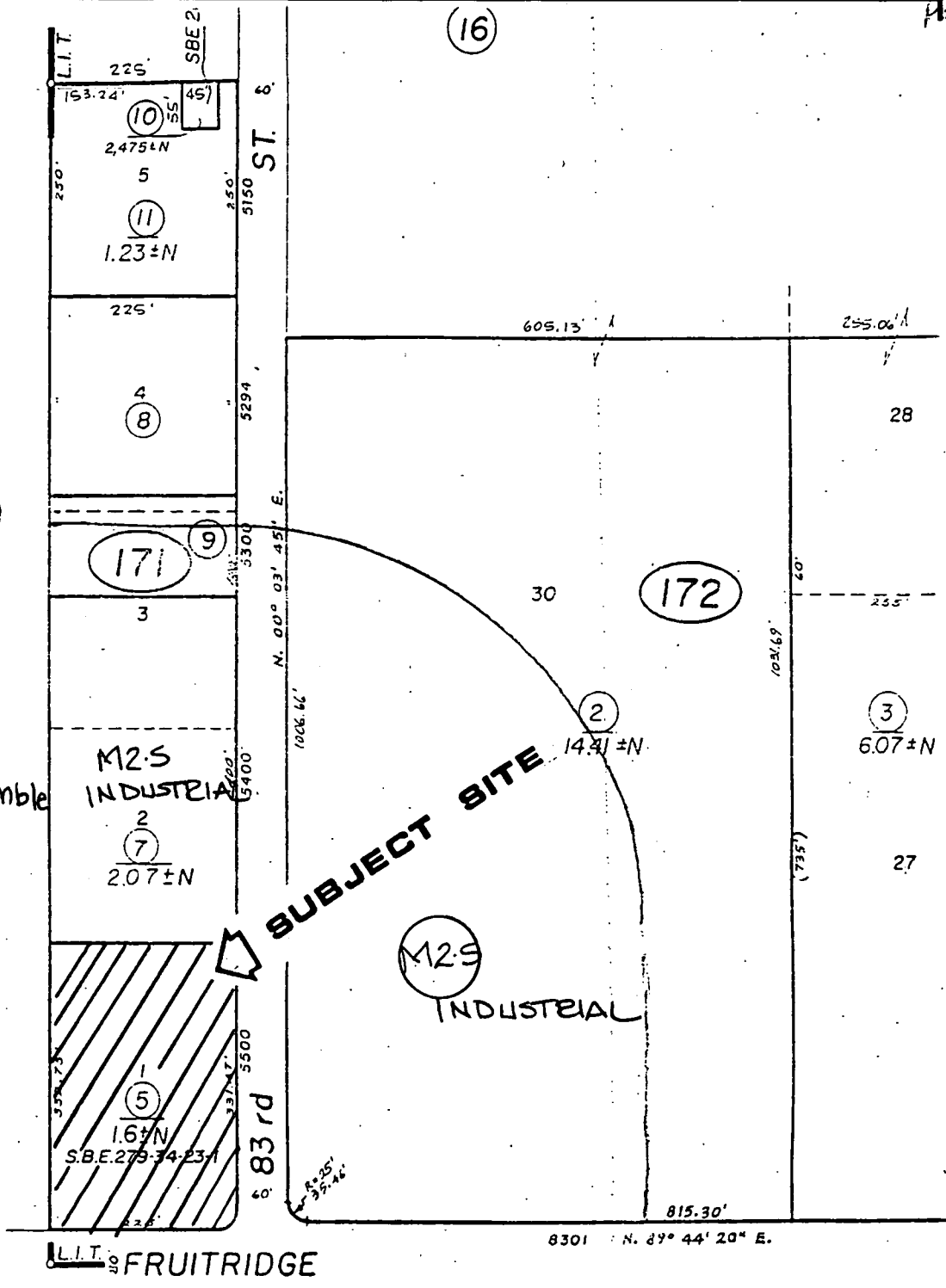
Attachments

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	Building & Microwave Dish Elevations



VICINITY MAP

Attachment 1



Procter & Gamble
M-25

SUBJECT SITE

L.I.T. 29 FRUITRIDGE

M-25
INDUSTRIAL

M2-S
INDUSTRIAL

ATTACHMENT 3**NOTICE OF DECISION AND FINDINGS OF FACT FOR PACIFIC BELL MOBILE SERVICES MICROWAVE DISHES @ 5500 83RD STREET, SACRAMENTO, CALIFORNIA IN THE HEAVY INDUSTRIAL ZONE. APN:061-0171-005 (P97-047)**

At the regular meeting of July 10, 1997, 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 Exempt pursuant to CEQA Section 15301(a)**
- B. **Approved the Special Permit to erect two microwave dishes on an existing building that projects more than the maximum allowed 12 foot height limit from the parapet/roof line and extends more than 6 feet from the existing structure on an existing building on 1.6 ± developed acres in the M-2S zone.**

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

FINDINGS OF FACT

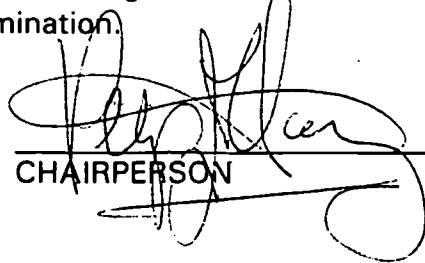
- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301(a) of the CEQA Guidelines.
- B. **Special Permit:** The Special Permit for the proposed microwave dishes is approved subject to the following findings of fact and conditions of approval:
 - 1. The Exemption has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - 2. Granting the Special Permit, as conditioned, is based upon sound principals of land use in that:
 - a. The proposed dishes will be mounted on an existing industrial building;
 - b. The microwave dishes will be compatible in scale and color with the

- existing building; and
- c. The microwave dishes will not be a visual distraction to the public and will be placed behind the building and will not detract from the overall character of the building.
3. 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 authorization from the FCC;
 - c. The dishes will be mounted on an existing building and therefore unaccessible to the general public.
 4. The Special Permit, as conditioned, complies with the objectives of the General Plan in which it is to be located in that:
 - a. The project will not alter the present industrial intensity of the subject site or region; and
 - b. The project is consistent with City policies to "continue to improve and provide communication and utility service to all areas of the City."

CONDITIONS OF APPROVAL

- B. The Special Permit for the two microwave dishes for communication on an existing building in the Heavy Industrial (M-2S) zone is hereby **approved** subject to the following conditions:
 - B1. The applicant shall obtain all necessary building permits prior to placing the dishes on the building.
 - B2. Prior to the issuance of building permits, the Fire Department shall be notified of the location and contents of the proposed dishes.
 - B3. The size and location of the two dishes shall conform to the attached Exhibits 3A & 3B.
 - B4. The microwave dishes shall be painted to match the existing color of the building.
 - B5. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of any building permits.

- B6. A total of two microwave dishes shall be mounted on the building in the location specified in the attached exhibit 3A. Any additional dishes and/or antennas shall require a modification of the Special Permit.
- B7. Should Pacific Bell ever discontinue using the dishes, the dishes shall be removed within 6 months of termination.


CHAIRPERSON

ATTEST:

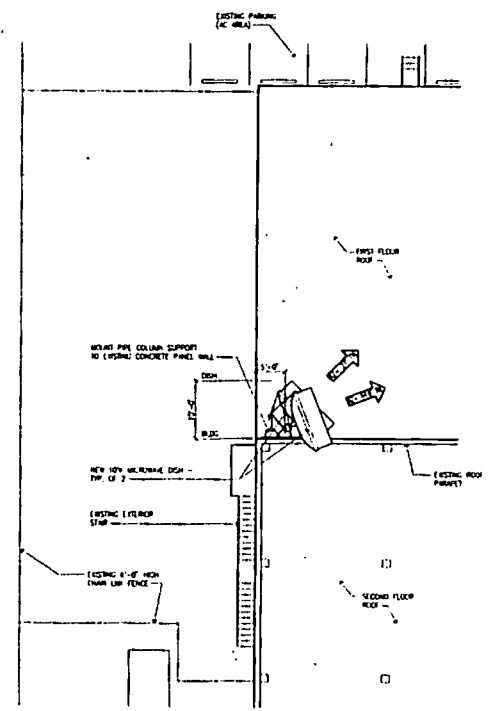
Pat Mende
SECRETARY TO CITY PLANNING COMMISSION

07/10/97
DATE (P97-047)

Attachments

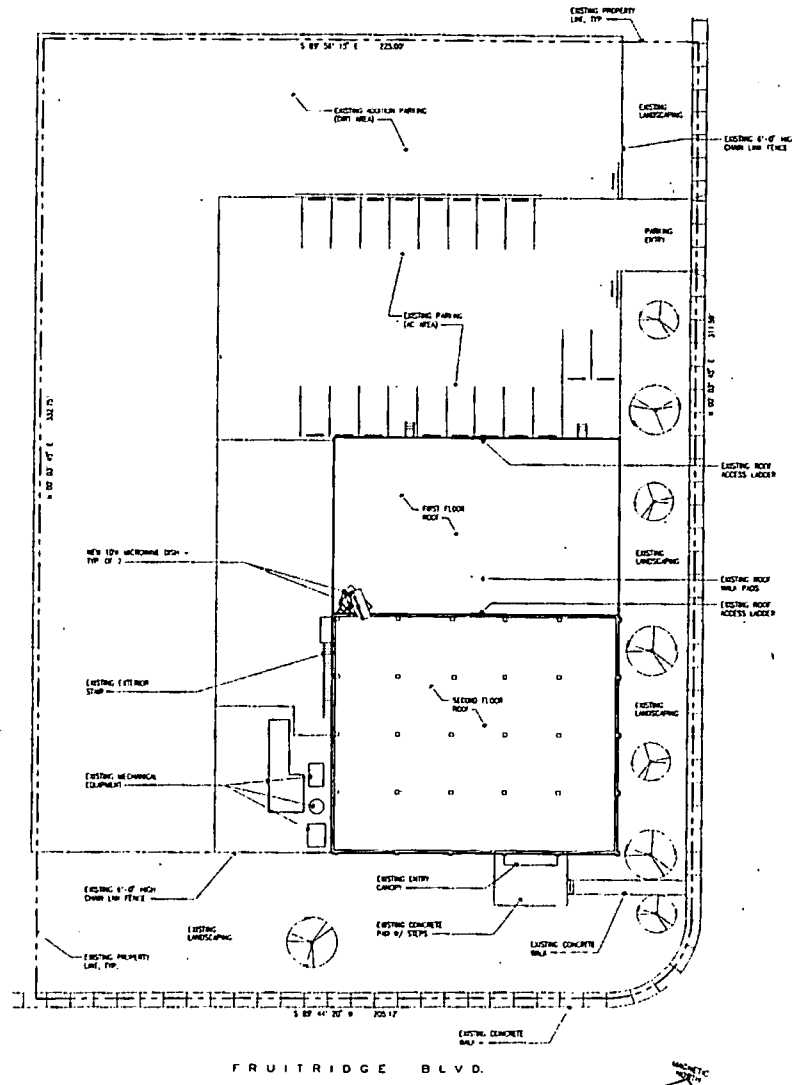
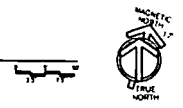
- Exhibit 3A Site Plan
- Exhibit 3B Building & Microwave Dish Elevations

ITEM 9
EXHIBIT 3A PAGE 11



ENLARGED PLAN

SCALE: 1" = 10'-0"



SITE PLAN

SCALE: 1" = 20'-0"

FRUITRIDGE BLVD.

RECEIVED



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NTD
NEPTUNE THOMAS DAVIS
AN ARCHITECTS FIRM INC. 156 CENTER STREET SUITE 200 SACRAMENTO, CALIFORNIA 95804

PACIFIC BELL
Mobile Services
3851 NORTH FREEMAN BLVD.
SACRAMENTO, CALIFORNIA 95834

DATE	PERSON COMMENT

PROJECT: 8295 FRUITRIDGE RD., SACRAMENTO SA-SAC-M1

DRAWING TITLE: SITE PLAN & ENLARGED PLAN

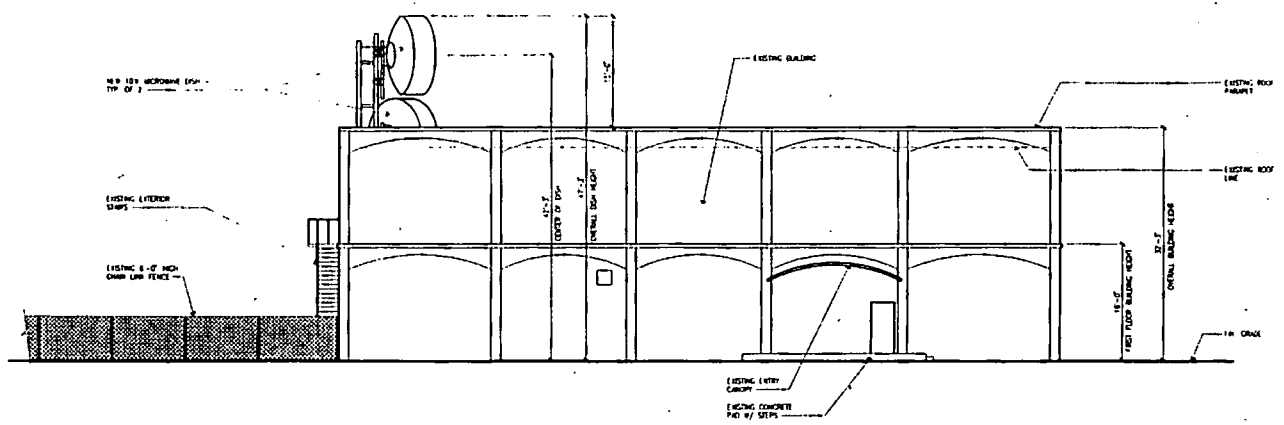
	DESIGN BY: WJD	PROJECT NO: 8295
	DRAWN BY: WJD	DATE: 5-11-97
SCALE: 1" = 20'-0"	DATE: 5-11-97	SCALE: 1" = 10'-0"
DATE: 5-11-97	DATE: 5-11-97	DATE: 5-11-97
PROJECT: 8295 FRUITRIDGE RD., SACRAMENTO SA-SAC-M1	DATE: 5-11-97	DATE: 5-11-97

A-1

MAY 1 1997

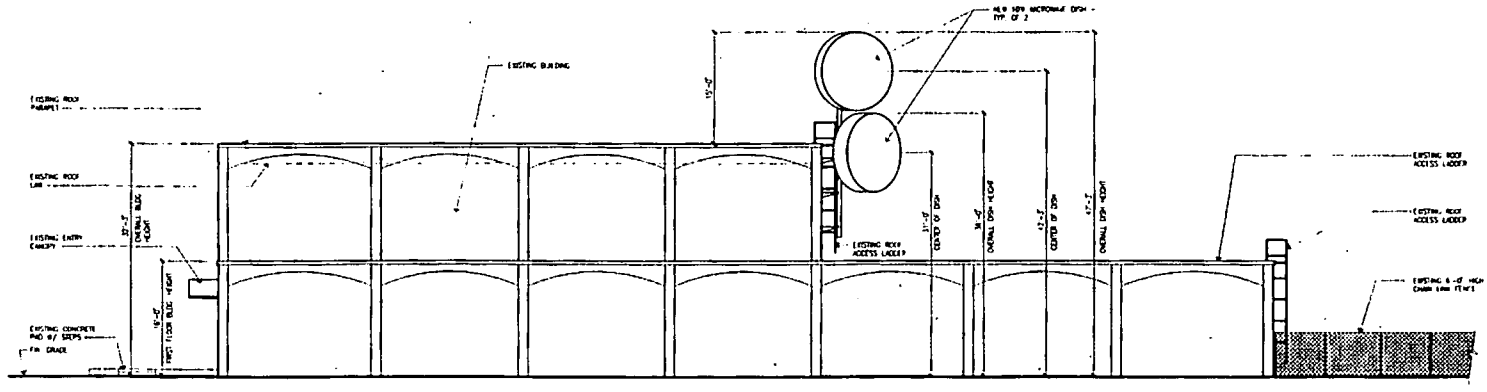
8295 FRUITRIDGE RD.

ITEM #9
 EXHIBIT 3B PAGE 12



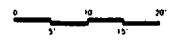
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



MAY 1 1997

DATE: 11/1/96

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NTD
 NEPTUNE THOMAS DAVIS
 ARCHITECTS
 1000 J STREET, SACRAMENTO, CALIFORNIA 95811

PACIFIC BELL
 Mobile Services
 3851 NORTH FREEMAN BLVD.
 SACRAMENTO, CALIFORNIA 95834

NO.	DATE	REVISION	BY	CHKD.

PROJECT: 8295 FRUITRIDGE RD., SACRAMENTO
 SA-SAC-M1

DATE: 11/1/96
EXTERIOR ELEVATIONS

	DESIGNED BY: WJD	CHECKED BY: WJD
	SCALE: AS SHOWN	DATE: 11/1/96
A-2		SHEET 3 OF 3