

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Sacramento Cellular Telephone Co. (Mike Fluty), 1750 Howe Ave #102, Sacramento, CA 95825		
OWNER	Roy and Dolores Anderson, 611 North Harrison Avenue, Campbell, CA 95008		
PLANS BY	Jack H. Sausser and Associates, Inc., 164 Maple Street #3, Auburn, CA 95603		
FILING DATE	April 1, 1993	ENVIR. DET.	Negative Declaration
		REPORT BY:	D. Holm
ASSESSOR'S PCL. NO.	250-0140-048-0000		

APPLICATION:

- A. Negative Declaration
- B. Special Permit to allow the construction of a 60 foot high cellular antenna and a 336± square foot building on 0.61± partially developed acres in the Limited Commercial (C-1) zone.

LOCATION: 3540 Norwood Avenue
(Council District #2)

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 60 foot high monopole with an equipment shelter in order to provide cellular telephone service to the surrounding area.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
1984 North Sacramento Community	
Plan Designation:	Retail/General Commercial
Existing Zoning of Site:	Limited Commercial (C-1)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant and Single Family; C-1 & R-1
South: Vacant and Single Family; C-1
East: Single Family; R-1
West: Retail Center; C-1

Property Dimensions:	104 feet x 246 feet
Property Area:	0.61± acres
Height of Proposed Monopole:	60 feet
Size of Proposed Equipment Room:	10 feet by 20 feet (200 sq.ft.)
Required Parking:	1 space
Proposed Parking:	1 space

APPLICATION NO. P93-066

MEETING DATE: July 8, 1993

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Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On March 14, 1991, the ordinance relating to communication towers and antennas was heard and approved by the Planning Commission. On July 9, 1991, the ordinance was heard and approved by the City Council. The ordinance requiring special permits for the location of communication towers and antennas went into effect on August 9, 1991.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The project site consists of .61 ± developed acres in the Limited Commercial (C-1) zone. The site is developed with an existing retail shopping center. The site is designated for community/neighborhood commercial and offices in the General Plan and retail/general commercial uses in the 1984 North Sacramento Community Plan. The surrounding land use and zoning includes the existing shopping center, zoned Limited Commercial (C-1) and the Robertson Community Center, zoned Single Family Residential (R-1), to the west; vacant land, zoned Limited Commercial (C-1), Multiple Family (R-2B), and Standard Single Family (R-1), to the north; vacant land and single family residences, zoned Standard Single Family (R-1), to the east; and an existing retail center shopping center and vacant land, zoned Limited Commercial (C-1) to the south.

B. Applicant's Proposal

The applicant is proposing to construct a 60 ± foot high monopole on an existing .25 ± developed parcel. In addition to the monopole a 12 foot by 28 foot communication equipment shelter will be constructed adjacent to the monopole. The project site consists of one parcel that is developed with a retail/commercial structure.

In order to provide cellular telephone service to the surrounding area, the applicant has requested approval of a 60 foot high communication tower with a triangular platform at the top which will have three sets of three antennas. The project site is currently developed with a small commercial structure. In order for the communication tower to transmit information a 10 foot by 20 foot equipment shelter that will house the necessary communication equipment will be constructed adjacent to the proposed monopole. The equipment room will be an unmanned facility and will only be accessed for maintenance purposes.

C. Staff Analysis

As proposed, by the applicant the communication tower will be located to the rear of an existing retail shopping center that is located off of Norwood Avenue, north of Hayes Avenue. The applicant will be leasing a portion of an existing 0.61 ± acre developed parcel. As the applicant is a cellular telephone company, they are considered to be a utility and are exempt from the requirements of the Subdivision Map Act.

The location of the proposed antenna is within the rear yard area of the shopping center site and abuts residentially zoned property. A minimum of a fifteen foot rear yard setback is required to be provided. Planning staff has discussed this with the applicant and the applicant has agreed to relocate the proposed structures so that they will not encroach within the required fifteen foot rear yard area. To provide the rear yard setback area the applicant is proposing to relocate the proposed 10 foot wide by 20 foot deep equipment room from a north/south orientation to an east/west orientation. By relocating the proposed equipment room to the side of the existing shopping center the required rear yard will be provided. A parking space is not currently reflected on the site plan. Planning staff has discussed this with the applicant and has been informed that one parking space will be provided on site for maintenance vehicles to access the site. Planning staff has considered the one parking space and has determined that this will provide adequate parking for the purpose of maintenance and repairs. A revised site plan reflecting the relocation of the structures and the parking space should be submitted to the Planning Director for review and approval prior to submittal for a building permit.

The applicant has worked with the Planning Division staff, Sacramento Housing and Redevelopment Agency staff, and the Del Paso Heights Redevelopment Advisory Committee (RAC) on the location for the proposed monopole and communication equipment room. The location of cellular equipment is based upon a need for additional service within an identified search area. A copy of the applicant's search area is attached as Exhibit B. In working with the applicant, the proposed location was determined to be the preferred location within the applicant's search area. Staff has no objections to the proposed communication tower and equipment room.

The applicant is proposing to construct a new six foot high cyclone fence with three strands of barbed wire on top of the six foot high fence in order to provide security for the equipment. To ensure that the fence provides a visual barrier, Planning staff recommends that vinyl coated fencing and gates with vinyl slats be utilized on the north, south, and west sides of the leased site. The subject site is adjacent to a single family lot on the east side, therefore, a concrete block or similar type solid wall is required to be provided. Planning staff has discussed this with the applicant; the applicant has agreed to construct a minimum of a six foot high solid block wall along the east property line. If barbed wire is to be utilized on top of the solid wall, along the eastern property line, it is required to project into the project site and away from the residential property. As the subject site is currently paved Planning staff is not recommending that landscaping be provided within the leased area.

D. Agency Comments

The proposed project was reviewed by various City departments and other agencies. No comments were received.

E. Neighborhood Comments

The proposed project is within the boundaries of the Del Paso Heights Redevelopment Area. The applicant and Redevelopment Agency staff presented the proposed project to the Redevelopment Advisory Committee (RAC) for the area at a public meeting. The RAC voted to support the proposed project.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

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

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to allow the construction of a 60 foot high cellular antenna and a 336± square foot building subject to conditions and based upon findings of fact which follow.

Conditions

1. A revised site plan reflecting the relocation of all structures outside of the fifteen foot rear yard (including relocation of the equipment room to an east/west orientation), and the addition of one parking space to the Planning Director for review and approval prior to submittal for a building permit;
2. A minimum of a six foot high solid wall shall be constructed along the east property line of the leased portion of the parcel. The applicant shall submit a wall plan to the Planning Director for review and approval prior to issuance of building permits;
3. Vinyl coated fencing and gates with vinyl slats, shall be constructed on the north, west, and south sides of the leased portion of the parcel prior to a final inspection by the Building Division;
4. The special permit for the monopole shall expire within two years from the date of approval unless a building permit has been obtained and construction commenced or a time extension has been granted; and
5. All necessary building permits shall be obtained prior to construction of the monopole and communication equipment shelter.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the project is a commercial use in a Limited Commercial (C-1) zone and is compatible with the surrounding retail shopping center use.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate setbacks and parking have been provided;
 - b. the proposed monopole will be constructed on an existing commercial site and landscaping will be provided.

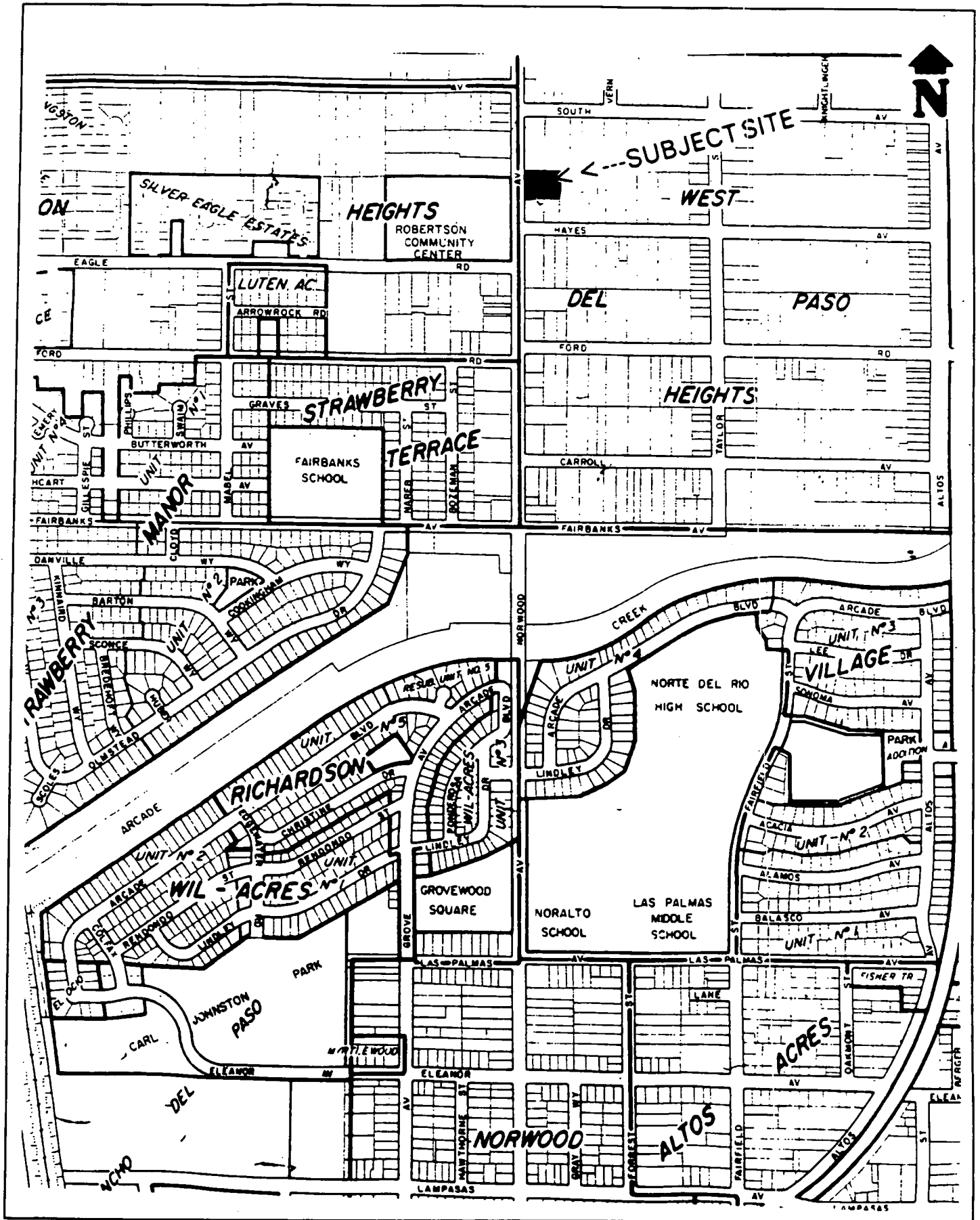
3. The project is consistent with the General Plan which designates the site as Community/Neighborhood Commercial and Offices and with the 1984 North Sacramento Community Plan which designates the site Retail/General Commercial.

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VICINITY MAP

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

NEGATIVE DECLARATION

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

The Environmental Services Manager of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

The City of Sacramento, Department of Planning and Development, Environmental Services Division has reviewed the proposed project and has determined that the project as proposed will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Environmental Services Division, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Environmental Services Manager of the
City of Sacramento, California,
a municipal corporation

By: Carol L. Branner

Xerox WorkCentre Pro Network Scanning Confirmation Report

XEROX

Job Details:

Job Information

Device Name: DSD015
Submission Date: 08/08/08
Submission Time: 01:58 PM

Template Information

Name: default
Owner:
Description:

File Settings

Format: PDF
Images Filed: 0
Bytes Filed: 0

Scan Settings

Images Scanned: 5
Original Type: MIXED
Original Size: AUTO
Auto Exposure: LEAD_EDGE
Lighten/Darken: 4
Contrast: 4
Sharpness: 4
Sides Imaged: ONE SIDED
Resolution: RES 300 x 300
Bits per Pixel: 1
Output Color: BLACK_AND_WHITE
Compression Quality: 128
Compression: MRC_2LAYER_MULTI

Job Status:

0 out of 1 filed successfully.

Destination 1: Status..... FAILED
Status Details: Failure transferring job to network server.
Friendly Name: DSD
Server Name: DSD01
Path: \\scanner/
Protocol: NCP
Filing Policy: NEW_AUTO_GENERATE
Document Name:

Destination 2: Status.....
Status Details:
Friendly Name:
Server Name:
Path:
Protocol:
Filing Policy:
Document Name:

Destination 3: Status.....
Status Details:
Friendly Name:
Server Name:
Path:
Protocol:
Filing Policy:
Document Name:

Destination 4: Status.....
Status Details:
Friendly Name:
Server Name:
Path:
Protocol:
Filing Policy:
Document Name:

Destination 5: Status.....
Status Details:
Friendly Name:
Server Name:
Path:
Protocol:
Filing Policy:
Document Name:

Destination 6: Status.....
Status Details:
Friendly Name:
Server Name:
Path:
Protocol:
Filing Policy:
Document Name: