

P96-016 CELLULAR TELECOMMUNICATIONS SITE @ 2328 FLORIN ROAD

- REQUEST:
- A. **Negative Declaration**
 - B. **Special Permit** to locate a 57-foot tall telecommunications monopole in an existing parking lot in the General Commercial - Executive Airport Overlay (C-2{EA-4}) zone.

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

APPLICANT:	Pacific Bell Mobile Services (Janet Jiggerian, 440-8833) 660 Bercut Drive, Suite A, Sacramento, CA 95814
OWNER:	American Recreation Centers (916-852-8005) 11171 Sun Center Dr, Ste 120, Rancho Cordova, CA 95741
APPLICATION FILED:	February 7, 1996
STAFF CONTACT:	Mike Dale, 264-8309

SUMMARY: The applicant is seeking the necessary entitlement to establish a cellular (wireless) telecommunications site in an existing commercial parking lot at the above location. The project involves the replacement of an existing 35-foot light standard with a steel, 57-foot tall monopole. The height limit at the site is 45 feet. Six fiberglass panel antennas will be mounted to the top of the pole, and two steel equipment cabinets will be placed beside the pole at ground level. Light fixtures will be relocated on the pole at 35 feet. The apparatus will be unmanned but will require occasional visits for routine maintenance and repairs.

RECOMMENDATION: 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. To mitigate the appearance of the project, staff has recommended certain improvements to the site. Upon visiting the site and vicinity, Staff determined that no other structures of appropriate height exist in the area to accommodate the proposed equipment. Replacement of an existing light standard with the proposed monopole is in keeping with the City's efforts to encourage the utilization of existing structures. Staff therefore recommends approval of the requested entitlements subject to conditions.

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 (see Attachment B):

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/Dimensions: 3.0 Acres / Irregular
 Lease Area: 20 feet x 20 feet = 400 Square Feet
 Height of Antenna Panel(s): 57 Feet Above Grade
 Size of Antenna Panel(s): 55.4"(h) x 6.3"(w) x 2.7"(l)
 Number of Antenna Panels: Six (6)
 Number/Size of Each Equipment Cabinet: Two (2) / 63"(h) x 51.25"(w) x 28"(l)
 Proposed Colors: Panels and Pole: Non-Reflective Grey
 Equipment Cabinets: Forest Green
 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 a proposed area-wide telecommunications system owned and operated by Pacific Bell Mobile Services (PBMS). The site will work in conjunction with five other PBMS sites to provide coverage to the lower-City region (Attachment 6). The system in turn will be an integral part of a state-wide system. The five other sites are listed below:

<u>Project #</u>	<u>Address</u>	<u>Orientation from Project</u>	<u>Status</u>
Z95-106	4129 Franklin Boulevard	North/Northwest	Pending
Z95-120	7248 S.Land Park Drive	West	Approved
037-04	8601 River Road (County)	South/Southwest	Pending
Z95-119	2525 Harris Road	Northwest	Pending
039-01	7310 Home Leisure (County)	East	Approved

PBMS is presently providing no service in the area (Attachment 4). The second map

(Attachment 5) shows the area of service which would be provided by the subject site. Attachment 6 shows the service area provided by the subject site in conjunction with the five other PBMS sites. Attachment 7 shows the same service area without the subject site. The applicant claims that the subject site will provide significant coverage; without which, there would be areas without PBMS service.

Within the City and County of Sacramento, PBMS anticipates establishing 60 individual sites. PBMS has already applied for 20 of the 21 sites to be located within the City of Sacramento.

STAFF EVALUATION: Staff has the following comments:

A. **Policy Considerations**

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 57-foot tall equipment tower could have a blighting effect on the community. As such, Staff recommends that the project include restoration and enhanced maintenance of the site's planter areas and parking lot.

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 allow a communication tower to exceed the height limit of the zone.

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 amphitheaters.

Co-Location. The City encourages the minimization 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 suitable areas for co-location of the proposed equipment do not exist. However, the applicant has indicated that another antenna could be located on the proposed tower. Staff therefore recommends that additional cellular companies be allowed to co-locate at this site subject to City approval.

The nearest telecommunications site (monopole) is located at 3815 Florin Road (IR91-001). The next nearest site (monopole) belongs to ATT at 1415 47th Avenue just West of Freeport Boulevard (P91-135). The applicant has indicated that these sites would not serve the intended area.

B. Site Plan / Design

The proposed equipment would be located at the rear of an existing bowling-alley parking lot (Exhibit 1A) and adjacent to a restaurant/pool hall building. Six antenna panels would be situated in three pairs at the top of the pole. Two cabinets would be centered on a six-inch thick concrete slab next to the pole and building. Both the pole and cabinets would be fenced in a 20-foot by 20-foot (400 square foot) area. The six-foot tall fence would be topped with razor wire and be located about six feet from the east property line and seven feet from the nearby building.

The pool hall building would shield the pole base and equipment cabinets from visibility from 24th Street. However, the monopole would rise 57 feet above ground level (Exhibit 1B). About 40 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 panels and pole a grey, and to paint the equipment cabinets a forest green.

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. However, staff believes that the project could adversely affect the appearance of the area. Staff therefore recommends that the subject site be upgraded to result in a net aesthetic improvement to the area. Specific aesthetic treatments are identified in the attached Notice of Decision (Attachment 1). Subject to these and other

conditions, Staff recommends **approval** of the requested Special Permit.

PROJECT REVIEW PROCESS:

A. Environmental Determination

Staff reviewed the applicant's proposal for potential impacts to human health and the environment. A Negative Declaration has been prepared, and no impacts to human health or to the environment were identified. No mitigation measures have been required. Staff therefore recommends that the Commission **ratify** the Negative Declaration for the project.

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

The Meadowview Neighborhood League responded with "no comments." Staff has received no other comments from the 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.

Several property owners on 9th Avenue have expressed frustration regarding the loss of several (about 6) eucalyptus trees a few years ago. Staff notes that the loss of these trees is not directly related to the proposed project.

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:

Public Works Department. The proposed ten-foot wide easement may not be large

enough to allow vehicles to turn around. (Planning staff recommends that the applicant obtain a larger easement from the adjoining property owner(s).)

Police Department. The proposed equipment cabinets may provide a hiding place for criminals. (The applicant subsequently revised the project to include fencing with razor wire at the top of the fence.)

Federal Aviation Administration. The FAA has responded 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 entitlement. The Commission action may be appealed to the City Council within 10 days following the Commission's action. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.

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

- A. Ratify the **Negative Declaration**
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the **Special Permit** to locate a 57-foot tall telecommunications monopole in an existing parking lot in the General Commercial - Executive Airport Overlay (C-2{EA-4}) zone.

Report Prepared By,


Mike Dale, Associate Planner

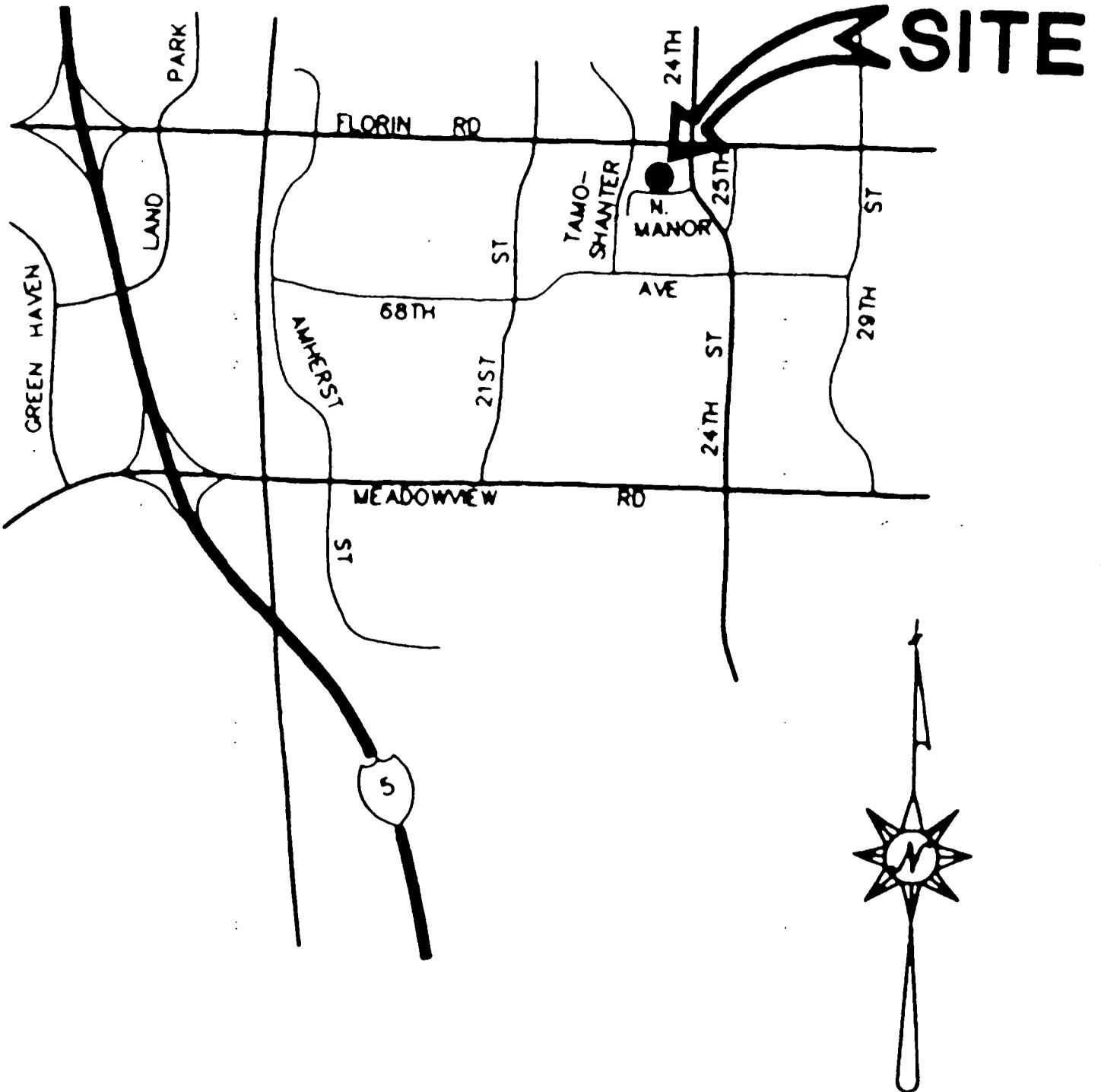
Report Reviewed By,


Barbara L. Wendt, Senior Planner

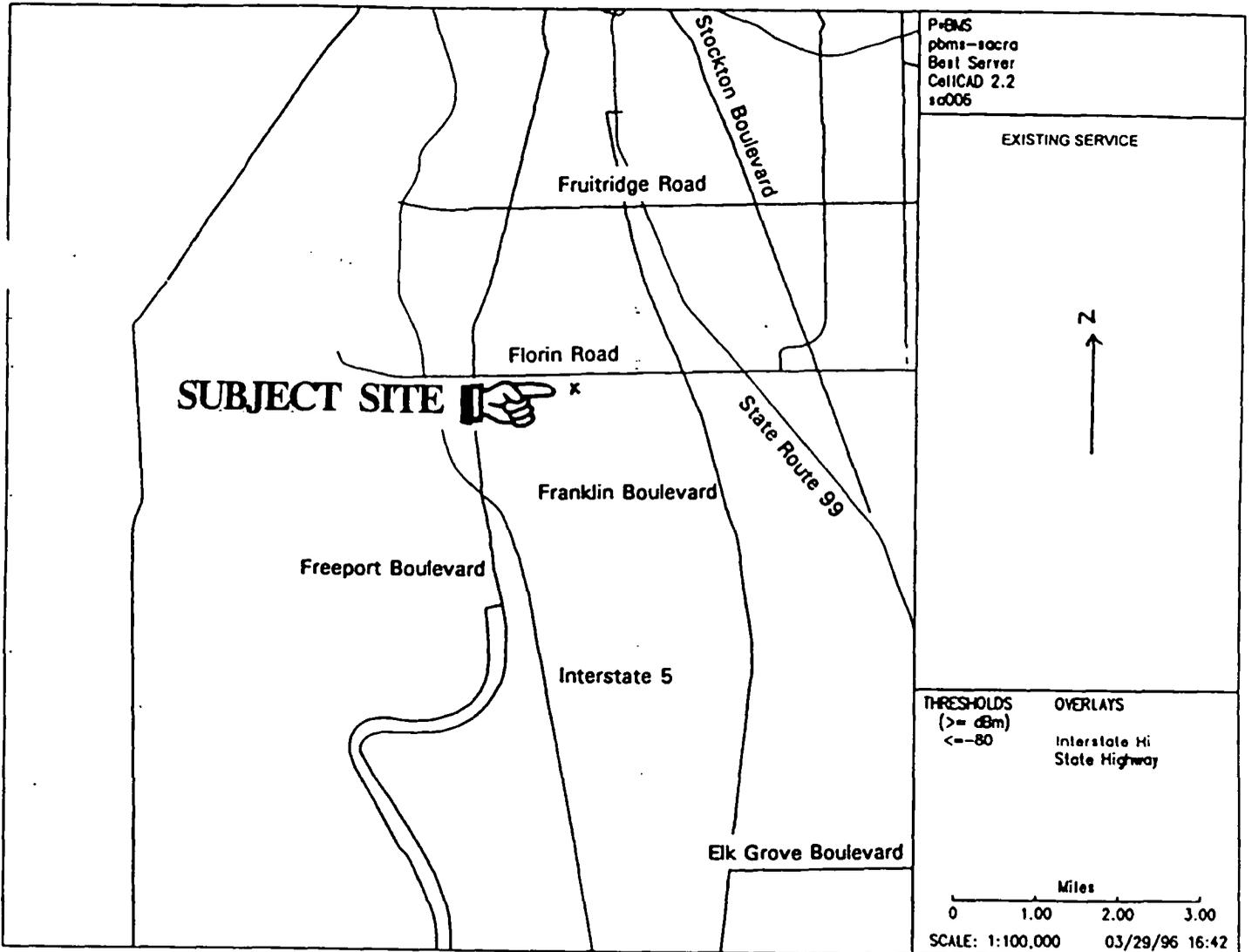
Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan Details
Exhibit 1B	Architectural Details and Notes
Exhibit 1C	Survey Map
Attachment 2	Vicinity Map
Attachment 3	Land Use and Zoning Map
Attachment 4	Existing Service Area
Attachment 5	Proposed PBMS Site Service Area
Attachment 6	Service Area Provided by Proposed PBMS Site in Conjunction with Neighboring Sites
Attachment 7	Service Area Without Proposed PBMS Site

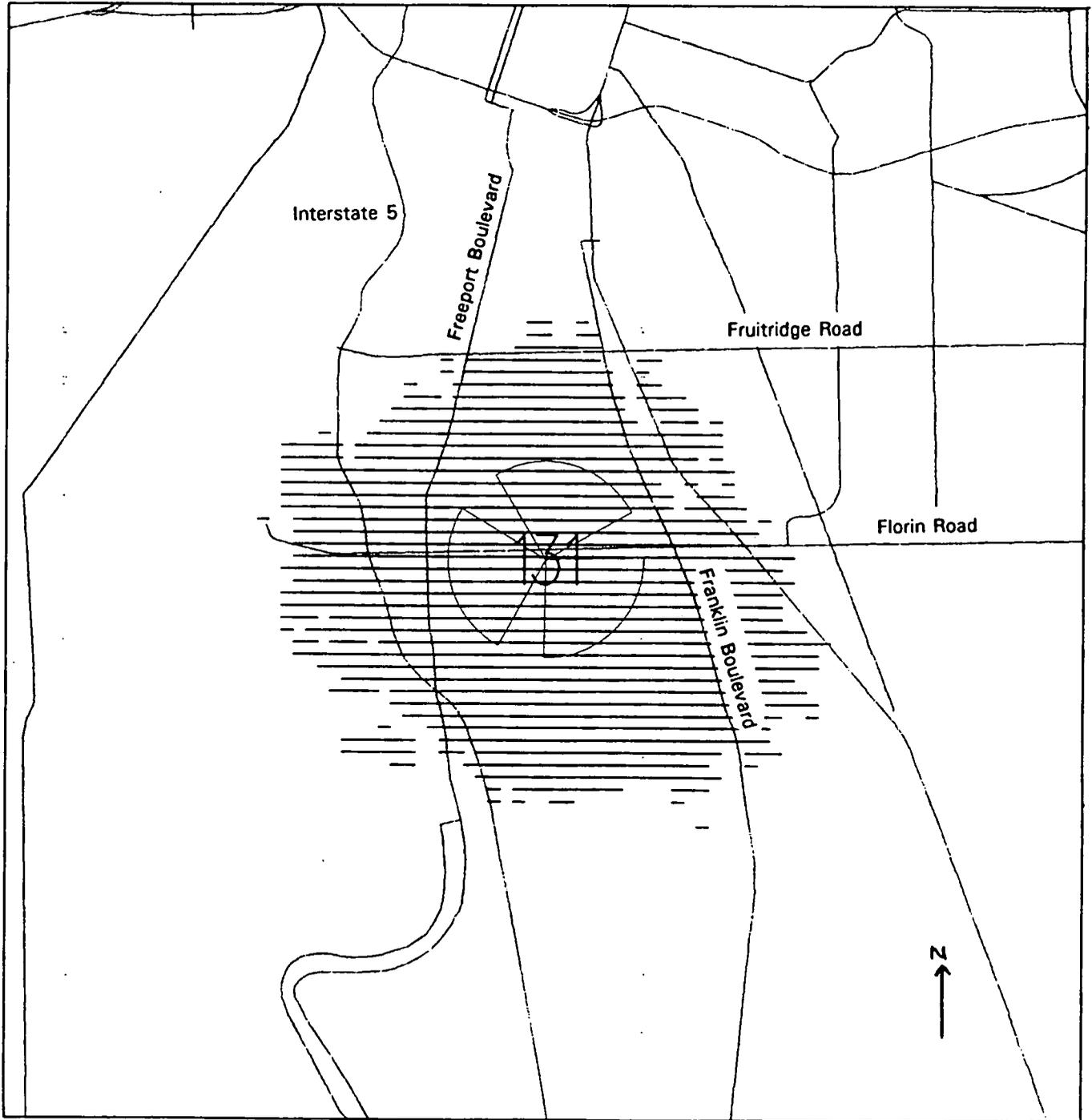
Attachment 2
Vicinity Map



Attachment 4
Existing Service Area



**Attachment 5
Proposed PBMS Site Service Area**



Attachment 6
Service Area Provided by Proposed PBMS Site
in Conjunction with Neighboring PBMS Sites



Attachment 7
Service Area Without Proposed PBMS Site

