

**P99-011 - NEXTEL COMMUNICATION TOWER**

- REQUEST:
- A. **Environmental Determination:** Exemption 15301(e)(1)
  - B. **Special Permit** to construct and operate a 7' wide x 7' high by 13' long digital mobile radio telecommunications facility with 12 panel antennas on the rooftop of the Greenfair Apartments on .28 ± acres in the Single Family Alternative (R-1AX) zone.

LOCATION: 701 Fairgrounds Drive  
011-0380-002  
East Broadway  
Council District 5

APPLICANT:	Nextel Communications, Tim Miller, (916)568-4437 2180 Harvard St. Ste.220, Sacto. Ca. 95815
OWNER:	Greenfair DCW, 701 Fairgrounds Dr.Sacto., CA 95815
PLANS BY:	Western Planning & Engineering, 11860 Kemper Rd. #3 Auburn, CA 95603
APPLICATION FILED:	February 1, 1999/ Application Complete:3/1/99
STAFF CONTACT:	Bridgette Williams, 264-5000

**SUMMARY:**

The applicant is requesting a Special Permit to construct and operate a digital mobile radio telecommunication facility with 12 panel antennas on the rooftop of the existing 9 story Greenfair Apartment Complex on .28± acres in the R-1AX zone. The project consists of a 7' x 7', 13' long equipment cabinet with 12 panel antennas flushed mounted to the existing elevator shaft on the roof. The proposal includes painting the antennas and cabinet to match the elevator shaft and will not protrude above the top of the shaft. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above.

RECOMMENDATION:

**Staff recommends approval of the Special Permit.** This recommendation is based on: 1) the site selected utilizes an existing structure to avoid construction of a new tower or structure; 2) the proposal will improve the quality of wireless communications to the residential areas in the East Broadway area; 3) the proposed antenna panels will be flush mounted to an existing structure and painted to blend in with the fascade of existing mechanical equipment on the building; and 4) the project complies with telecommunication facilities policy and standards.

PROJECT INFORMATION:

General Plan Designation:	High Density Residential (30+ du/na)
Existing Land Use of Site:	Greenfair Apartment Complex
Existing Zoning of Site:	R-1AX

## Surrounding Land Use and Zoning:

North: Residential; R-1AX  
South: Residential; R-1AX  
East: Residential; R-1AX & R-4  
West: Residential; R-1AX

Property Dimensions:	irregular
Property Area:	.28± gross acres
Equipment Pad Dimensions:	7' wide x 13' long x 7' high
Number of Panel Antennas:	12
Panel Antenna Dimension:	12" wide, 48" high, 5" depth
Color (Equipment Cabinet, Panel Antennas)	Neutral Color (To Match existing equipment)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain a building permit from the City's Development Services Division and the proposed use will be regulated by the Federal Communications Commission (FCC).

**BACKGROUND INFORMATION:**

The proposed telecommunications project is part of a new state-wide Personal Communications System (PCS) to provide a wireless telecommunications service to the public. On May 29, 1997, the City Council adopted policies that provide criteria and guidelines for evaluating proposed telecommunication facilities (Ord. 97-023). The guidelines emphasize minimizing the visibility of new telecommunication facilities through design and construction techniques. The applicant has indicated that the telecommunication facility and antennas at this location will improve its digital mobile communications in the area surrounding the site. The overall coverage area includes the UC Davis Medical Center, Shriners Hospital and other business centers along Stockton Boulevard, Broadway, and Folsom Boulevard.

**STAFF EVALUATION:** Staff has the following comments:

**B. Policy Considerations**

**General Plan:** The subject site is designated as "High Density Residential (30 du/na) in the General Plan. The applicant's proposal would not result in a change to the present or anticipated land use of the site. The communication facility and panels are consistent with the General Plan to "improve and provide communication and utility services to all areas of the City" (Section 7-11). The project as proposed will also enhance the effectiveness and quality of wireless communication service in the City and is, therefore, considered to be consistent with General Plan policy. Lastly, the proposal is not anticipated to interfere with or impede the intended level of residential development on or near the subject property.

**Telecommunication Policies:** The proposed project is consistent with the adopted Telecommunication Policies to maximize the number of "invisible" telecommunications facility sites, minimize the proliferation of towers, monopoles and similar structures that are built, and encourage co-location of facilities. Presently, PCS telecommunication facilities and antenna panels are being required, where feasible, to co-locate with existing communication facilities or be designed to support additional telecommunication sites in the future. The project is in keeping with current policies and standards in that: 1) the project proposes to locate its' cabinet and panel antennas on the rooftop of an existing apartment building to avoid construction of a new freestanding tower or structure.; 2) there are no restrictions to preclude future PCS or similar telecommunication projects from also being proposed at this location; 3) the equipment will be painted and screened to match and blend in with existing mechanical equipment on the roof; and 4) placing the panel antennas on an existing elevator shaft eliminates the necessity for a monopole and/or tower.

C. Site Plan/Zoning Requirement

The subject site is located in the Single Family Alternative (R-1AX) zone. The "X" is an overlay zone designated by the Housing and Urban Development (HUD) Agency. Development in the R-1AX zone was built as "experimental housing" generally regulated by HUD. The Zoning Ordinance (Section 2.E.59.d.5-b) states that the Planning Commission may approve a Special Permit to locate or add an antenna and related equipment to an existing structure located in any residential zone.

The apartment building has been constructed and conforms to the Zoning Ordinance requirements in terms of setbacks, landscaping, building height and parking/circulation standards.

D. Facility Design/ Aesthetics

The applicant proposes to construct a 7' wide x 7' high by 13' long size equipment cabinet on the rooftop (southern portion of the rooftop) of an existing apartment complex. A small test antenna and two small global positioning antennas will be placed on the equipment cabinet. Additionally, 12 panel antennas will be mounted on an existing elevator shaft. The panel antennas will be 12 inches in width, 48 inches tall and five inches deep.

The equipment cabinet will be painted to match the existing HVAC units on the rooftop (soft green). At present the building height to the top of the rooftop is approximately 79 feet high (nine stories). The proposed equipment cabinet will project approximately 7 feet higher than the roof line. As illustrated on the attached elevations, existing mechanical equipment on the rooftop extends above the rooftop and exceeds 7 feet in height. The panel antennas will be painted to match the elevator shaft to blend in with the facade. Staff is not opposed to the applicant's request to place the equipment cabinet and panel antennas on the rooftop. The cabinet and panel antennas will not be clearly visible from the street nor conflict with the overall aesthetics of the apartment complex. The equipment cabinet and panel antennas will not be visually obtrusive to nearby residential land uses. Staff would recommend that some type of screening be provided around the proposed equipment cabinet. The screening material shall be reviewed and approved by Planning staff prior to issuance of building permits.

PROJECT REVIEW PROCESS:A. Environmental Determination

The activity involves a Special Permit to locate telecommunication equipment on the exterior rooftop of an apartment complex. This meets the conditions of a Class 1 Exemption (Section 15301{e}{1}) in that it consists of "a minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that previously existing."

B. Public/Neighborhood/Business Association Comments

The project was routed to the Tahoe Park Neighborhood Association. At the time of preparing this staff report no comments were received.

C. Summary of Agency Comments

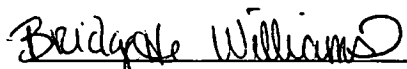
The project has been reviewed by several City Departments and other agencies. No specific concerns or comments were received.

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. The appeal must occur within 10 days of the Planning Commission action.

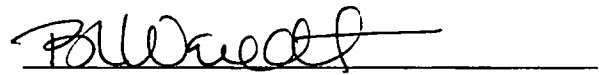
RECOMMENDATION: Staff recommends the Planning Commission take the following action:

Adopt the attached Notice of Decision and Findings of Fact approving a Special Permit to construct and operate a 7'x13'x7' digital mobile radio telecommunications facility with 12 panel antennas on the rooftop of the Greenfair Apartments on .28 ± acres in the Single Family Alternative (R-1AX) zone.

Report Prepared By,

  
Bridgette Williams  
Associate Planner

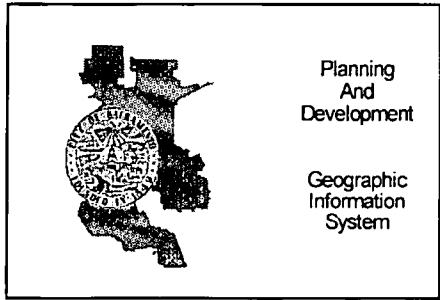
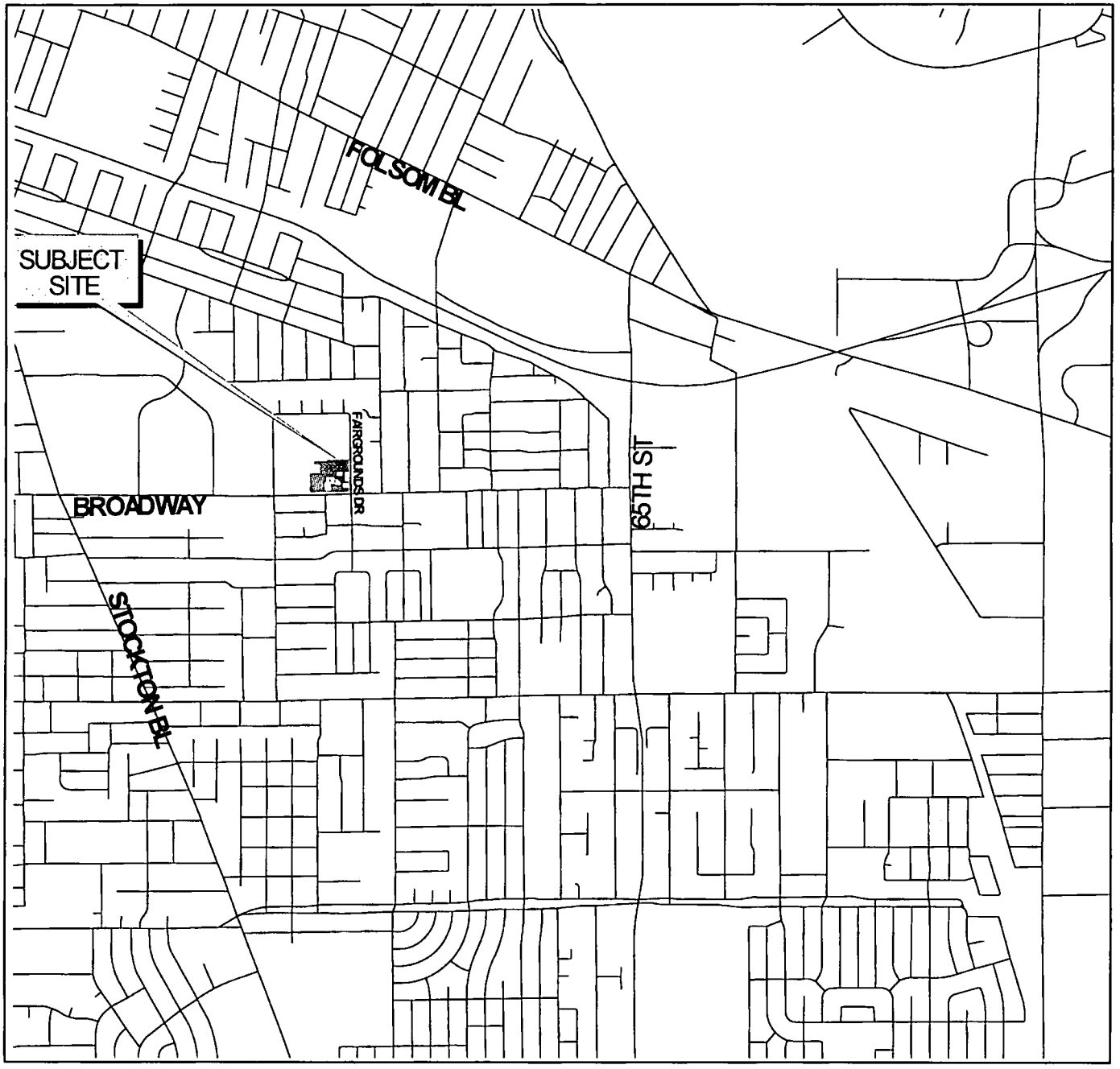
Report Reviewed By,

  
Barbara Wendt  
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision and Findings of Fact approving the Special Permit
Exhibit C-1	Roof Plan
Exhibit C-2	Elevations

P99-011.SR

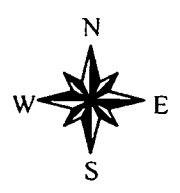


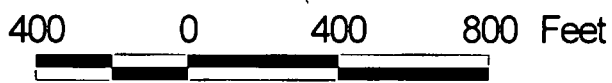
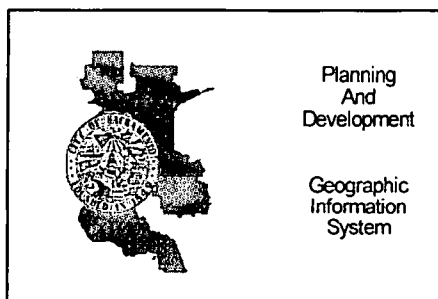
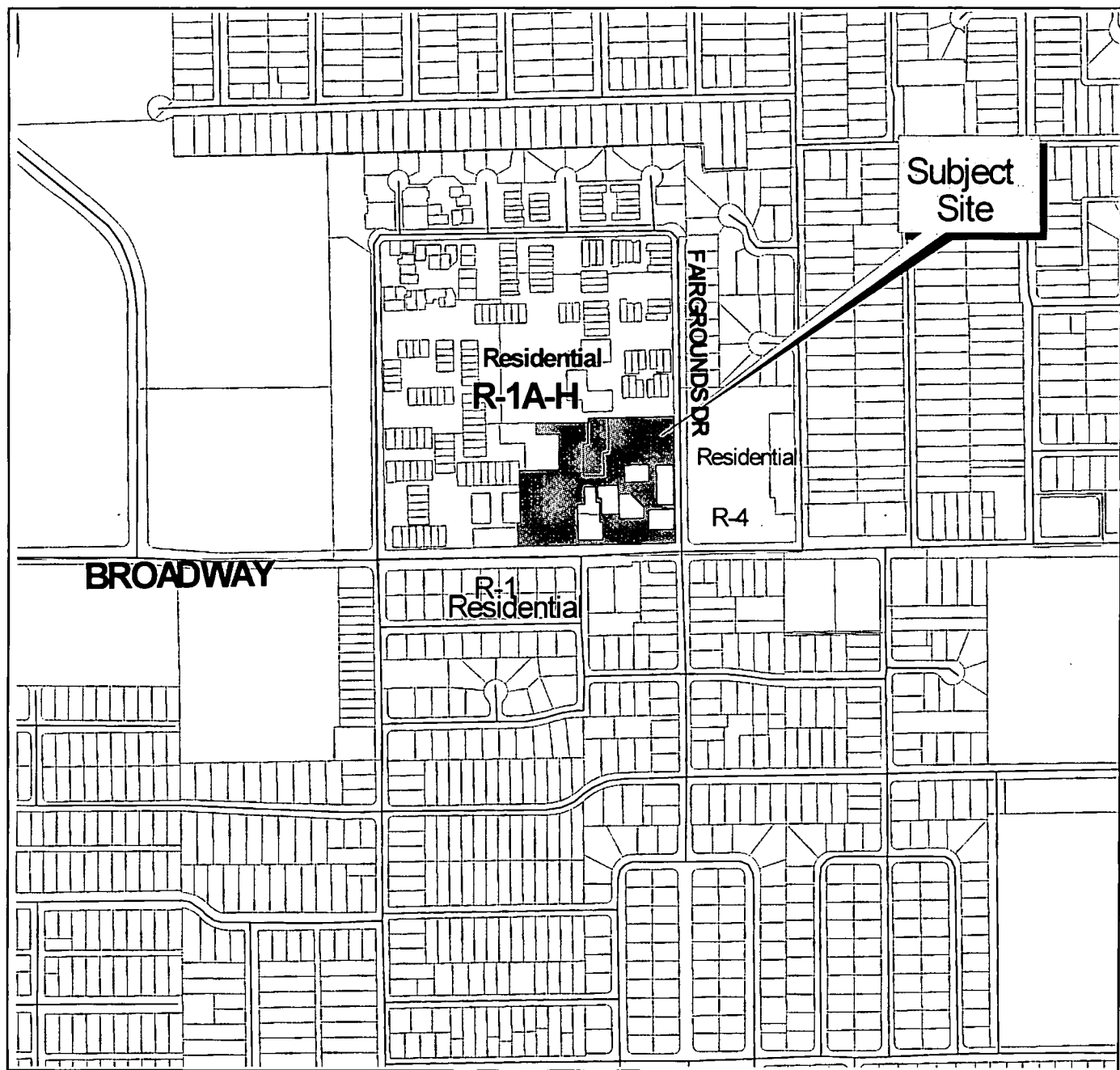
Planning  
And  
Development

Geographic  
Information  
System



Vicinity Map  
P99-011





Land Use & Zoning Map  
P99-011





**ATTACHMENT C**

**NOTICE OF DECISION AND FINDINGS OF FACT FOR NEXTEL COMMUNICATION TOWER  
LOCATED AT GREENFAIR APARTMENTS AT 701 FAIRGROUNDS DRIVE IN  
SACRAMENTO, CALIFORNIA IN THE R-1AX ZONE. (P99-011)**

At the regular meeting of April 22, 1999, 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 is Exempt pursuant to CEQA Section #15301(e)(1)**
- B. **Approved the Special Permit to construct and operate a 7' x 13' x 7' digital mobile radio telecommunications facility with 12 panel antennas on the rooftop of the Greenfair Apartments on .28 ± acres in the Single Family Alternative (R-1AX) zone.**

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

**FINDINGS OF FACT**

- A. **Exemption:** The City Planning Commission finds and determines that the proposed Special Permit is exempted from further environmental review pursuant to State EIR Guidelines (Section 15301(e)(1)).
- B. **Special Permit :** The Special Permit to construct and operate a 7' wide x 13' long x 7' high digital mobile radio telecommunications facility with 12 panel antennas on the rooftop of the Greenfair Apartments on .28 ± acres in the (R-1AX) zone is approved subject to the following findings of fact and conditions of approval:
  1. The project is based upon sound principles of land use in that:
    - a. The project will utilize a residential apartment building's rooftop to locate the equipment cabinet and panel antennas;
    - b. The project will not adversely affect the surrounding land uses;
    - c. The proposed equipment cabinet and panel antennas will be mounted on the rooftop of an existing apartment complex and to an elevator shaft on the roof and painted to match existing equipment; and
    - d. The proposed equipment cabinet and panel antennas will be compatible with surrounding residential uses in the area, and will not

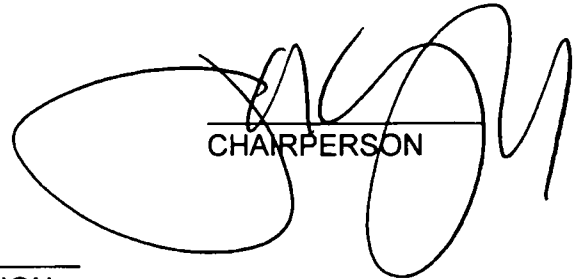
be visible from the street.

2. The project will not be detrimental to the public welfare nor result in the creation of a public 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. The Fire Department will be properly notified of the exact location and contents of the proposed equipment cabinet; and
  - c. The roof area where the equipment cabinet and panel antennas are located will be inaccessible to tenants of the building and the general public;
3. The project is consistent with the General Plan objectives in which the equipment should be located, in that:
  - a. The project will not alter the present or anticipated density of the subject site; and
  - b. The project is consistent with City policy to continue to improve and provide communication and utility service to all areas of the City.

#### CONDITIONS OF APPROVAL

- C. The Special Permit to construct and operate a 7' x 13' x 7' digital mobile radio telecommunications facility with 12 panel antennas on the rooftop of the Greenfair Apartments on .28 ± acres in the (R-1AX) zone is hereby approved subject to the following conditions:
  - C1. The applicant shall obtain all necessary building permits prior to commencing construction.
  - C2. The Fire Department shall be properly notified of the exact location and contents of the proposed equipment cabinets prior to the issuance of final permits.
  - C3. The equipment cabinet shall be limited to 7' wide x 13' long x 7' high and shall be located on the rooftop. The equipment cabinet shall be adequately screened. Screening material shall be reviewed and approved by Planning staff.
  - C4. No more than 12 panel antennas shall be located on the existing elevator shaft measuring 12" wide, 48" high, 5" deep.

- C5. The equipment cabinet and panel antennas shall be painted to match existing equipment on the rooftop.
- C6. Any modification to the project shall be subject to review and approval by Planning staff and/or Planning Commission prior to issuance of any building permits.
- C7. Should the applicant discontinue using the antenna panels for wireless services, the applicant shall remove the panels within six months of termination.

  
CHAIRPERSON

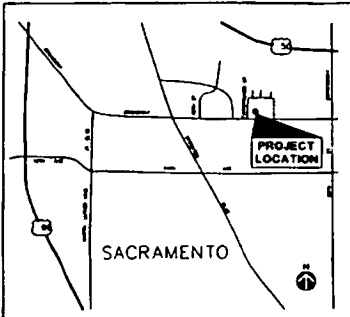
ATTEST:

Gayle Sturhase  
SECRETARY TO CITY PLANNING COMMISSION

4-22-99  
DATE

(P99-011)

Exhibit C-1 Roof Plan  
Exhibit C-2 Elevations



VICINITY MAP NO SCALE

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PROPERTY

(SEE PROJECT TITLE REPORT)

LEGAL DESCRIPTION FOR PROJECT AREA

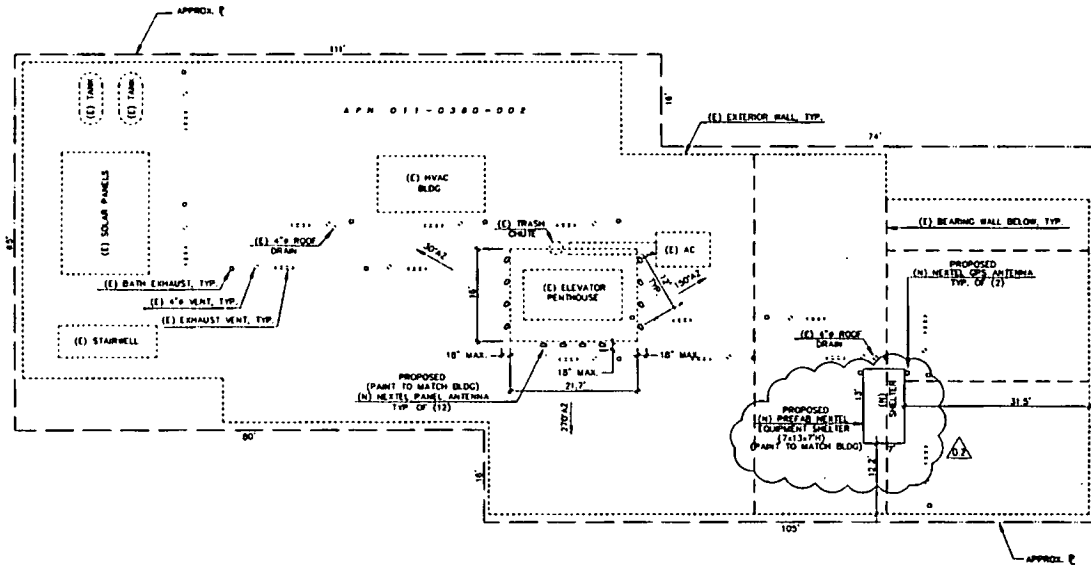
(NOT PROVIDED - ROOF TOP SITE)

SITE GENERAL NOTES

SITE NAME: 65TH EXPRESSWAY  
 SITE NUMBER: CA-04627  
 SITE ADDRESS: 701 FAIRGROUNDS DR SACRAMENTO, CA 95817  
 A.P.N.: 011-0380-002  
 CURRENT ZONING: R1A-2H  
 APPLICANT: NEXTEL OF CALIFORNIA, INC. 2180 HARVARD ST., STE. 220 SACRAMENTO, CA 95815 PH: (916) 568-4418 CONTACT: DANN OHLARUCCI  
 PROPERTY OWNER: GREENFAR-DCW CALIFORNIA LIMITED PARTNERSHIP 701 FAIRGROUNDS DR SACRAMENTO, CA 95817  
 NET AREA OF PARCEL: N/A  
 TOTAL NUMBER OF MARKED/OPEN PARKING SPACES: N/A  
 DATE OF SURVEY: NOT SURVEYED  
 SURVEYED BY: WESTERN PLANNING AND ENGINEERING  
 GROSS AREA OF LOTS: UNKNOWN  
 GROSS OF ELEVATIONS: N/A  
 BASIS OF BEARINGS: N/A

GEODETIC COORDINATES OF CENTER OF PROJECT AREA  
 LATITUDE (NAD 83) 38°37'21" LONGITUDE 121°28'20"  
 LATITUDE (NAD 83) 38°37'21" LONGITUDE 121°28'20"  
 (SCALED FROM USGS "SACRAMENTO EAST" QUAD)  
 GROUND ELEVATION: 34' AMSL (PER HOUD BLDG. PLANS)  
 SOURCE: GEODETIC SERVICE CENTER OF 1997

NOTES:



ROOF PLAN  
SCALE: 1" = 10'

WESTERN PLANNING & ENGINEERING

11860 KEMPER ROAD, #3 ALBUQUERQUE, NM 87123

PHONE: (505) 823-8917 FAX: (505) 823-5518

NEXTEL of California, Inc. dba NEXTEL COMMUNICATIONS

2180 HARVARD ST., STE. 220 SACRAMENTO, CA 95815 OFFICE PH: (916) 568-4418 FAX PH: (916) 568-1458 CONTACT: DANN OHLARUCCI

65TH EXPRESSWAY P.N. CA-04627

701 FAIRGROUNDS DR SACRAMENTO, CA 95817

CITY OF SACRAMENTO

ZONING APN 011-0380-002

DATE PREPARED: SEPT. 25, 1998

APPROVALS PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO	CA-04627
DRAWN BY	DWC
CHECKED BY	MSF

NO	DATE	ISSUE
1	7/1/98	ZONING
2	7/18/98	ADD PROPERTY LINES
3	9/25/98	REV. SHELTER

SHEET TITLE

ROOF PLAN VICINITY MAP, LEGAL DESCRIPTION

SHEET NUMBER

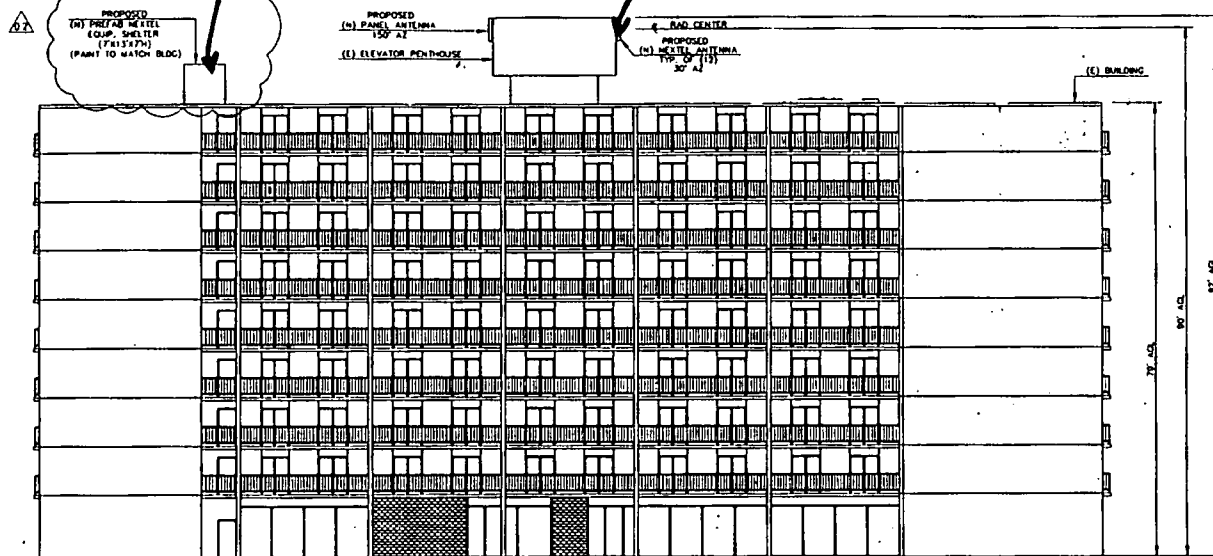
C-1

Exhibit C-1

1998

Proposed Equipment Cabinet

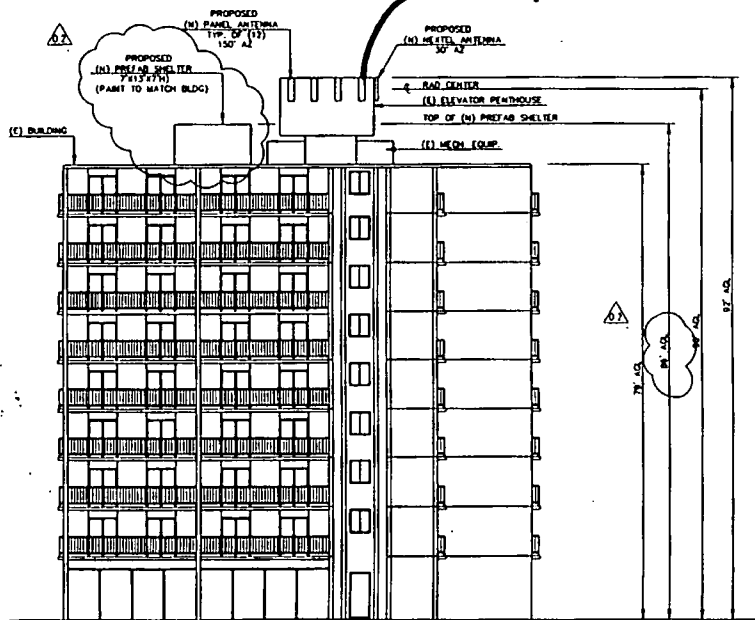
Proposed panel antennas



EAST ELEVATION

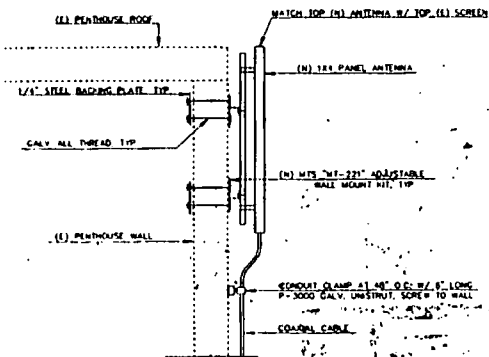
SCALE: 1" = 10'

Proposed Antennas



SOUTH ELEVATION

SCALE: 1" = 10'



NOTE: PAINT ALL MET. HARDWARE TO MATCH (1) PENTHOUSE

1 PANEL ANTENNA MOUNT  
A-1  
AJ SCREEN WALL  
TO SCALE

**WESTERN PLANNING & ENGINEERING**  
11860 KEMPER ROAD, #3  
ALBANY, CA 95603  
PHONE: (530) 873-8817  
FAX: (530) 873-3318

**NEXTEL of California, Inc. dba NEXTEL COMMUNICATIONS**  
2180 HARVARD ST., STE. 220  
SACRAMENTO, CA 95815  
OFFICE PH: (916) 568-4418  
FAX PH: (916) 568-1459  
CONTACT: DENNY CHILARDUCCI

65TH EXPRESSWAY SITE  
P.N. CA-0462F  
701 FAIRGROUNDS DR.  
SACRAMENTO, CA  
95817  
CITY OF SACRAMENTO  
ZONING  
APN 011-0380-002

DATE PREPARED SEPT. 25, 1998

APPROVALS  
PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT NO. CA-0462F		
DRAWN BY BC		
CHECKED BY WJ		
NO.	DATE	ISSUE
1	2/1/98	ZONING
2	9/25/98	REV. SHELTER

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
A-1

Exhibit C-2