

## RESOLUTION NO. 2008-367

Adopted by the Sacramento City Council

June 5, 2008

### APPROVING THE METRO PCS AT WASHINGTON PLAZA PROJECT (APN:002-0124-006, -007, & -008) (P08-003)

#### BACKGROUND

- A. On April 24, 2008, the Planning Commission conducted a public hearing on and approved the Metro PCS at Washington Plaza project. On May 5, 2008, Mr. Blackburn appealed the Planning Commission's decision to the City Council in accordance with Section 17.200.030(G); and
- B. On June 5, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code sections 17.200.030(K) and 17.200.010(C)(2)(d)(posting and mail), and received and considered evidence concerning the Metro PCS at Washington Plaza Project.

#### BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on the Metro PCS at Washington Plaza Project, the City Council approves the Project based on the findings of fact as set forth below.

Section 2. The City Council approves the Project entitlements based on the following findings of fact:

A. Special Permit: The Special Permit to allow for building façade mounted panel antennas and related equipment in a residential 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 proposed use is allowed in the Multi-Family (R-3A) zone subject to a Special Permit;
  - b. the project as conditioned is compatible with adjacent developments in the area; and
  - c. Façade-mounted panel antennas are a preferred alternative to the proliferation of new monopoles.
2. The proposed use would not be detrimental to the public health, safety and welfare, nor result in a public nuisance in that:

- a. the applicant has demonstrated that the antennas will comply with the Federal Communications Commissions guidelines for human exposure to radiofrequency electromagnetic fields;
  - b. the antennae, painted to match the building and located on the elevator penthouse will be minimally visible and not accessible to the public; and
  - c. the related equipment is adequately screened and does not inhibit pedestrian access to the building, it does not impact use of the open space amenities on site, and it will have locked access.
3. The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City as well as the Guidelines for Telecommunications Facilities (GP Section 7-10).

Section 3. The City Council approves the **Special Permit** to allow for building façade mounted panel antennas and related equipment in a residential zone subject to the following conditions of approval:

Planning

- A1. Applicant shall obtain all necessary building permits prior to commencing construction.
- A2. The project shall be constructed in accordance with the attached plans (Exhibits 1A-1D) and shall match the finish of the existing structure as indicated in the attached photo-simulations (1E-1G).
- A3. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- A4. The applicant shall comply with all Preservation conditions of approval (PB07-167) except that the equipment shall be screened as described in condition B5 rather than by a wrought-iron fence.
- A5. The equipment shall be screened with a painted six-foot masonry/stucco wall finished to match color and texture of the existing building and shall be accessible via a wrought-iron gate as shown on the approved plans.
- A6. The antenna panels, cable tray and all mounting hardware shall be painted to match the structure at the point of attachment.

Advisory Notes:

- A7. Provide appropriate Knox padlock for 6' wrought iron gate.

**Table of Contents:**

- Exhibit A – Site Plan
- Exhibit B – Equipment Enclosure Details
- Exhibit C – North Elevation
- Exhibit D – West Elevation
- Exhibit E – Antennae Photo-Simulation from 13th St.
- Exhibit F – Antennae Photo-Simulation from E St.
- Exhibit G – Equipment Enclosure Photo-Simulation

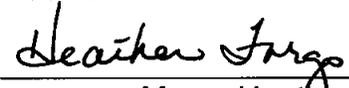
Adopted by the City of Sacramento City Council on June 5, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, Pannell, Sheedy, and Mayor Fargo.

Noes: None.

Abstain: None.

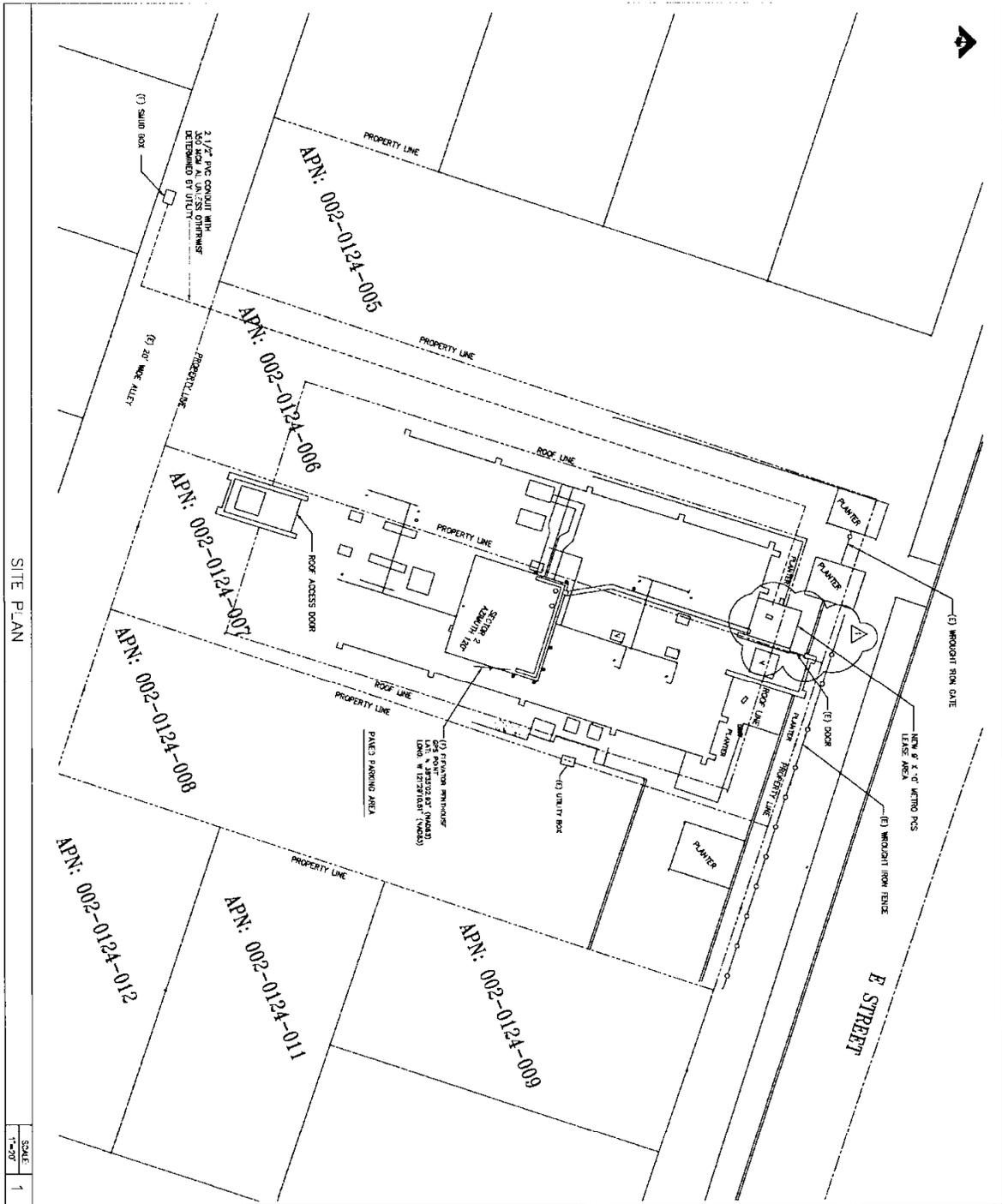
Absent: Councilmembers McCarty, Tretheway and Waters.

  
\_\_\_\_\_  
Mayor Heather Fargo

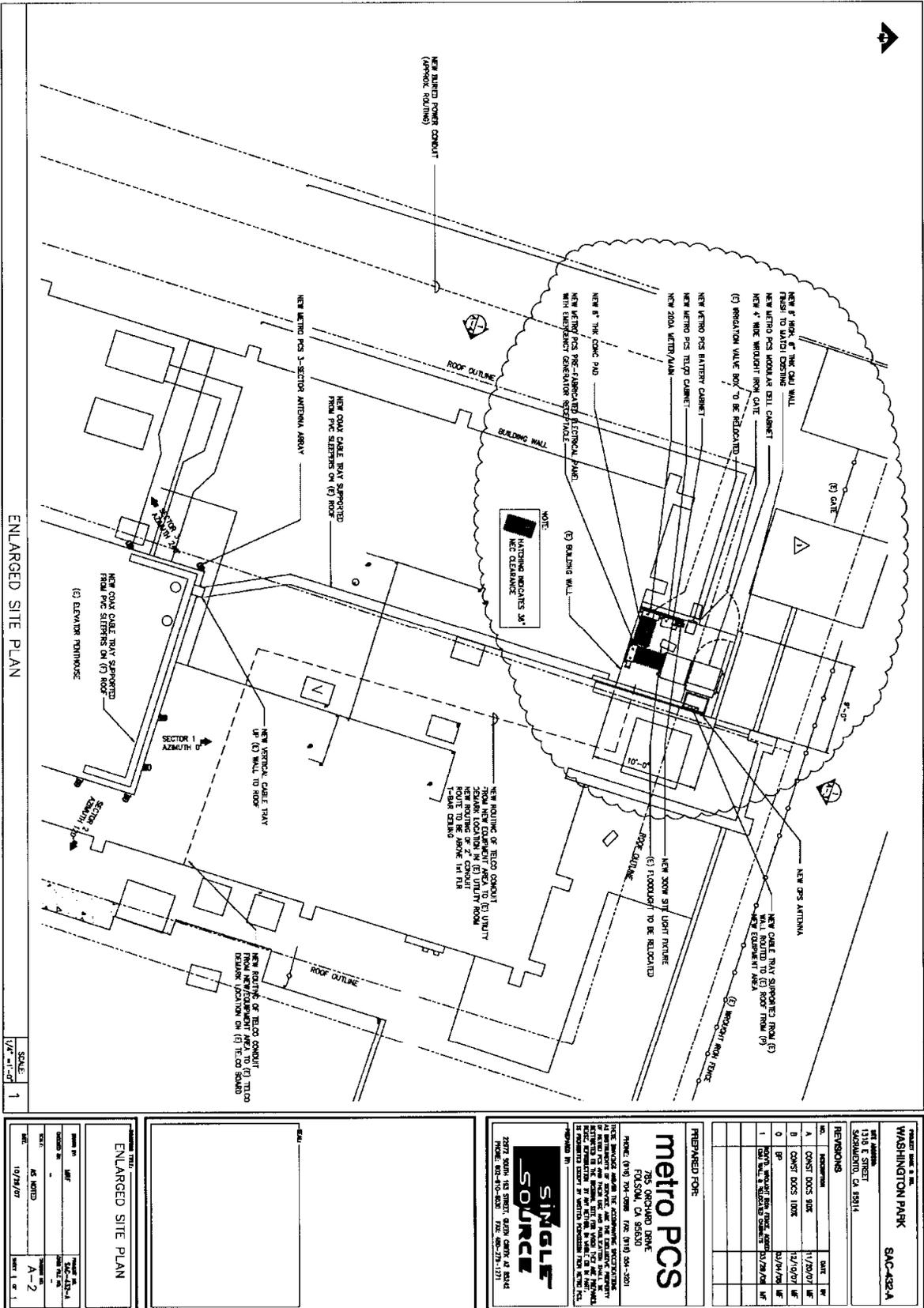
Attest:

  
\_\_\_\_\_  
Shirley Concolino, City Clerk

EXHIBIT A



<p>PROJECT NAME &amp; NO.  <b>WASHINGTON PARK SAC-432-A</b></p>																					
<p>NET ADDRESS  <b>1316 E STREET          SACRAMENTO, CA 95814</b></p>																					
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>CONDT DOCS SIGN</td> <td>11/28/07</td> <td>MF</td> </tr> <tr> <td>B</td> <td>CONDT DOCS 100%</td> <td>12/10/07</td> <td>MF</td> </tr> <tr> <td>0</td> <td>SP</td> <td>03/07/08</td> <td>MF</td> </tr> <tr> <td>1</td> <td>REVISIONS</td> <td>03/29/08</td> <td>MF</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	BY	A	CONDT DOCS SIGN	11/28/07	MF	B	CONDT DOCS 100%	12/10/07	MF	0	SP	03/07/08	MF	1	REVISIONS	03/29/08	MF
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<p>PREPARED FOR:</p>																					
<p><b>metro PCS</b>          785 ONCHARD DRIVE          FOLSOM, CA 95630          PHONE: (916) 704-4888 FAX: (916) 554-2800</p>																					
<p>DATE: 10/25/07</p>																					
<p>SCALE: 1"=20'</p>																					
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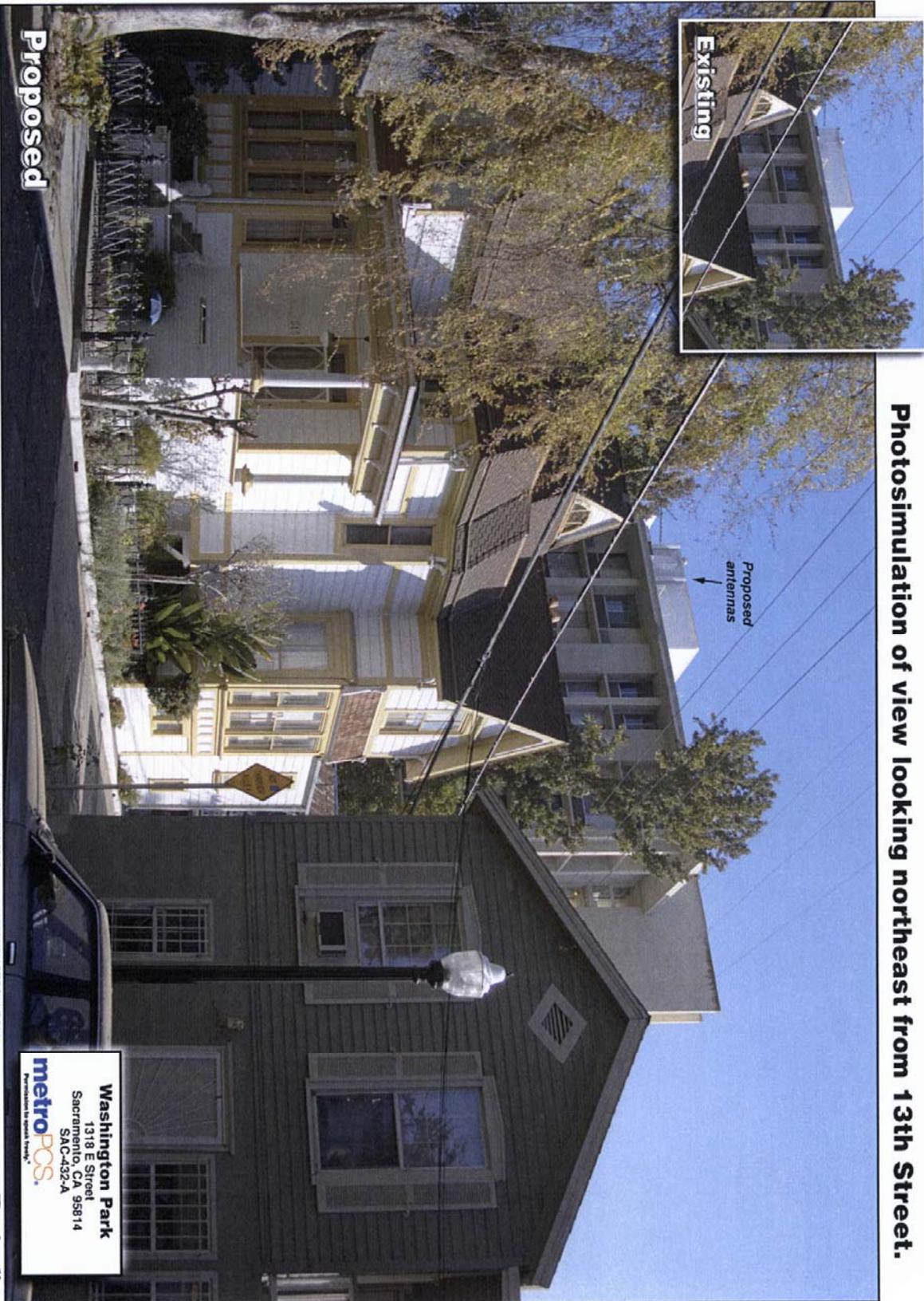






**Photosimulation of view looking northeast from 13th Street.**

November 2, 2007



**Proposed**

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**Washington Park**  
 1318 E Street  
 Sacramento, CA 95814  
 SAC-452-A  
**metro PCS.**  
Powered by Sprint Nextel

**Previsualists**  
Aerial Computer Graphics, Inc.

EXHIBIT F

Photosimulation of view looking west along E Street.



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Sacramento, CA 95814  
SAC-432-A  
**metro PCS**  
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November 2, 2007

EXHIBIT G

Photosimulation of view looking south from directly in front of the building.

March 28, 2008



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