

THE TRANSMISSION LEVELS

The City's Telecommunication Policy states "New communication towers in sensitive areas may be subject to a permit limit or require periodic review as part of the condition of any approved easement." ATT is AT&T's AT&T Cellular Tower. ATT is AT&T's AT&T Cellular Tower. ATT is AT&T's AT&T Cellular Tower.

May 27, 2010

TO: City Planning Commissioners

FM: Dan Hood and Luree Stetson

ITEM # 6: A T & T Cellular Tower - Odd Fellows Cemetery

Neighbors first heard about the project after receiving a notice last week (May 17, 2010). At that point we began discussing the project, which is proposed adjacent to homes and apartments in R-1 zone. LPCA never contacted the neighbors about the specifics of the project before it voted to support the project. Since being notified, we have had discussions with the A T & T representative to better understand the project and ensure that the immediate neighborhood is not negatively impacted.

The City Staff report, page 4, states the City's Telecommunication Policy does not prohibit new monopoles altogether, but indicates they are the least desirable option for locating new telecommunications antennas. Studies have shown that residential property values decrease when towers are located nearby. This tower is in a sensitive area (R-1, adjacent to residential properties) and should be moved north and be re-analyzed to reflect the project's total transmission levels.

LOCATION AND NEED

Land Park Coverage:

According to AT & T's web site, Land Park has "best" and "good" coverage. This is contrary to the submitted existing ATT coverage map of Land Park. We don't believe that the applicant has adequately identified the need in Land Park. However, if we assume the existing coverage map is accurate, we believe the tower should be moved north to better serve areas with no coverage - west and north. This would provide service to more residents and eliminate "least" or "worst" service levels and move the tower farther away from residences and apartments.

ACTION: Deny in R-1 zone and locate in the commercial-industrial area (west or north).

Radio Frequency (RF) Analysis

After talking with the A T & T representative, we understand that the RF test was not based upon total build out of the project (panels and transmitters). Page 25 (site description) states that test was based upon 12 panels, i.e. no future co-located panels or one additional transmitter. Yet, the project is designed to handle 12 more panels at 71 feet and 61 feet (centered). We were also told that there is room for one additional transmitter (transformer?) in the building, but it is not included in the RF analysis. This project should not be approved until RF tests reflect the project at "total build out" so we understand what the project's maximum RF levels could be.

ACTION:

1. Delay until a new RF analysis is completed that reflects the maximum power at build out -- total number of panels and transformers.

CAP TRANSMISSION LEVELS

The City's Telecommunications Policy states "New communication towers in sensitive areas may be subject to a term limit or required periodic review as part of the condition of any approved entitlements." ATT has said they want to address additional mobile devices, i.e. mobile TV, etc. with this location. We are concerned that levels will increase. A T & T said if this project is approved, it could add another transmitter to its building without a new permit, which would increase transmission levels. Because of this and ATT's future demand and the sensitive location in an R-1 zone, within 80 -100 feet and adjacent to residences and apartments. We believe any ATT transmission should be capped at the EMF level submitted by ATT (4,577 watts). Any future ATT increase should require a new permit approved by the City.

ADD CONDITION: ATT transmission level shall be limited to maximum of 4,557 watts (test level sited).

TREE DESIGN

A T & T is required by city code to camouflage the cellular tower. The location is highly visible along Muir Way by residents who frequently drive this street every day. The 94 foot pole will be highly visible because: 1) the pole location in the cemetery is approximately 5 to 10 feet above street elevation (cemetery is on a hill), and 2) the 94 foot tower will be taller than the two large nearby trees.

The project must be conditioned so there are assurances it will replicate the neighborhood pine and be maintained. Only a photo was submitted to staff for approval of the tree design. The photo shows that it does not reflect the type of pine tree within the cemetery. Proposed conditions do not require the design to reflect the existing pine tree. We want to ensure the design will replicate the existing pine tree and not look like a "lollipop".

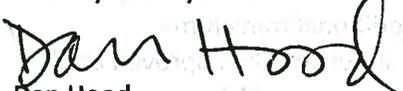
ADD CONDITION: Tree materials and design shall be reviewed with neighbors and approved by the City. Materials shall reflect nearby pine tree: shape, color, pattern and density of limbs (random, not "lollipop" style).

TREE MAINTENANCE

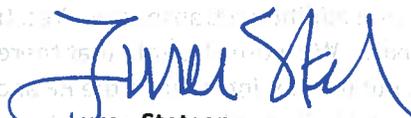
The A T & T representative indicated that, once approved, only the property owner can request improvements or maintenance to the tree. If, over the years, the tree materials deteriorate, neither the City nor the residents could request it to be repaired, if needed. We want to ensure the tree design is well maintained and tower remains well camouflaged. This "Good Neighbor" condition would have the neighbors work with the City to perform the inspection.

ADD CONDITION: The cellular tower's tree materials shall be inspected every five (5) years to ensure that it is well camouflaged and improvements shall be made if requested by the City. (Good Neighbor Policy)

Thank you for your consideration,



Dan Hood
932 McClatchy Way
916.248.6076



Luree Stetson
959 Fremont Way
916.761.7964