Agenda
City of Sacramento
Planning Commission

COMMISSION MEMBERS:

Anna Molander
Jon Bagatelos
Michael Mendez, MCP
Philip Harvey
Jameel Pugh
Joseph Contreraz
Michael Notestine, Chair
Rommel Declines
James Frayne
Joseph Yee, AIA, Vice Chair
Panama Bartholomy

CITY STAFF:

Tom Pace, Long Range Planning Manager
Sabina Gilbert, Senior Deputy City Attorney

New City Hall
915 I Street, 1st Floor – Council Chambers

June 24, 2010 – 5:30 P.M.

The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations. The order of agenda items is for reference and may be taken in any order deemed appropriate by the legislative body. The agenda provides a general description and staff recommendations; however, the legislative body may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. Hard copies are available at the Community Development Department (10 cents per page). Live video streams and indexed archives of meetings are available via the internet. Visit http://sacramento.granicus.com/ViewPublisher.php?view_id=21.

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AGENDA

June 24, 2010

New City Hall
915 I Street – 1st Floor, Council Chambers

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.

Call to Order – 5:30 p.m.

Roll Call

Consent Calendar
All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. Approval of Minutes for May 27, 2010
Location: Citywide
Recommendation: Approve Commission Minutes from May 27, 2010.

Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Director's Report

2. Director's Report
Location: Citywide
Recommendation: Receive and File- Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Public Hearings
Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

3. P09-059 AM/PM Off-Sale Beer and Wine (Noticed on 6/14/10)
Location: 2701 Orchard Lane, 274-0030-082-0000, District 1
Recommendation: Continue to the July 22, 2010 Planning Commission Meeting.

Contact: David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659

4. **P10-005 Sutter Medical Complex Cellular Facility** (Noticed on 6/14/10)
Location: 1020 29th Street, 007-0113-032-0000, District 3
Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit- Antennas/Wireless Colocation of three (3) antenna panels and three (3) microwave dishes on the screening wall of an existing building.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Stacia Cosgrove, Senior Planner, 916-808-7110

5. **P10-010 Clearwire on 63rd Street - SMUD** (Noticed on 6/14/10)
Location: 6514 63rd Street, 040-0021-016-0000, District 6
Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit- Antennas/Wireless to install three (3) panel antennas, three (3) BTS Units, and up to three (3) parabolic antennas on the top of a 127 foot SMUD transmission tower.

Contact: Elise Gumm, Associate Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659

6. **P10-025 Sara Lee/Rainbow Bakery Clearwire** (Noticed on 6/14/10)
Location: 3201 6th Avenue, 013-0244-025-0000, District 5
Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit- Antennas/Wireless to add 3 panel antennas and a dish, with associated equipment screened within faux smoke-stacks on the roof of an existing building.

Contact: Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659

7. **P10-026 Meissner Clearwire** (Noticed on 6/14/10)
Location: 1655 Silica Avenue, 277-0054-012-0000, District 3
Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit- Antennas/Wireless request to add a 12' addition with telecommunication antennas/dish to the top of an existing 71' tall PG&E transmission tower.

Contact: Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659

Staff Reports

Staff' reports include oral presentations including those recommending Receive and File.

8. **LR10-005 Status Report on Land Use Designation Changes and Rezoning for General Plan Consistency**
Location: Citywide
Recommendation: Review and Comment

Contact: Teresa Haenggi, Associate Planner, 808-7554; Jim McDonald, Senior Planner, 808-5723

Public Comments- Matters Not on the Agenda

9. To be announced.

Questions, Ideas and Announcements of Commission Members

10. To be announced.

Adjournment

Minutes
City of Sacramento Planning Commission

COMMISSION MEMBERS:

Anna Molander
Jon Bagatelos
Michael Mendez, MCP
Philip Harvey
Jameel Pugh
Joseph Contreraz
Michael Notestine, Chair
Rommel Declines
James Frayne
Joseph Yee, AIA, Vice Chair
Panama Bartholomy

CITY STAFF:

Scot Mende, New Growth & Infill Manager
Sheryl Patterson, Senior Deputy City Attorney

New City Hall
915 I Street, 1st Floor – Council Chambers

May 27, 2010 – 5:30 P.M.

The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.

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Minutes

May 27, 2010

New City Hall
915 I Street – 1st Floor, Council Chambers

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.

Call to Order – 5:34 p.m.

Roll Call – All commissioners present except Contreraz.

Consent Calendar
All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. Approval of Minutes for May 13, 2010
Location: Citywide
Recommendation: Approve Commission Minutes from May 13, 2010.

Contact: Tom Pace, Long Range Planning Manager, 916-808-6848

Action: Moved, seconded, and carried (Yee/Pugh; 9:0:2, Abstain-Bartholomy, Absent-Contreraz) to approve minutes.

Director's Report

2. Director's Report
Location: Citywide
Recommendation: Receive and File- Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact: Scot Mende, New Growth & Infill Manager, 916-808-4756

Action: Received and Filed.

Public Hearings
Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

3. M09-019 65th Street Station Area Study (Noticed on 5/17/10)
Location: The 65thStreet Station Area Plan site is located in the eastern part of the city. It is bounded by the Union Pacific Railroad (UPRR) right-of-way and Folsom Boulevard to the north, Power Inn Road to the east, 14th Avenue to the south, and 59th Street to the west, Districts 3 and 6
Recommendation: Continue to a date undetermined. To be re-noticed.

Contact: Fedolia 'Sparky' Harris, Senior Planner, 916-808-2996; Jim McDonald, Senior Planner, 916-808-5723

Action: Continued to a date undetermined, to be re-noticed.

4. **P10-020** **Greyhound Terminal** (Noticed on 5/17/10)
Location: 420 Richards Blvd, 001-0210-047-0000, District 1
Recommendation: Approve – Item A: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Planned Unit Dev-Guidelines Amended to allow a bus terminal in the Discovery Centre PUD; **Item D:** Special Permit to locate a bus terminal in the Office Building (OB-PUD) zone

Contact: Evan Compton, Associate Planner, 916-808-5260; Stacia Cosgrove, Senior Planner, 916-808-7110

Public comment made by Patty Kleinknecht and Chris Holm.
Action: Moved, seconded, and carried (Harvey/Pugh; 8:2:1 Recuse-Notestine, Molander; Absent-Contreraz) to approve staff recommendation.

5. **P07-153** **T-Mobile Riverside Blvd Monopine** (Noticed on 5/17/10)
Location: 2661 Riverside Blvd, 009-0321-061-0000, District 4
Recommendation: Deny – Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless A request to construct a new 65' monopine (pine tree monopole) and associated ground equipment at 2661 Riverside Boulevard in the General Commercial (C-2) zone.

Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

Public comment made by Al Balshor, Jon Jensen, Jerry Balshor, and Bruce Piland.

Motion: Withhold action until Item #6 is heard.

Action: Moved, seconded, and carried (Molander/Frayne; 10:0:1, Absent-Contreraz) to continue to an undetermined date, to be re-noticed, to allow time for the applicant to determine if they can co-locate.

6. **P10-001** **Odd Fellows Cemetery Monopine** (Noticed on 5/17/10)
Location: 2720 Riverside Blvd, 009-0030-014-0000, 009-0030-048-0000, District 4
Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15303); **Item B:** Special Permit-Antennas/Wireless A request to construct a 94-foot Monopine (pine tree cellular antenna) in the Single-Family Residential (R-1) zone located at 2720 Riverside Boulevard.

Contact: Antonio Ablog, Associate Planner, 916-808-7702; Lindsey Alagozian, Senior Planner, 916-808-2659

Public comment made by Jon Jensen, Anthony Pruitt, Dan Hood, Luree Stetson, and Rama Gulati.

Substitute motion: Moved, seconded (Bagatelos/Pugh; 3:6:2, No-Molander, Mendez, Notestine, Bartholomy, Frayne, Yee; Recused-Declines; Absent-Contreraz) to approve staff recommendation. Motion fails.

Action: Moved, seconded, and carried (Molander/Frayne; 9:0:2, Recused-Declines, Absent-Contreraz) to continue to an undetermined date, to be re-noticed, to allow time for the applicant to determine if they can co-locate.

Staff Reports

Staff' reports include oral presentations including those recommending Receive and File.

7. LR07-008 Florin Road Corridor Plan: Status and Rezoning Proposal

Location: The Florin Road Corridor from Tamoshanter Way to Stockton Boulevard, Districts 5 and 8

Recommendation: Receive and File – This project focuses on the Florin Road commercial corridor located in the South Sacramento Community between Franklin Boulevard and Tamoshanter Way.

Contact: Remi Mendoza, Associate Planner, 916-808-5003; Desmond Parrington, AICP, Infill Coordinator, 916-808-5044

Action: Received and Filed.

8. City of Sacramento, Land Use/Transportation - Planning 101 Training Session, Part 8

Location: Citywide

Recommendation: Receive and File

Contact: Christopher Dougherty, Associate Planner, 916-808-5680; Jim McDonald, Senior Planner, 916-808-5723

Action: Continued to a Planning Commission meeting in July.

Public Comments- Matters Not on the Agenda

9. None.

Questions, Ideas and Announcements of Commission Members

10. Commissioner Molander has asked city staff to brief the commission on the delta plan at a future planning commission meeting.

Adjournment – 10:00 pm

2

Oral Report

For

City of Sacramento

Planning Commission

Agenda Packet

For the Meeting of: June 24, 2010

Title: Director's Report **- Receive and File-** Status report on pending development applications and appeals; proposed amendments to Zoning Code, design standards, and other development-related regulations; Community Development Department organizational and operational changes, work program, and training program; and similar matters.

Contact Information: Tom Pace, Long Range Planning Manager, 916-808-6848

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3

Continued

For

City of Sacramento

Planning Commission

Agenda Packet

For the Meeting of: June 24, 2010

Title: P09-059 AM/PM Off-Sale Beer and Wine (noticed 6/14/10) - Continue to July 22, 2010 Planning Commission Meeting

Contact Information: David Hung, Associate Planner, 916-808-5530;
Lindsey Alagozian,Senior Planner, 916-808-2659

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4

REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
June 24, 2010

To: Members of the Planning Commission

Subject: Sutter Medical Office Building Telecommunications Co-location (P10-005)

Project Description: A request to collocate three antenna panels, three BTS units, and three microwave antennas on an existing screening wall atop the Sutter Medical Office Building in the General Commercial Alhambra Corridor Special Planning District (C-2-SPD) zone.

A. **Environmental Determination:** Categorical Exemption pursuant to CEQA Guidelines Section 15301;

B. **Special Permit** for the colocation of telecommunication antennas on the screening wall of an existing building in the General Commercial Alhambra Corridor Special Planning District (C-2-SPD) zone.

Location/Council District:

1020 29th Street

Assessor's Parcel Number: 007-0113-032

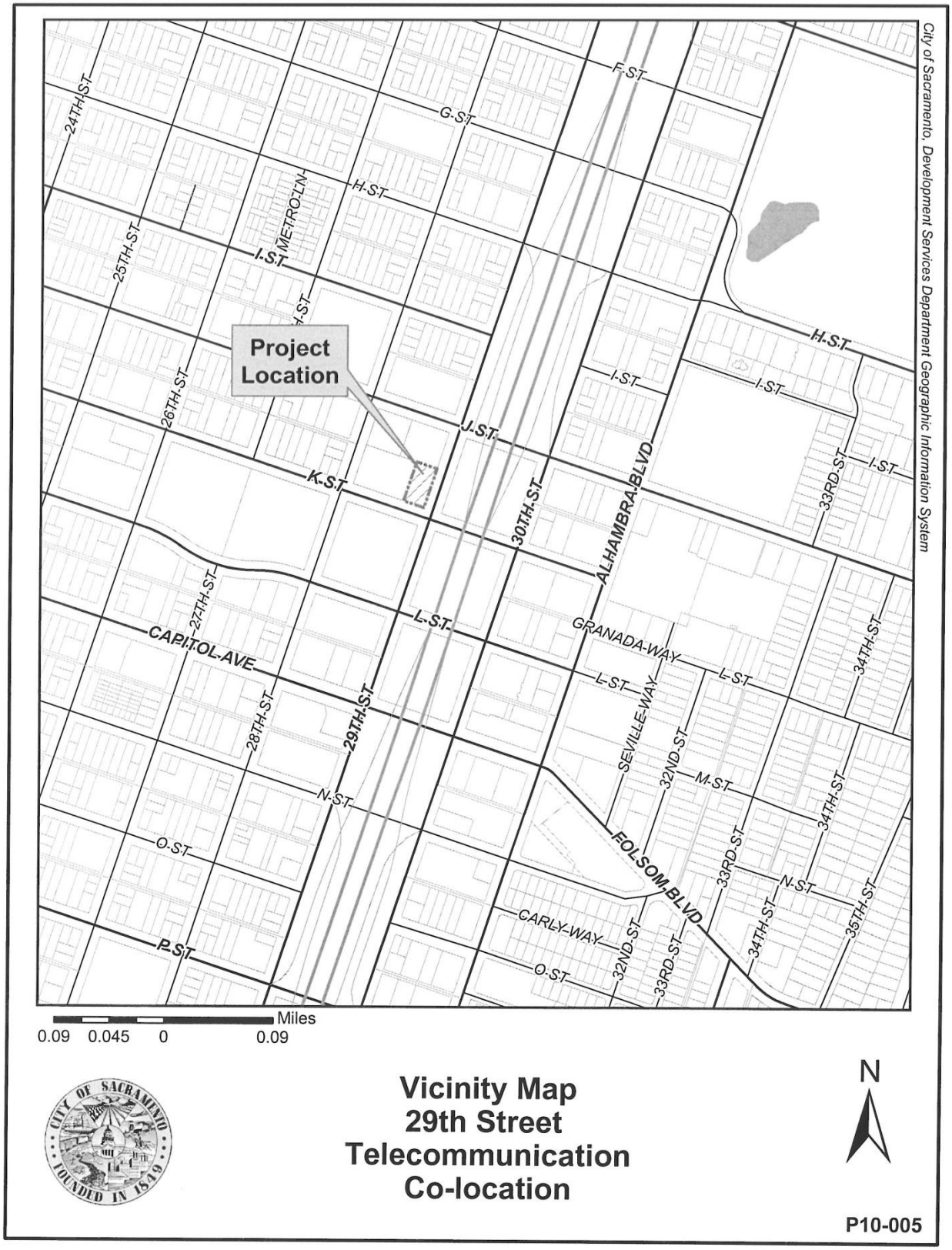
Council District 3

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above and its decision may be appealed to the City Council. **The project has no outstanding issues and is considered to be noncontroversial.**

Contact: Kimberly Kaufmann-Brisby, Associate Planner, 916-808-5590; Stacia Cosgrove, Senior Planner, 916-808-7110

Applicant: Dustin Evans-Westower Communications for Clearwire, 2017 Opportunity Dr., Suite 4, Roseville, CA 95678 916-284-7537

Owner: James Naify-Sutter II Medical Office Building, 5 Kathy Court, Sacramento, CA 95831



Vicinity Map
29th Street
Telecommunication
Co-location

P10-005

Summary: The applicant is requesting the necessary entitlements to collocate a telecommunications facility atop the Sutter Medical office building with the associated telecommunications equipment cabinet located within a 7' x 7' lease area on the roof. The building is located on the northwest corner at the intersection of 29th and K streets. Each of the three antenna groupings would include one panel antenna, one BTS signal enhancement device, and one microwave antenna. Two of the antennas groupings would be mounted on the inside of the existing screening wall with the remaining grouping mounted on the exterior of the screening wall near the southwest corner of the building.

As part of a nationwide build-out initiative, Clearwire is developing a network to cover the entire Sacramento metropolitan area. Clearwire utilizes next-generation, non-line-of-sight wireless technology. Customers utilize Clearwire to connect to the internet via a licensed spectrum, eliminating the need for traditional cable or telephone wiring. The tower equipment transmits radio signals from a base site to a small, wireless modem which connects the user's computer to the internet.

Clearwire's wireless internet sites are different from wireless cellular carriers' requirements. A cellular network requires each site be linked to adjacent sites to provide continuous service. Clearwire sites are stand-alone facilities providing broadband internet service for a two to three mile radius from the location. Each site collects internet signals from users and transmits its signal via microwave back to a central hub location.

Staff notified all property owners within a 500 foot radius of the project site regarding this public hearing and has not received any inquiries regarding the proposed project.

Table 1: Project Information
2030 General Plan designation: Urban Corridor Low
Existing zoning: General Commercial Alhambra Special Planning District (C-2-SPD)
Existing use of site: Medical office building (5 stories)
Property area: 49 sq. ft. lease area

Background Information: On April 10, 1986, the Planning Commission approved a special permit to construct the 83,466 square foot, five story medical office building (P85475). On July 11, 1995, the Zoning Administrator approved a special permit to add 12 Airtouch Cellular telecommunications antenna panels on the roof of the building (Z95-053). On December 9th, 1996, a special permit modification was approved to add nine antenna panels for Sprint (Z98-136). On September 9, 1998, an additional six antenna panels were approved to be added to the building on a screen wall (Z98-069). On February 8, 2000, the Zoning Administrator approved a special permit modification to extend a fiberglass screening wall and to install three antenna panels behind the wall for Nextel (Z99-169). On June 23, 2008, the Zoning Administrator approved a special permit minor modification for the addition of a microwave antenna to be located behind the screening wall (Z08-153).

On March 3, 2010, Design Review staff approved the design of the current telecommunications colocation proposal (DR10-029).

Public/Neighborhood Outreach and Comments: Early Project Notification was sent to the Marshall School New Era Park Neighborhood Association and the Washington Park Neighborhood Improvement Group. The site was posted and property owners within a 500' radius of the building were sent a notice of the public hearing. No inquiries regarding the project were received by staff at the date of the writing of this report.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division, has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15301 because the project consists of the minor alteration of an existing facility, involving negligible use beyond that which is existing.

Policy Considerations:

The 2030 Sacramento General Plan (SGP) land use designation for the project site is Urban Corridor Low. The Urban Corridor Low land use designation provides for a mix of horizontal and vertical uses which includes compatible quasi-public uses. The current telecommunications proposal is consistent with this land use designation.

The site is zoned General Commercial Alhambra Special Planning District (C-2-SPD). The Alhambra Special Planning District consists of properties located between 26th and 34th streets and from the Southern Pacific railroad mainline levee to the W/X freeway. The area consists of a number of different neighborhoods and is intended to provide residential uses along with neighborhood-related commercial uses in commercial districts. The plan is intended to assist in the preservation of the neighborhood scale and character along with providing additional housing opportunities in the area.

The proposed telecommunications colocation on the existing office building is consistent with the Alhambra Special Planning District goal to maintain and improve the character, quality and vitality of individual neighborhoods. Through the placement and design of the facility the intrusion into the neighborhood is minimized and the character, quality and vitality is maintained through the improved telecommunications network for the area.

The project is consistent with the General Plan Citywide Utilities Goal U-1.1 to "provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city" (SGP page 2-219). The project is also consistent with Policy U- 1.1.10 that seeks to "…ensure that public facilities are designed to be safe, aesthetically pleasing, and compatible with adjacent uses" (SGP page 2-221). By co-locating on an office building, the applicant will be minimizing the telecommunication facilities visual impact as well as providing high-quality telecommunications for the region.

The Telecommunications section of the SGP states "Telecommunication infrastructure will be designed to be compatible with adjacent uses and to minimize visual impacts." This project is compatible with the medical office use. By co-locating on the building screening wall, the visual intrusion will be minimized and expanding the telecommunications coverage is compatible with nearby office and residential uses. The project is also consistent with the Telecommunications Goal U-7.1 to "provide state-of-the-art telecommunications services throughout the city that connect Sacramento to the nation and world." (SGP page 2-241).

Guidelines for Telecommunications Facilities: The Guidelines for Telecommunication Facilities, adopted by the City Council on April 29, 1997, emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. Key City objectives were outlined to maximize the number of "invisible" telecommunications facility sites. The proposed co-location, located on top of an existing medical office building on the screening wall, is consistent with the following policy as described in the Guidelines for Telecommunications Facilities:

- Antennas that are co-located on another facility should be designed to coordinate and complement the existing design of the facility.

The antenna group located on the exterior of the screening wall is designed to blend with the existing wall, in design and color. The two antenna groupings mounted on the interior of the wall will be screened from view by the screening wall as will the telecommunications equipment cabinet which will be located within the 7' x 7' rooftop lease area.

Furthermore, the co-location with an increase in height of the existing structure is listed third of the six siting preferences, as noted in the "Guidelines for Telecommunications Facilities in the City of Sacramento". The two siting preferences which precede the current proposal in the Siting Guidelines are: 1) locating the facility completely within an existing structure, and 2) façade mounting on an existing structure, neither of which is an option at the proposed location due to aesthetic and telecommunication microwave antenna issues.

Land Use

The applicant proposes to add three, two antenna groupings to the medical office building screening wall. Each grouping would be comprised of a 42" tall x 12.7" wide panel antenna, a BTS (signal enhancement) unit, and a 26.1" diameter microwave directional antenna. The overall height of each antenna group is 6'-8" and the proposed height above ground level (AGL) for the two groupings mounted on the interior of the screening wall is 84'10" AGL and the other grouping would be mounted on the exterior of the screening wall at a centerline height of 86'-10" AGL.

The top of the parapet elevation is 72' AGL and the top of the uppermost antenna group is 14'-10" above the building parapet at an elevation of 86'-10" AGL. The antenna groupings would extend no more than three feet from the screening wall to which they

are attached. The associated 5.5' tall equipment cabinet would be located within a 7' x 7' lease area on the northeast side of the roof, near the roof access hatch and would be hidden behind the existing screening wall.

The City's Zoning Code requires a Planning Commission special permit for the addition of antennas and related equipment to an existing structure located in a nonresidential zone that rise more than twelve feet above the topmost portion of the building or extend more than six feet from any portion of the building or structure (Section 17.24.050 footnote 58.d.ii.B.1.). As noted previously, the proposed antennas extend more than twelve feet but do not extend more than six feet from the building.

The City's Zoning Code Section 17.212.010, outlines the findings required for the approval of the special permit. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

1. Granting the Special Permit is based upon sound principles of land use in that:

    a. The proposed telecommunications co-location on an existing building helps to reduce the number of telecommunication towers in the area.

    b. By co-locating on an existing building, the visual intrusion of the telecommunication facility would be minimized.

    c. The proposed co-location complies with key objectives of the Guidelines for Telecommunications Facilities, as adopted by the City Council on April 29, 1997, in that the project is co-locating on an existing structure and has been designed to coordinate and blend with the existing design of the screening wall.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:

    a. The design and location of the antennas will not significantly impact the nearby development in that the antennas and array are constructed of a non-reflective material;

    b. The perimeter of the building roof top is enclosed with an architecturally compatible screening wall minimizing any visual intrusion;

    c. The equipment cabinet will be located on the roof and will screened from view; and

    d. Should the facility cease operations, the operator(s)/owner(s) will be required to dismantle and completely remove the facility.

3. Granting the Special Permit is consistent with the objectives of the general plan or specific plan for the area in which it is located in that the proposed project is

consistent with the General Plan goals to "provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city" and to "provide state-of-the-art telecommunications services throughout the city that connect Sacramento to the nation and world." It is consistent with the goals of the Alhambra Corridor SPD in that it will not detract from the visual quality of the neighborhood and will enhance the neighborhood vitality by providing effective wireless services.

Site Design and Parking

The project site consists of a 7' x 7' lease area on the roof near the rooftop access hatch. The lease area is within an area already hidden from view by an existing screen wall that will serve to screen both the equipment cabinet and the two antenna groupings mounted on the interior of the screening wall. The centerline height for the top of the antenna grouping mounted on the exterior of the screening wall will be 86'-10" AGL.

Conclusion:

Staff is in support of the proposal and recommends the Planning Commission approve items A and B, subject to the attached conditions of approval. Co-location is the third most preferred siting preference as listed in City's Telecommunications Siting Guidelines and the applicant has designed the project to minimize visual intrusion. The recommended approval is based on the project's ability to blend with the existing building and screening wall and the City's desire to limit the construction of additional telecommunication towers.

Respectfully submitted by: _____
KIMBERLY KAUFMANN-BRISBY
Associate Planner

Approved by: _____
STACIA COSGROVE
Senior Planner

Recommendation Approved:

_____
GREGORY BITTER, AICP
Principal Planner

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Attachment 1
City Planning Commission Record of Decision
Recommended Findings of Fact
Sutter Medical Office Building Telecommunication Co-location
Special Permit (P10-005)

Findings of Fact

A. **Environmental Determination:** Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15301, Existing Facilities of the California Environmental Quality Act Guidelines as follows: The project consists of the minor alteration of an existing public facility, involving negligible use beyond that which is existing.

B. The **Special Permit** for the colocation of telecommunication antennas on the screening wall of an existing building in the General Commercial Alhambra Corridor Special Planning District (C-2-SPD) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. Granting the Special Permit is based upon sound principles of land use in that:

    a. The proposed telecommunications co-location on an existing building would reduce the number of telecommunication towers needed to serve the area.

    b. By co-locating on an existing medical office building, the visual intrusion of the telecommunication facility would be minimized.

    c. The proposed co-location complies with key objectives of the Guidelines for Telecommunications Facilities, as adopted by the City Council on April 29, 1997, in that the project is co-locating on an existing structure and has been designed to coordinate and blend with the existing design of the screening wall.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:

    a. The design and location of the antennas will not significantly impact the nearby development in that the antennas and array are constructed of a non-reflective material;

    b. The perimeter of the building roof is enclosed with a decorative screening wall minimizing any visual intrusion;

c. The equipment cabinet will be located on the roof and will screened from view; and

d. Should the facility cease operations, the operator(s)/owner(s) will be required to dismantle and completely remove the facility.

3. Granting the Special Permit is consistent with the objectives of the general plan or specific plan for the area in which it is located in that the proposed project is consistent with the General Plan goals to "provide and maintain efficient, high-quality public infrastructure facilities and services throughout the city" and to "provide state-of-the-art telecommunications services throughout the city that connect Sacramento to the nation and world." It is consistent with the goals of the Alhambra Corridor SPD in that it will not detract from the visual quality of the neighborhood and will enhance the neighborhood vitality by providing effective wireless services.

B. Special Permit: The Special Permit for the colocation of telecommunication antennas on a screening wall in the General Commercial Alhambra Corridor Special Planning District (C-2-SPD) zone is approved subject to the following conditions of approval:

Current Planning

1. The applicant shall obtain all necessary building permits prior to commencing construction.

2. The project shall substantially conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.

3. The size and location of the antennas, appurtenances, and equipment cabinet shall conform to the plans submitted. The height of the antenna groupings shall not exceed 86'-10" AGL nor extend more than 6 feet from any portion of the building. The applicant shall use non-reflective paint and materials to match the screening wall at the point of attachment and connection points on all sides and on all equipment, cables, connections, panels and any other appurtenance.

4. All cables associated with the telecommunications facility shall run inside conduit and shall not be visible on the outside of the screening wall.

7. A total of six telecommunications antennas (three panel antennas and three microwave dishes) and three BTS units are approved with this project.

8. Should the operation of this telecommunications facility be discontinued, the applicant(s) shall be responsible for the removal of all equipment, including, but not limited to the: antennas, equipment and cabinet(s), cable(s) and conduit, concrete pad(s), foundation, telephone and power lines to the facility, access gates, and screening materials, within six (6) months of the cessation of facility operations.

9. All cable runs shall be in weather–proof conduit;

10. No telecommunications equipment shall be visible above the screening wall except the GPS antenna.

14. Lighting shall affect only the lease area and the light standard shall not exceed 15 feet in height, shall be vandal resistant and shall be shielded from the adjacent properties and roadways so as not to create glare for the adjacent properties. The lighting shall also reflect away from City streets. A maximum lighting of 1.5 foot-candles per square foot of lease area will be allowed for the site.

Exhibit B-1 Title Sheet

clear wire®
wireless broadband

SITE NUMBER:
CA-SAC0546A

ZONING DRAWINGS - NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT DESCRIPTION:
CLEARWIRE PROPOSES TO CONSTRUCT AN UNSTAFFED TELECOMMUNICATIONS FACILITY CONSISTING OF A THREE-SECTOR ANTENNA ARRAY WITH (1) PANEL ANTENNA PER SECTOR AND (1) DIRECTIONAL ANTENNA PER SECTOR MOUNTED ON AN EXISTING BUILDING & (1) EQUIPMENT CABINET.

APPLICANT:
CLEARWIRE
4400 CARILLON POINT
KIRKLAND, WASHINGTON 98033
CONTACT: JEREMY KENNISH
PHONE: (206) 285-2213

CODE INFORMATION:

ZONING CLASSIFICATION:	C2 CITY
BUILDING CODE:	-
CONSTRUCTION TYPE:	GENERAL COMMERCIAL
OCCUPANCY:	B (TELEPHONE EQUIPMENT)
JURISDICTION:	SACRAMENTO COUNTY
CURRENT USE:	TELECOMMUNICATIONS FACILITY
PROPOSED USE:	TELECOMMUNICATIONS FACILITY

TELCO COMPANY:
AT&T
PHONE:

POWER COMPANY:
SMUD
PHONE:

SITE LOCATION: (BASED ON NAD 83):

LATITUDE:	38° 34' 22.64" N
LONGITUDE:	121° 28' 06.54" W
TOP OF STRUCTURE AGL:	000'-0"
BASE OF STRUCTURE AMSL:	21.5' AMSL (NGVD 29 DATUM)

PARCEL NUMBER:
007-0113-032

PROJECT AREA:
14'-0" X 4'-0" (72 SF)

PROPERTY OWNER:
SUTTER MEDICAL OFFICE BUILDING LI
1020 29TH ST
SACRAMENTO CA 95816
CONTACT:
PHONE:

PROJECT LEAD:
COMPANY: SAC WIRELESS LLC
CONTACT: WILL TATE
PHONE: (619) 946-6302

SITE ACQUISITION:
COMPANY: FWHC
CONTACT: BRIAN VAN ASTEN
PHONE: (916) 922-0140

PERMITTING:
COMPANY: FWHC
CONTACT: DENNIS FERGURSON
PHONE: (530) 759-3084

CONSTRUCTION:
COMPANY: FWHC
CONTACT: ART CUNNINGHAM
PHONE: : (925) 351-3392

RF ENGINEER:
COMPANY:
CONTACT: SANDEEP GOYAL
PHONE: : (503) 557-0754

BH ENGINEER:
COMPANY:
CONTACT: DUSTY REED
PHONE: (817) 594-8388

GENERAL INFORMATION:
1. PARKING REQUIREMENTS ARE UNCHANGED
2. TRAFFIC IS UNAFFECTED
3. SIGNAGE IS PROPOSED
4. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED

PROJECT TEAM

PROJECT ARCHITECT:
NESTOR POPOVICH
SAC WIRELESS
11300 SORRENTO VALLEY ROAD, STE 230
SAN DIEGO, CA 92121
CONTACT: WILL TATE
PHONE: (619) 946-6302

PROJECT SITE DEVELOPMENT:
COMPANY: FWHC
CONTACT: ART CUNNINGHAM
PHONE: (925) 788-4100

VICINITY MAP

DRIVING DIRECTIONS

STARTING FROM SACRAMENTO INTERNATIONAL AIRPORT:

HEAD WEST ON AIRPORT BLVD TOWARD LINDBERGH DR, CONTINUE STRAIGHT TO STAY ON AIRPORT BLVD, SLIGHT RIGHT TO STAY ON AIRPORT BLVD, TAKE THE RAMP ONTO CA-160 S, TAKE THE 1ST EXIT CONTINUE STRAIGHT, CONTINUE STRAIGHT ONTO J ST, TURN RIGHT AT 29TH ST.

APPROVAL SIGN OFF

	DATE	SIGNATURE
CLEARWIRE:		
LANDLORD:		
CONST:		
S/A:		
R.F.:		
ZONING:		
M/E:		
R.F.:		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DRAWING INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
A-1	SITE PLAN	1
A-2	ENLARGED SITE PLAN	1
A-3	SOUTH & WEST ELEVATIONS	1
A-4	NORTH & EAST ELEVATIONS	1

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 5 AND THE EAST 2.30 FEET OF LOT 6, TOGETHER WITH THE ABANDONED ALLEY LYING ADJACENT THERETO, IN THE BLOCK BOUNDED BY J & K, 28TH & 29TH STREETS OF THE CITY OF SACRAMENTO, AS SHOWN ON THE MAP OF PLAT THEREOF

OPERATING FREQ'S.

TRANSMIT: 2500-2686 MHz

RECEIVE: 2500-2686 MHz

ERP: 450 WATTS EIRP

ABBREVIATIONS

A/C	AIR CONDITIONING
AGL	ABOVE FINISH GRADE
APPROX	APPROXIMATELY
BLDG	BUILDING
BLK	BLOCKING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DET	DETAIL
DWG	DRAWING
EA	EACH
ELEV	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIN	FINISH
FLUOR	FLOURESCENT
FLR	FLOOR
FT	FOOT
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GYP BD	GYPSUM WALL BOARD
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IBC	INTERNATIONAL BUILDING CODE
LBS	POUNDS
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
RO	ROUGH OPENING
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PLYWD	PLYWOOD
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
REQ	REQUIRED
RM	ROOM
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
STD	STUD
SUSP	SUSPENDED
THRU	THROUGH
TNMG	TINNED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WP	WATER PROOF

THE INFORMATION CONTAINED IN THIS SET OF ZONING DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. SAC WIRELESS DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, AND SETBACKS.

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SACRAMENTO, CA. 95816

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1	08/26/09	100% ZONING	SV
2	06/09/10	REV 100% ZONING	SV

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SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

Exhibit B-2 Site Plan

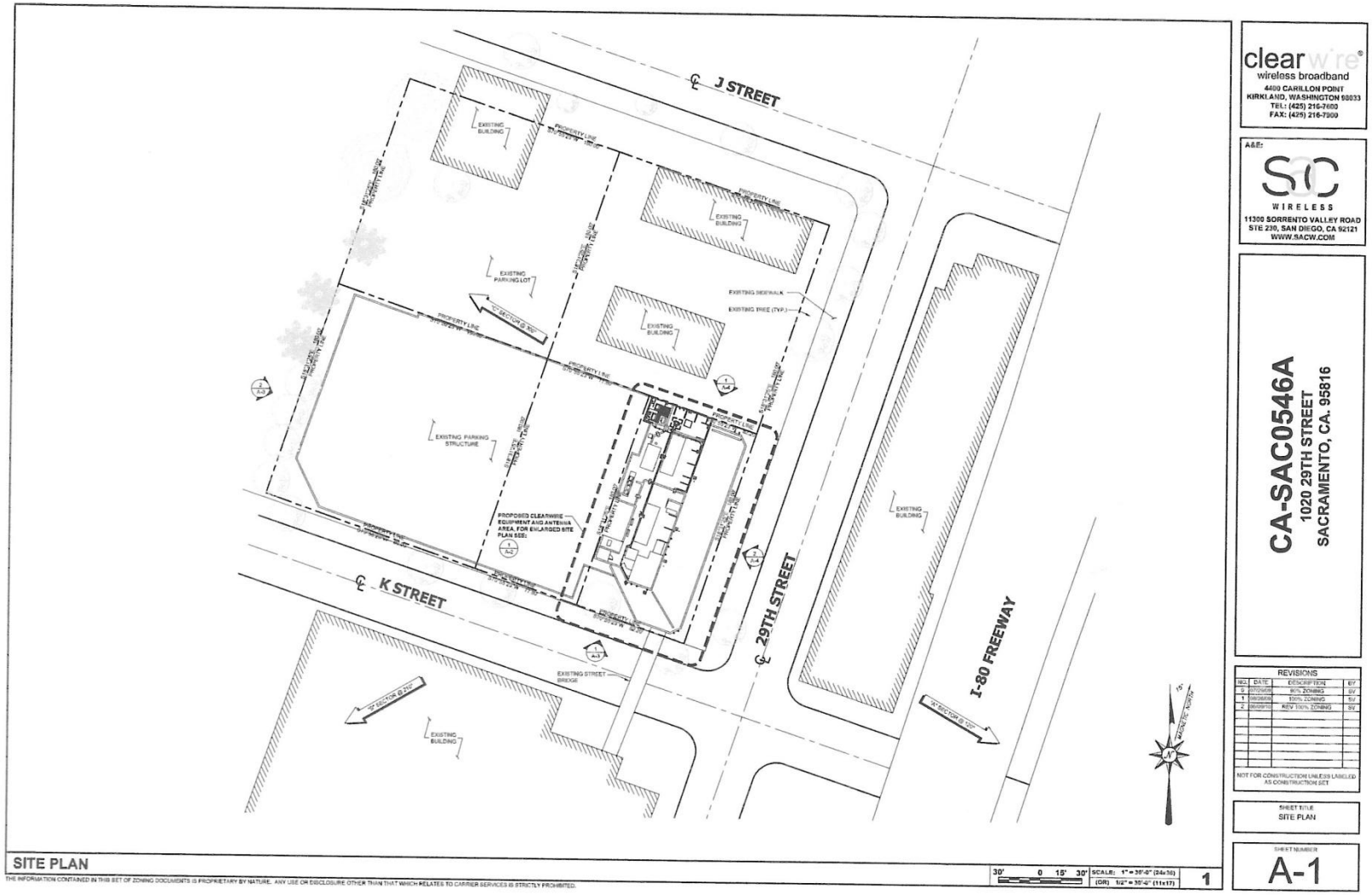

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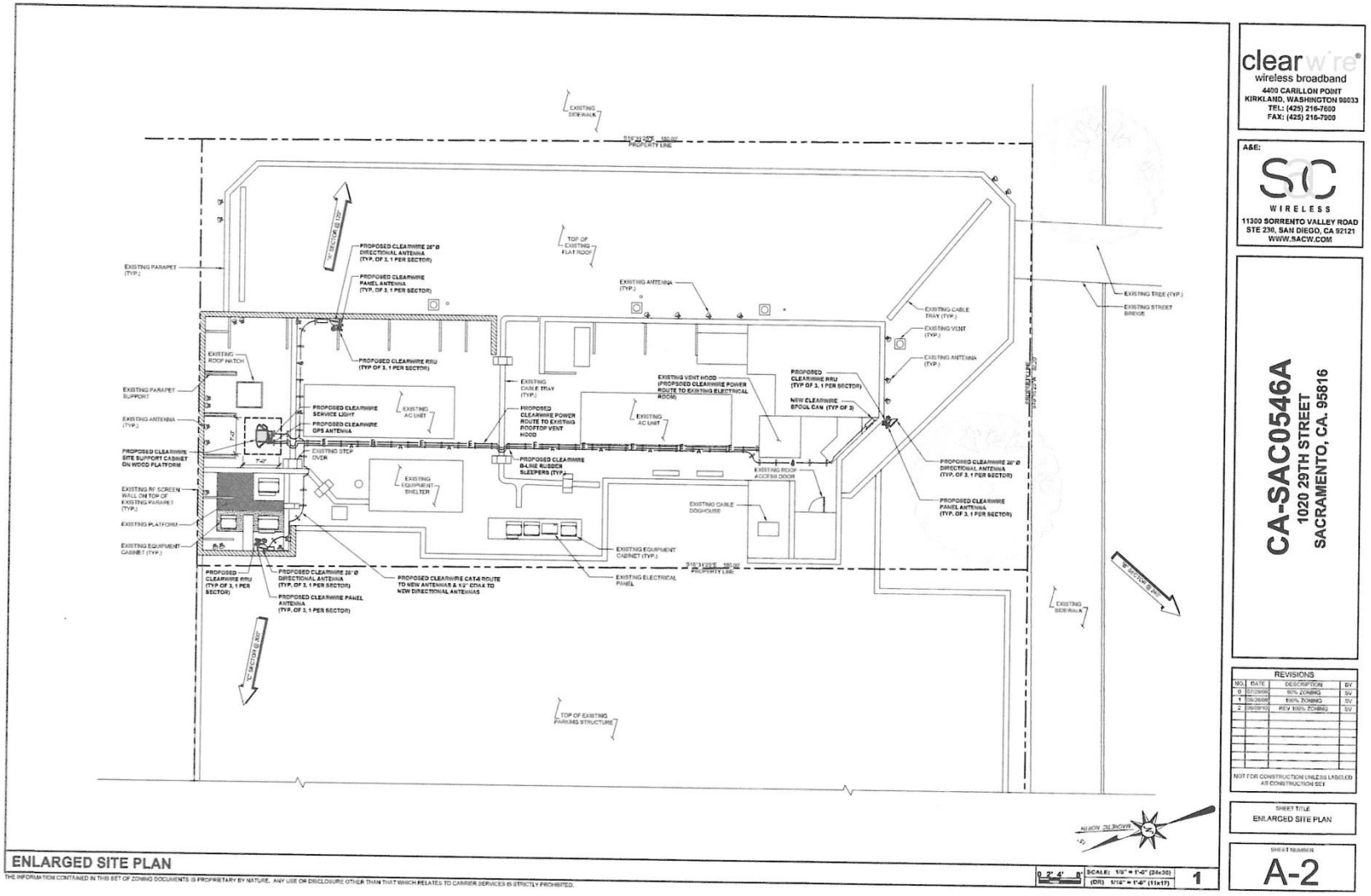
Exhibit B-3 Enlarged Site Plan



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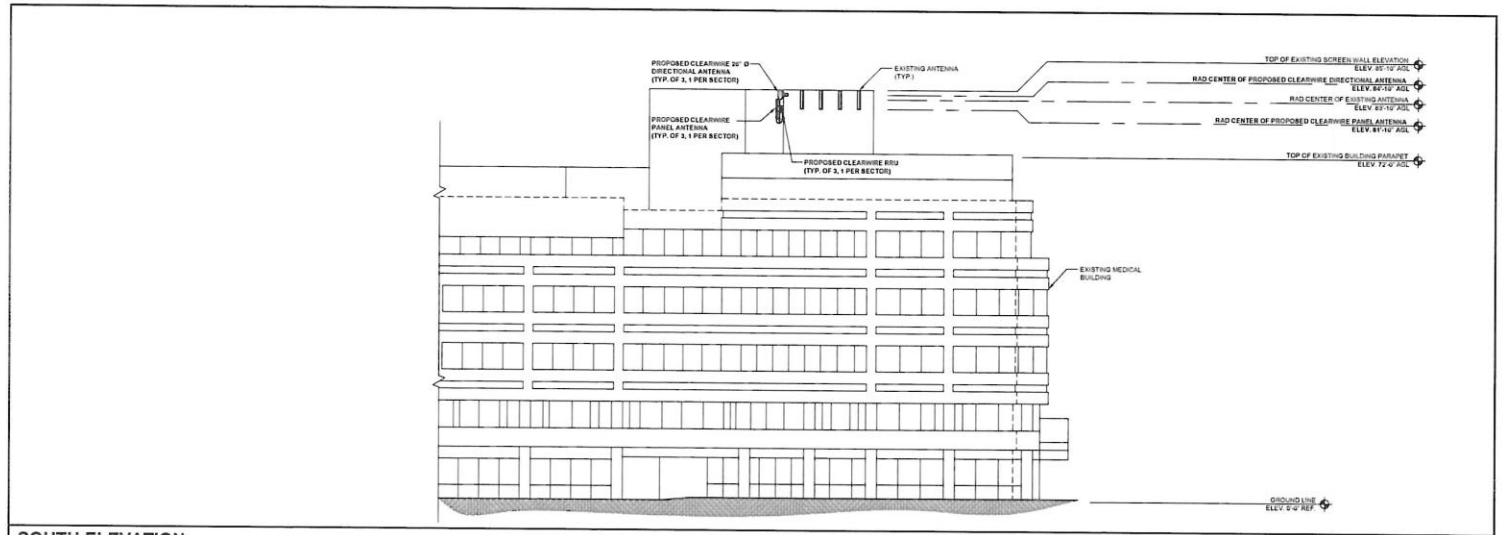
SHEET TITLE
ENLARGED SITE PLAN

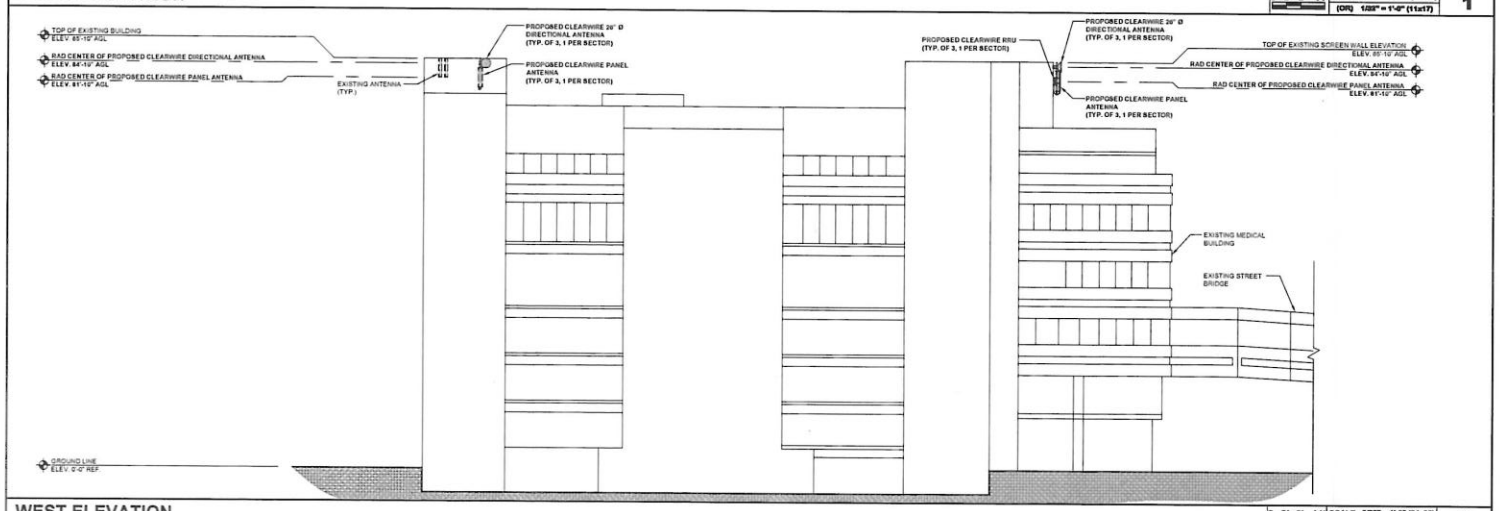
SHEET NUMBER
A-2

Exhibit B-4 South and West Elevations



SOUTH ELEVATION

0 3' 6' 11' SCALE: 3/32" = 1'-0" (24x36) (OR) 1/32" = 1'-0" (11x17) 1



WEST ELEVATION

0 3' 6' 11' SCALE: 3/32" = 1'-0" (24x36) (OR) 1/32" = 1'-0" (11x17) 2

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2	06/09/10	REV 100% ZONING	SV
3	09/14/10	REV 100% ZONING	CM

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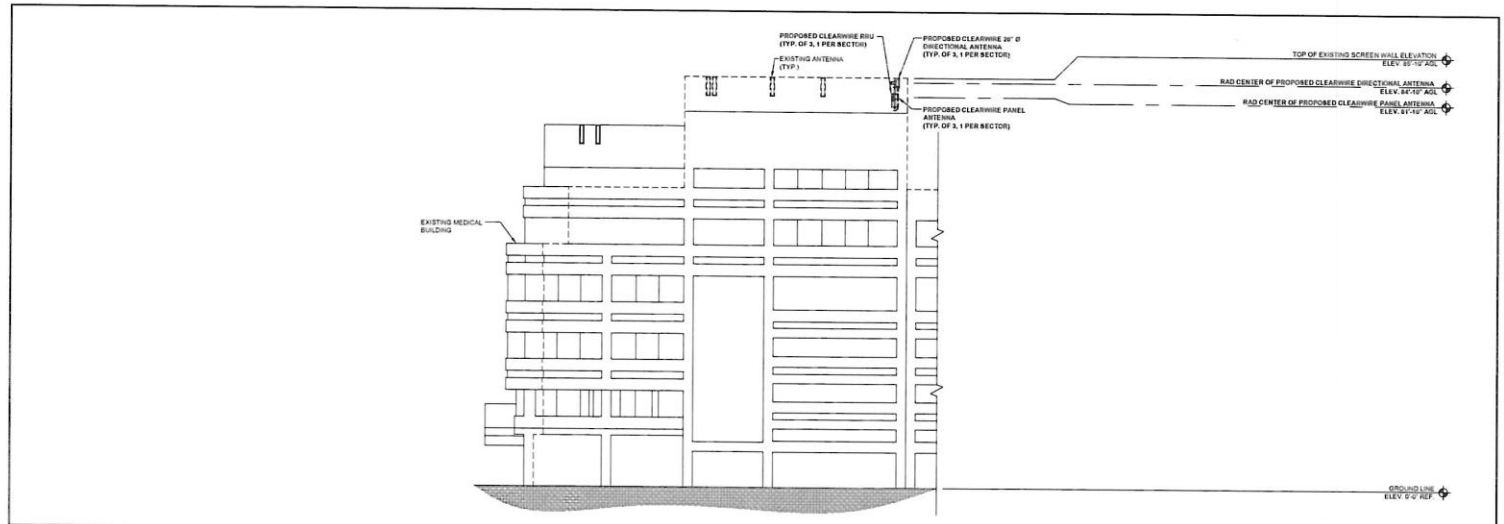
SHEET TITLE
SOUTH & WEST ELEVATIONS

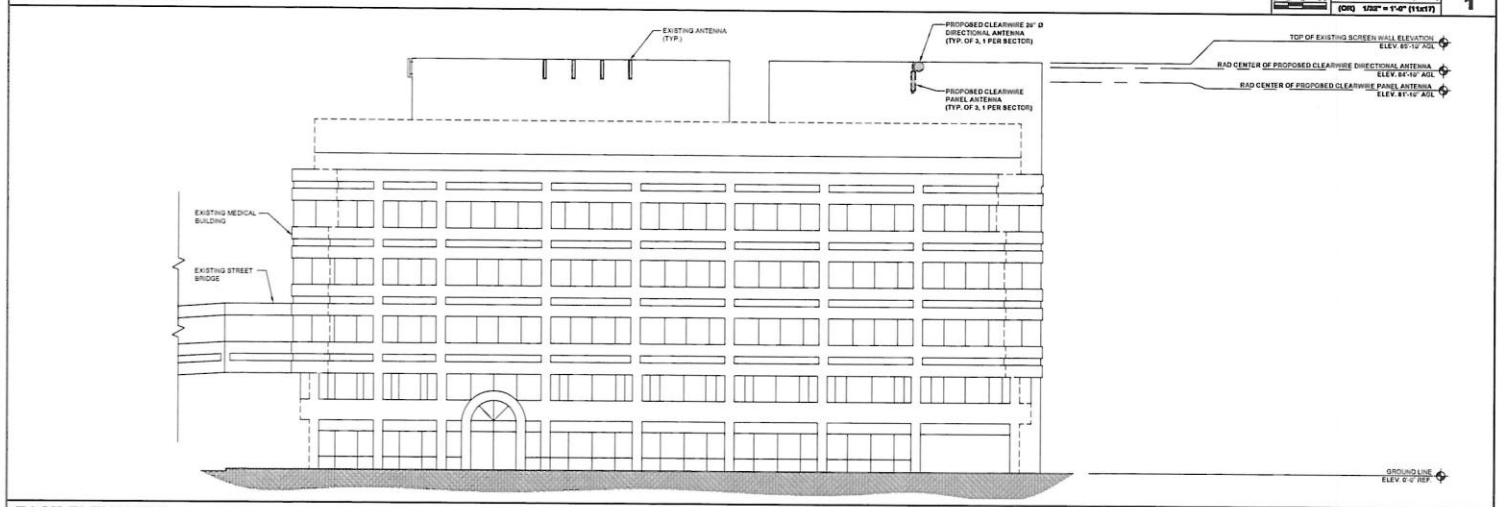
SHEET NUMBER
A-3

Exhibit B-5 North and East Elevations



NORTH ELEVATION

0 3' 6' 11' SCALE: 3/32" = 1'-0" (24x36) (OR) 1/32" = 1'-0" (11x17) 1



EAST ELEVATION

0 3' 6' 11' SCALE: 3/32" = 1'-0" (24x36) (OR) 1/32" = 1'-0" (11x17) 2

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2	09/09/10	REV 100% ZONING	SV
3	06/14/10	REV 100% ZONING	CM

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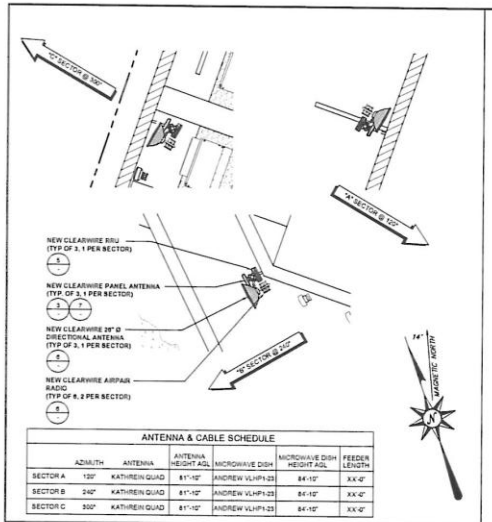
SHEET TITLE
NORTH & EAST ELEVATIONS

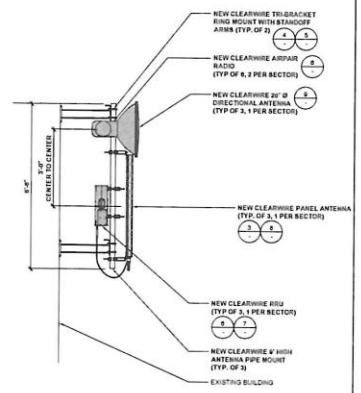
SHEET NUMBER
A-4

Exhibit B-6 Antenna Layout and Details



ANTENNA & CABLE SCHEDULE						
	AZIMUTH	ANTENNA	ANTENNA HEIGHT AGL	MICROWAVE DISH	MICROWAVE DISH HEIGHT AGL	FEEDER LENGTH
SECTOR A	120°	KATHREIN QUAD	81'-10"	ANDREW VLHP1-23	84'-10"	XX'-0"
SECTOR B	240°	KATHREIN QUAD	81'-10"	ANDREW VLHP1-23	84'-10"	XX'-0"
SECTOR C	300°	KATHREIN QUAD	81'-10"	ANDREW VLHP1-23	84'-10"	XX'-0"

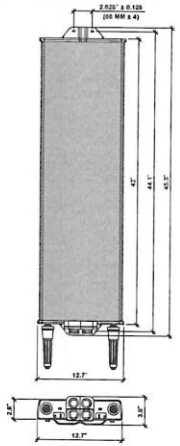
ANTENNA LAYOUT — 0 6" 1' 2' — SCALE: 1/2" = 1'-0" (24x36) (OR) 1/4" = 1'-0" (11x17) — 1



ANTENNA ELEVATION — 0 6" 1' 2' — SCALE: 1/2" = 1'-0" (24x36) (OR) 1/4" = 1'-0" (11x17) — 2

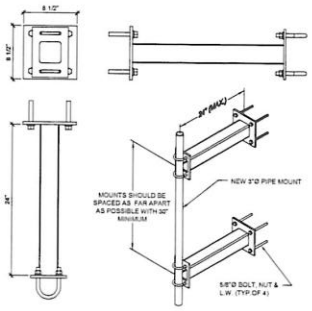
Specifications:

Frequency range	2496–2690 MHz
Gain	2 x 18 dBi
Impedance	50 ohms
VSWR	< 1.5:1
Intermodulation (2x20w)	IM3 < -150 dBc
Polarization	+45° and -45°
Front-to-back ratio	>23 dB typical
Maximum input power	200 watts (at 50°C)
+45° and -45° polarization horizontal beamwidth	67 degrees at midband (half power)
+45° and -45° polarization vertical beamwidth	7 degrees at midband (half power)
Electrical downtilt continuously adjustable	0–10 degrees
Connector	4 x 7-16 DIN female
Sidelobe suppression for first sidelobe above horizon	0° 4° 8° 12° 15 13 16 15 dB (typical)
Null fill	>-1 dB to 12° below horizon (typical) (17 dB below 16 dBi main beam)
Isolation	>30 dB
Weight	35 lb (15.9 kg)
Dimensions	45 x 12.7 x 2.8 inches (1067 x 323 x 71 mm)
Equivalent flat plate area	4.6 ft² (0.43 m²)
Wind survival rating*	150 mph (200 kph)
Shipping dimensions	49 x 13.9 x 5.1 inches (1230 x 332 x 130 mm)
Shipping weight	39 lb (17.7 kg)
Mounting	Fixed and tilt-mount options are available for 2 to 5.7 inch (50 to 145 mm) OD masts.



MANUFACTURER: KATHREIN 840 10054

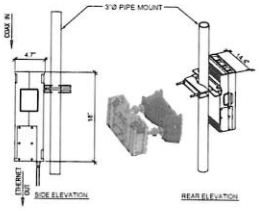
PANEL ANTENNA SPECS — SCALE N.T.S. — 3



STANDOFF WALL MOUNT — SCALE N.T.S. — 4

Pipe Mounting Kit

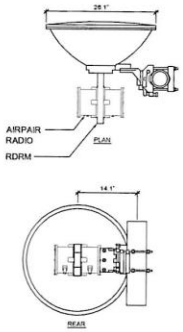
When attaching the mounting hardware, ensure the resin fixture is oriented correctly and the bracket faces upward.



Architecture
Frequency Bands
Output Power
Ports
Operating Temperature Range
Peak Power
Power Consumption
Weight
Dimensions
MUF Carrier Cascade

MANUFACTURER:

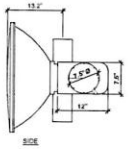
RUU SPECS AND MOUNTING — SCALE N.T.S. — 5



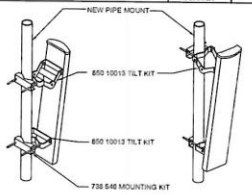
DIRECTIONAL ANTENNA
MANUFACTURER: ANDREW
MODEL: VHLP2
PART #: VARIOUS
DIA.: 26.1"
DEPTH: 13.2"
OFFSET: 14.1"
WEIGHT: 27 LBS

RADIO
MANUFACTURER: DRAGONWAVE INC.
MODEL: AIRPAIR RADIO
DIA.: 7.5"

REDUNDANT DUAL RADIO MOUNT
MANUFACTURER: DRAGONWAVE INC.
MODEL: RDRM
DIMENSIONS: 7.5"W x 7.5"H x 12" DEPTH



DIRECTIONAL ANTENNA — SCALE N.T.S. — 6



ANTENNA MOUNTING — SCALE N.T.S. — 7

NOT USED — SCALE N.T.S. — 8

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1	08/28/09	100% ZONING	SV
2	09/08/10	REV 100% ZONING	SV
3	09/14/10	REV 100% ZONING	GM

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
ANTENNA LAYOUT & DETAILS

SHEET NUMBER
A-5

Exhibit B-7 Antenna Layout and Details

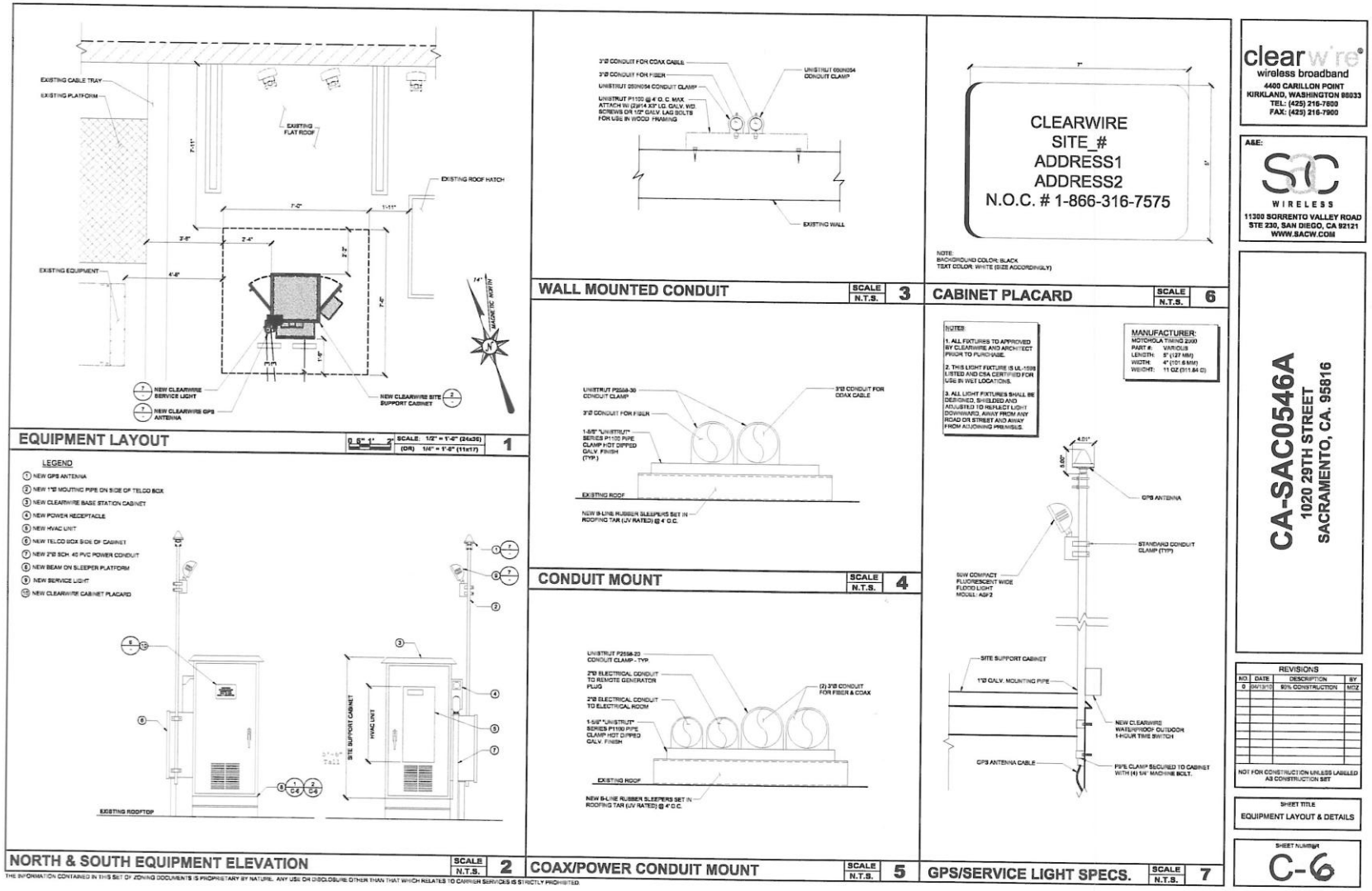

Exhibit B-8 Photo Simulations-View 1

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wireless broadband

SITE NUMBER
CA-SAC546A

1020 29TH STREET,
SACRAMENTO, CA 95816

SAC WIRELESS

PHOTOSIMULATION VIEW 1

Exhibit B-9 Photo Simulations-View 2

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wireless broadband

SITE NUMBER
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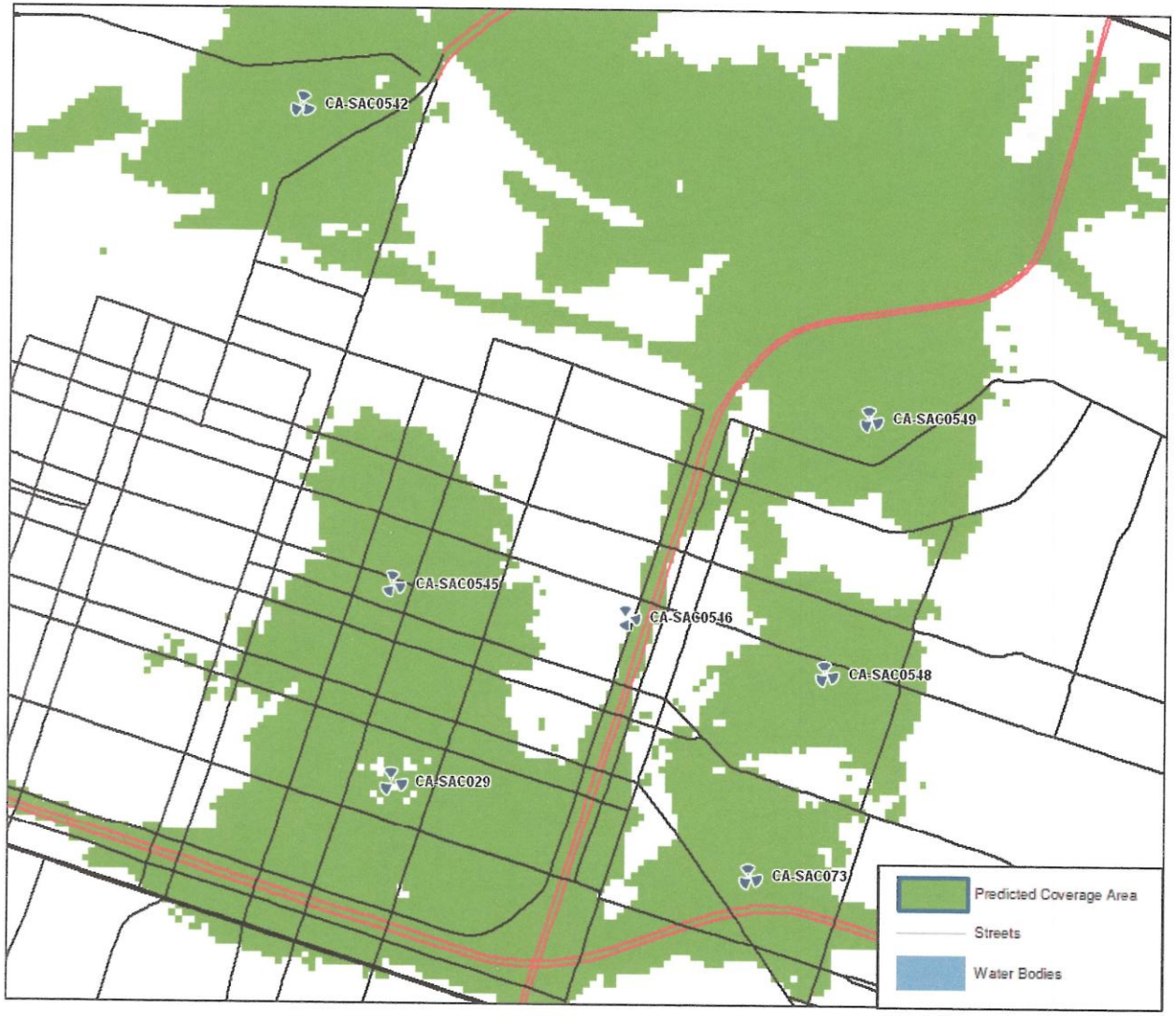
1020 29TH STREET,
SACRAMENTO, CA 95816

SAC WIRELESS

PHOTOSIMULATION VIEW 2

Exhibit B-10 Clearwire Propagation Map-Without Facility

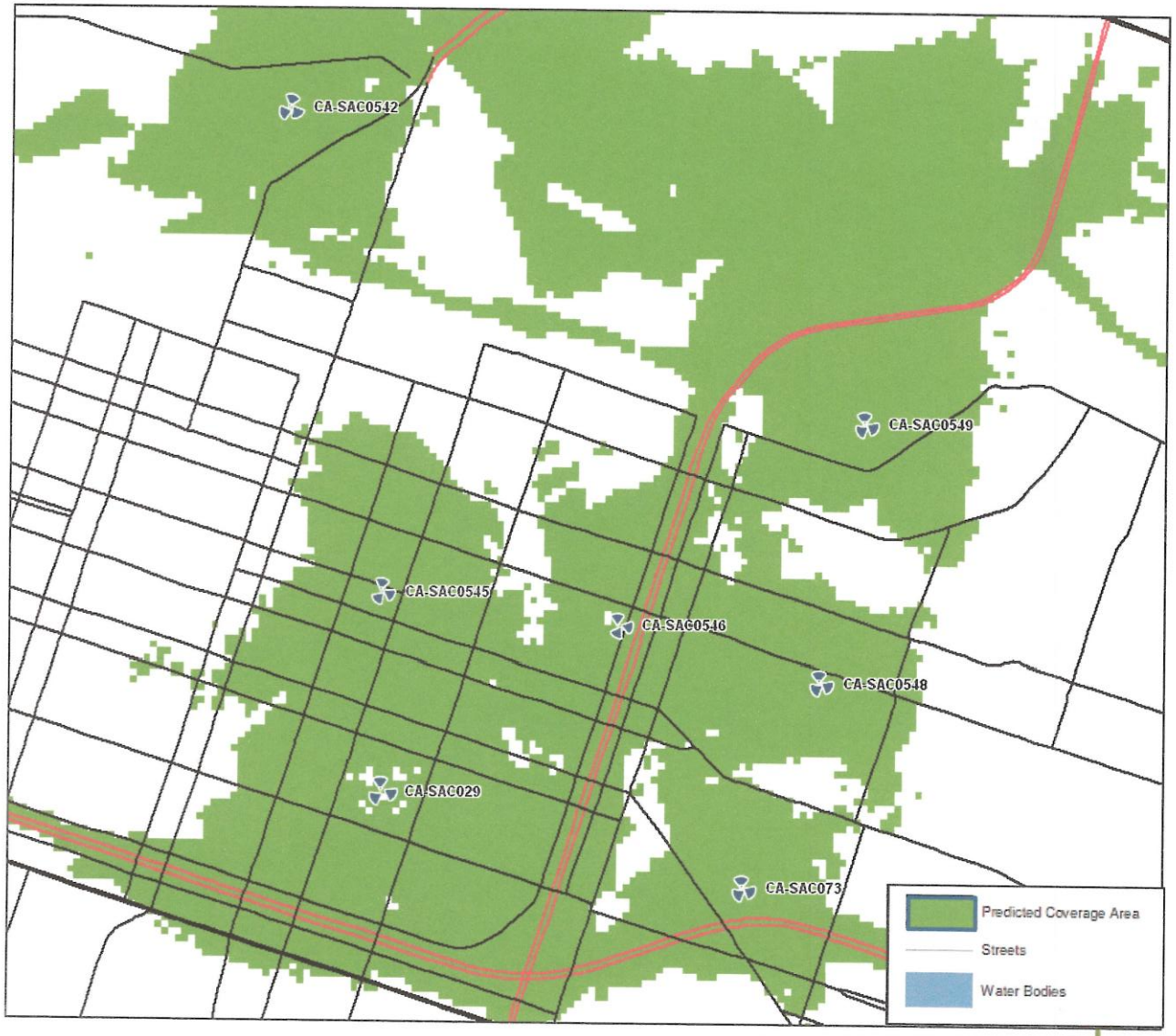
Composite Coverage WO Site CA-SAC0546



clear

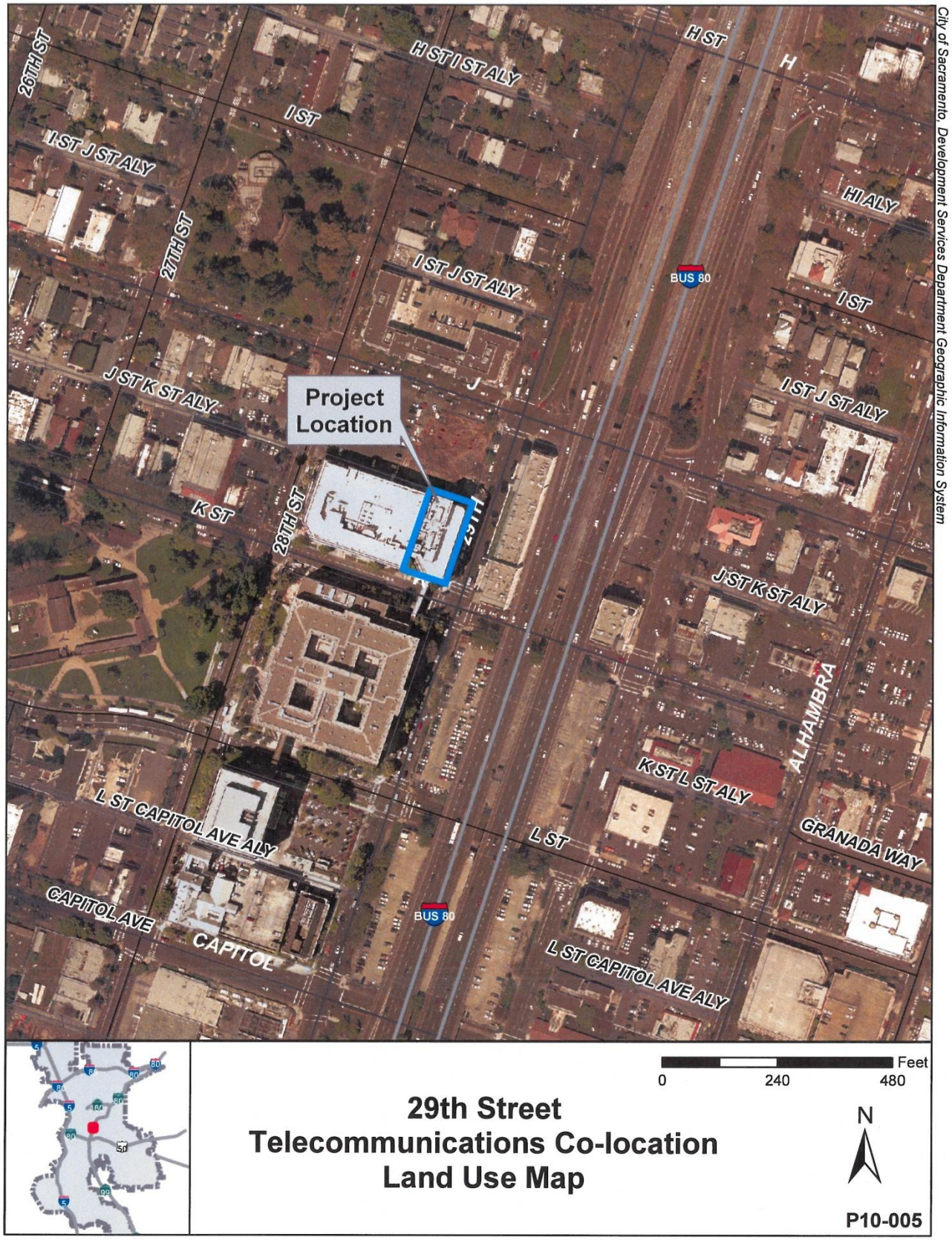
Exhibit B-11 Clearwire Propagation Map-With Facility

Composite Coverage W Site CA-SAC0546



clear

Attachment 2 – Land Use and Zoning Map



City of Sacramento, Development Services Department Geographic Information System

Attachment 3: Matrix Team Members

Department	Contact Person	Telephone	E-mail
Current Planning	Kimberly Kaufmann-Brisby	916-808-5590	kkbrisby@cityofsacramento.org
Development Engineering	Cesar Narvaez	916-808-7873	cnarvaez@cityofsacramento.org
Utilities	Neal Joyce	916-808-1473	injoyce@cityofsacramento.org
Building	John Tang	916-808-7563	jtang@cityofsacramento.org
Fire	King Tunson	916-808-1358	ktunson@cityofsacramento.org

5

REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
June 24, 2010

To: Members of the Planning Commission

Subject Clearwire on 63rd Street (P10-010)

A request to install three (3) panel antennas, three (3) BTS Units (signal enhancement devices), and up to three (3) parabolic antennas on the top of a 127 foot SMUD transmission tower in the Standard Single Family Residential (R-1) Zone.

A. **Environmental Determination**: Categorical Exemption per CEQA Guidelines Section 15301;

B. **Special Permit** to install three (3) panel antennas, three (3) BTS Units, and up to three (3) parabolic antennas on the top of a 127 foot SMUD transmission tower.

Location/Council District

6514 63rd Street, Sacramento, CA 95828

Assessor's Parcel Number 040-0021-016-0000

Council District 6

Recommendation

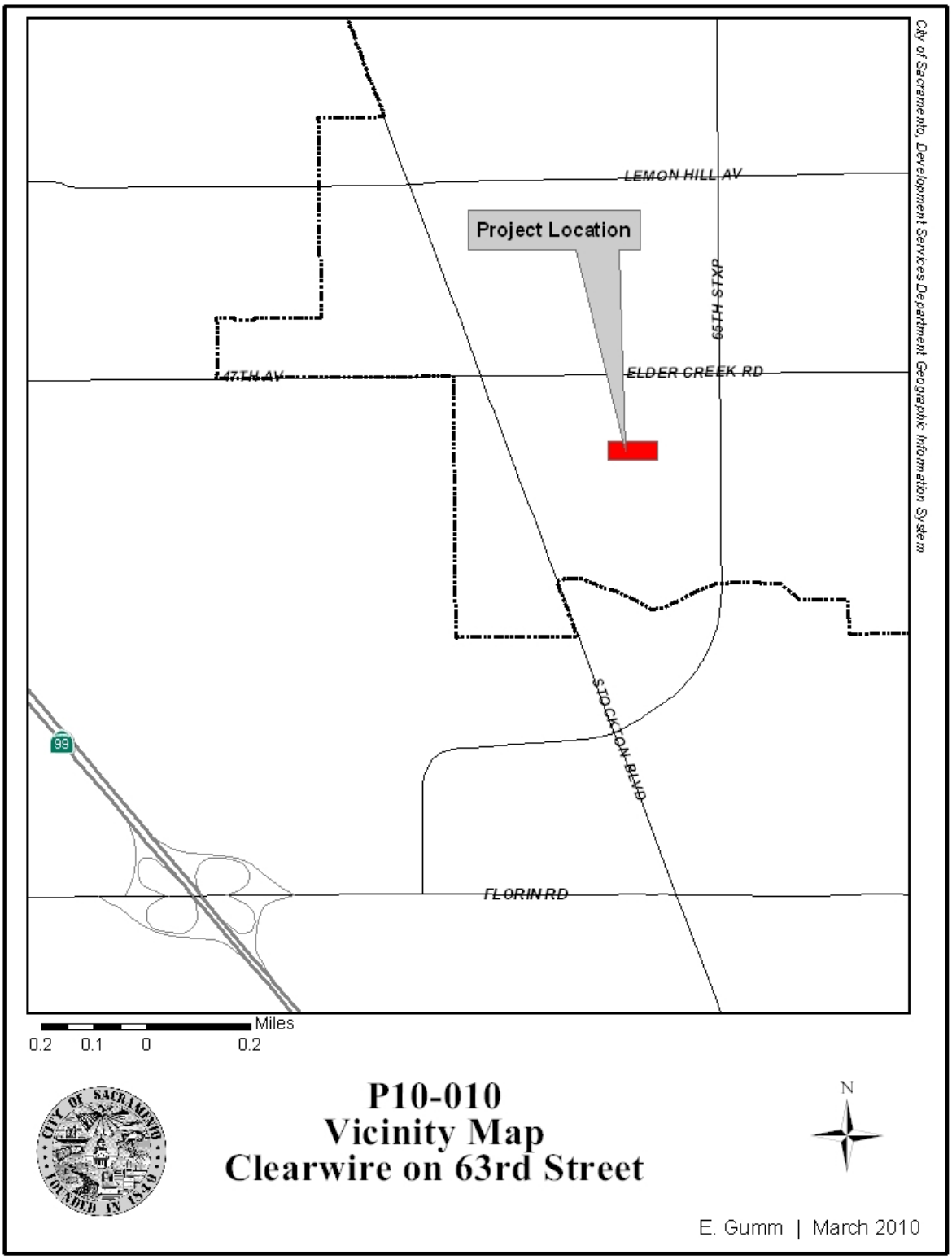
Staff recommends the Planning Commission approve the Special Permit request based on the findings and subject to the conditions listed in Attachment 1. The Planning Commission has final approval authority over items A-B above, and its decision is appealable to City Council. **Staff is not aware of any issues and the project is considered non-controversial.**

Staff Contact Elise Gumm, LEED AP, Associate Planner, (916) 808-1927;
Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant Landmark Wireless for Clear Wireless, LLC,
c/o: Jeff Lienert, (916) 505-3683
2210 Acorn Ridge Court, Folsom, CA 95630

Owner Bennie/Joyce Rinehart 1997 Revocable Trust
2125 Shielah Way, Sacramento, CA 95822

Vicinity Map



Summary

The applicant is proposing to install three (3) panel antennas, up to three (3) parabolic antennas (microwave dishes), and its related equipment on an existing SMUD transmission tower in the Standard Single Family Residential (R-1) zone. The existing tower height is approximately 127 feet. The proposed project will increase the existing tower by approximately seven feet to an overall height of 135 feet. All related equipment will be constructed on a 12'x13' concrete pad within the perimeter of the base of the tower.

Staff notified all property owners within 500 feet of the site for this public hearing and received no opposition at the time of writing of this report. Staff finds that the proposal is consistent with the applicable policies of the General Plan and the City's Guidelines for Telecommunications Facilities.

Table 1: Project Information	
General Plan designation:	Suburban Low Density Residential
Existing zoning of site:	R-1 (Standard Single Family Residential zone)
Existing use of site	Single Family Residential / SMUD Transmission Tower
Property area:	2.32 acres

Background Information

The project site contains a single family residential unit and a SMUD tower. There are no previous entitlements on the property.

Public/Neighborhood Outreach and Comments

The project was routed to the Southeast Village Neighborhood Association and staff has not received any comments from this neighborhood association. The Planning Commission meeting was also noticed to the property owners within a 500 foot radius of the subject site. At the time of writing of this report, staff has not received any comments, and staff is not aware of any opposition to the project.

Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15301 which consists of the operation, repair or minor alteration of existing public or private structures or facilities involving negligible or no expansion of capacity of an existing use beyond that existing at the time of the lead agency's determination.

Policy Considerations

General Plan

The subject site is designated Suburban Low Density Residential on the 2030 General Plan Land Use and Urban Form Diagram. The proposal is located on an existing transmission tower and has been designed and conditioned so that it will have a minimal visual impact on the surrounding area. The proposal is consistent with the

General Plan Policy which encourages working with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies throughout the city (Policies U 7.1.1). The proposal will improve wireless network capacity and coverage for residential and business customers in the area.

Guidelines for Telecommunications Facilities

The Guidelines for Telecommunication Facilities, adopted by the City Council on April 29, 1997, emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. The proposed antennas and associated equipment, collocating on an existing transmission tower, are consistent with the applicable policies as described in the Guidelines for Telecommunications Facilities. Key objectives for the City were outlined to maximize the number of "invisible" telecommunications facility sites. The proposed antennas located on top of an existing structure represent a preferred siting location as the new antennas do not require the construction of a new monopole.

Project Design

The applicant is proposing to utilize an existing transmission tower south of 47th Avenue at an existing single family parcel to collocate telecommunication antennas. The project requires a Special Permit. The proposed 3 panels and 3 parabolic antennas will be mounted at the top of the SMUD pole. As a result, the overall height of the facility will be increase from 127 feet, 3 inches to 135 feet, 3 inches. The existing residential unit on the subject site is approximately 120 feet away from the transmission tower and an old barn, which is an accessory structure, is approximately 15 feet away. The antennas will be conditioned to be painted with a non-reflective paint to match the existing SMUD tower, and the related equipment will be installed within the tower footprint on a concrete pad. Staff has no issues with the proposed antennas and the proposed height of the tower.

The equipment cabinet will be located on a concrete pad beneath the transmission tower. The facility will be surrounded by wood fencing of six feet in height. Lighting at the equipment area is conditioned to be activated only when the facility is being serviced by the representative of Clearwire.

Land Use

The City of Sacramento encourages the placement of wireless facilities with minimal visual impacts and provides guidelines for the design of wireless facilities. The current Zoning Code, Chapter 17.24, footnote 58, c, viii, allows panel antennas placed on transmission towers as a matter of right and they are exempted from planning entitlements if the proposal does not increase the existing structure more than 12 feet in height. However, the proposed parabolic antennas are not the exempted panel antennas; thus, the project requires a Special Permit subject to Zoning Code, Chapter 17.24, footnote 58, d, v, (B). City staff encourages carriers to consider siting on existing infrastructure, such as transmission towers. Staff supports

the proposed project based on its design and location, and it is consistent with the City's Guidelines for Telecommunications Facilities.

The Zoning Code allows telecommunication facilities in residential zones and collocation on an existing transmission tower is a preferred siting option. Staff is in support of the project because it is consistent with the General Plan Policy of promoting and supporting communications facilities within the City as well as the Guidelines for Telecommunication Facilities.

Access, Circulation and Parking

The applicant proposes to use the existing driveway to access the wireless internet facility equipment for regular maintenance and repairs. The residential unit has its own driveway, which will not be used for purposes of accessing the tower.

Respectfully submitted by: _____
ELISE GUMM, LEED AP
Associate Planner

Approved by: _____
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

_____
GREG BITTER, AICP
Principal Planner

Table of Contents:

Staff Report		Page 1
Attachment 1	Recommended Findings and Conditions	Page 7
Exhibit A	Plot Plan	Page 10
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Exhibit D	Equipment Plan	Page 13
Exhibit E	Propagation Map	Page 14
Exhibit F	Simulation Photos	Page 15
Attachment 2	Vicinity Map	Page 18
Attachment 3	Land Use and Zoning Map	Page 19

Attachment 1 Recommended Findings of Fact and Conditions of Approval

Findings of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under **Class 1**, **Section 15301, Existing Facilities** of the California Environmental Quality Act Guidelines as follows:

This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

B. The **Special Permit** to install 3 panels antennas, up to 3 parabolic antennas, and its related equipment, is approved subject to the following Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:

   a. The project will utilize an existing transmission tower;

   b. The proposed telecommunication antennas, dish and equipment meet all development standards for the site including Title 17 zoning Code requirement and are consistent with the City's Guidelines for Telecommunication Facilities; and

   c. The project will not adversely affect the surrounding land uses in that the visual impacts are nominal and the wireless network capabilities for South Sacramento are enhanced greatly.

2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance in that:

   a. The antennas are proposed in a location that will not interfere with existing land uses or future uses on the subject parcel and the surrounding area; and

   b. The proposed telecommunications equipment will be required to comply with building codes and safety standards in its construction through the building permit process.

3. The project is consistent with the General Plan Suburban Low Density Residential Land Use Designation as well as the General plan Land Use and Utilities policies. The project is also consistent with the telecommunication policy of siting telecommunication facilities on existing transmission towers.

Conditions of Approval

B. The **Special Permit** to install 3 panel antennas, up to 3 parabolic antennas, and its related equipment, is hereby approved subject to the following conditions of approval:

PLANNING

B1. The applicant shall obtain all necessary building permits prior to commencing construction.

B2. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.

B3. Size and location of antennas shall conform to the approved plans as shown on the attached exhibits and as conditioned to revise. Any modification to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits. A total of six telecommunications antennas (three panel antennas and three microwave dishes) and three BTS units are approved.

B4. The applicant shall use non-reflective paint and materials to match the transmission tower at the point of attachment and connection points on all sides and on all equipment, cables, connections, panels and any other appurtenance.

B5. Should the operation of this telecommunications facility be discontinued, the applicant(s) shall be responsible for the removal of all equipment, including, but not limited to the: top hat array, antennas, equipment and cabinet(s), cable(s) and conduit, concrete pad(s), foundation, telephone and power lines to the facility, access gates, and fencing materials, within six (6) months of the cessation of facility operations.

B6. All cable runs shall be in weather–proof conduit or shall run underground;

B7. No telecommunications equipment shall be visible above the proposed wood fencing except the GPS antenna.

B8. In order to secure and partially screen the facility a new 6’ tall wall fence shall be constructed around the perimeter of the lease area as shown on the attached

exhibits. The fence and gate(s) shall be maintained in a graffiti free and sound structural condition for the duration of the operation of the facility.

B9. No barbed, razor, or other prohibited wire material shall be used in or on this site.

B10. All graffiti and trash/garbage shall be removed in a timely manner.

B11. Lighting shall affect only the lease area and the light standard shall not exceed 15 feet in height, shall be vandal resistant and shall be shielded from the adjacent properties and roadways so as not to create glare for the adjacent properties. The lighting shall also reflect away from City streets. A maximum lighting of 1.5 foot-candles per square foot of lease area will be allowed for the site.

ADVISORY NOTES

DEVELOPMENT ENGINEERING

B12. The applicants shall insure that they have an access easement or an agreement to access the property through their lease documents that insures continuous access for maintenance of the cell tower facility.

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Exhibit A Plot Plan

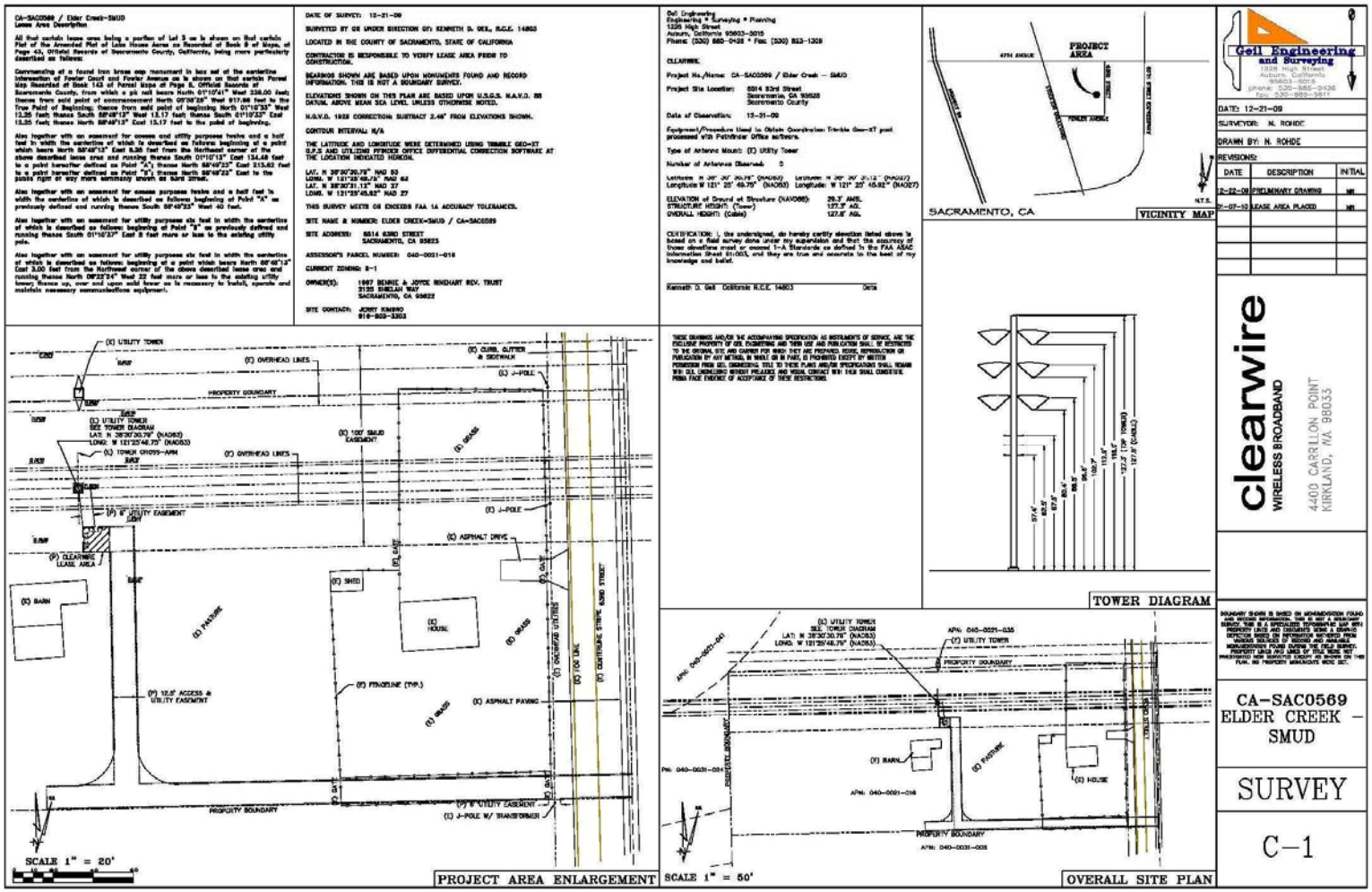


Exhibit B Site Plan

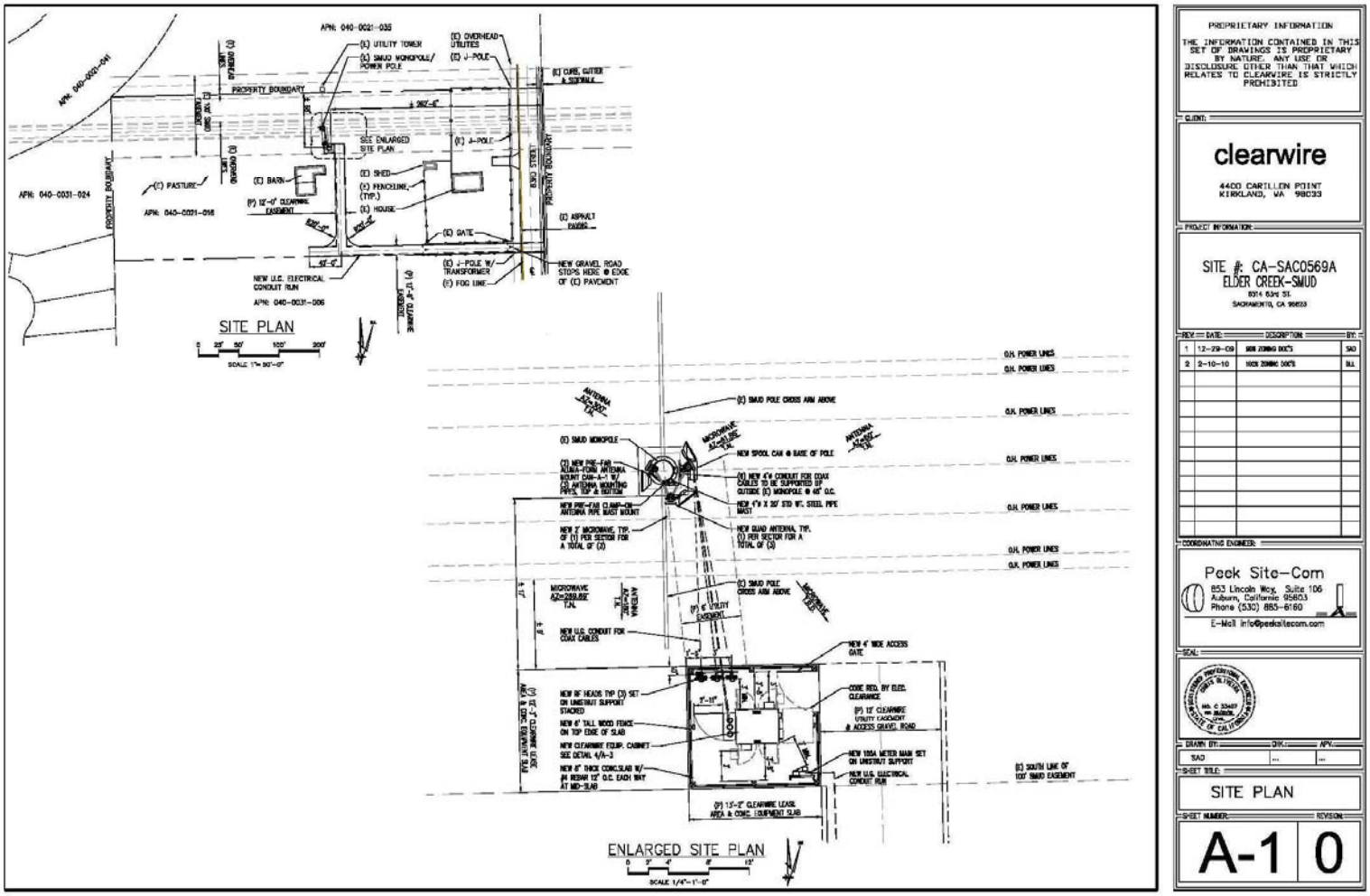


Exhibit C Elevations

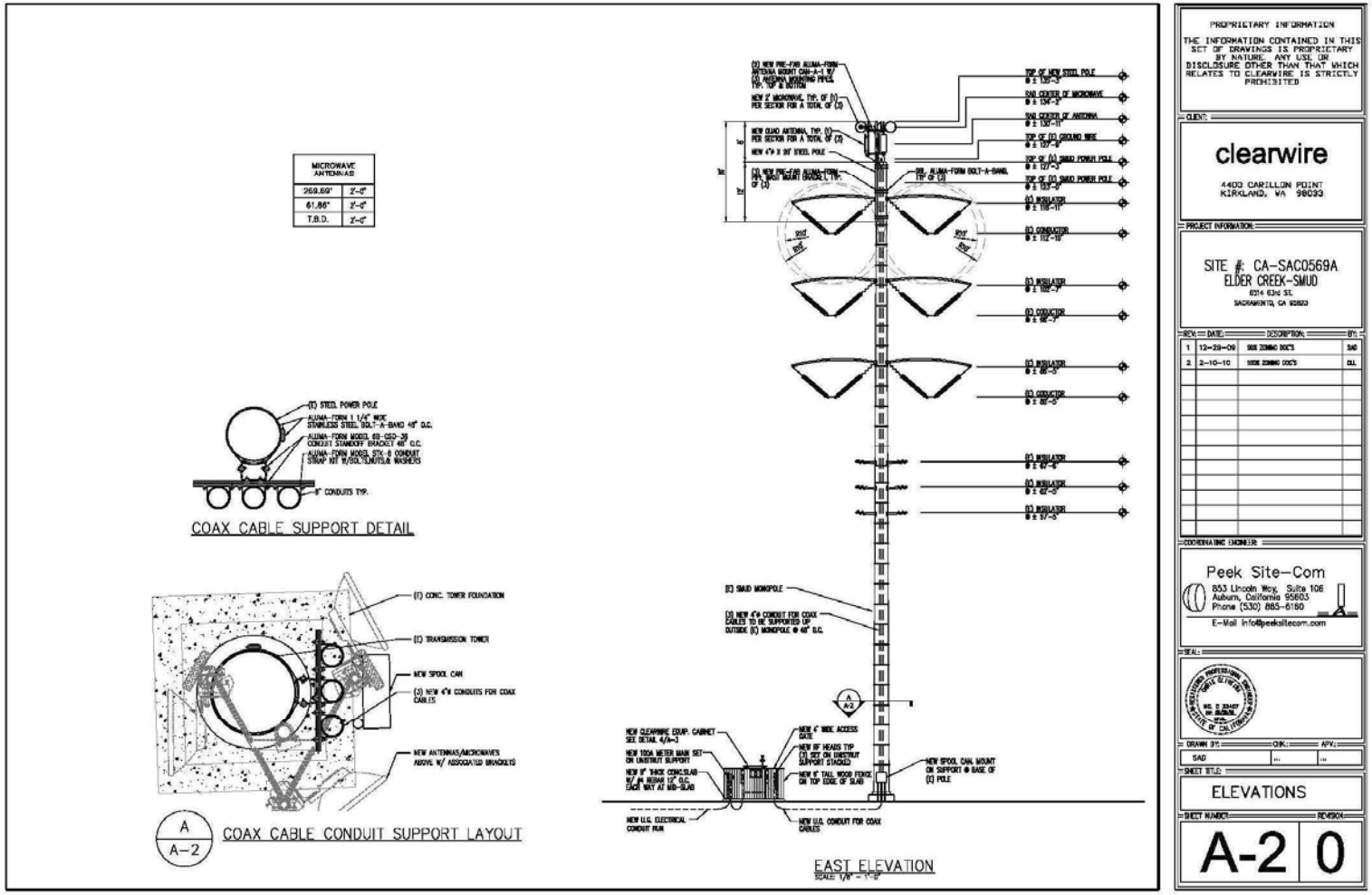
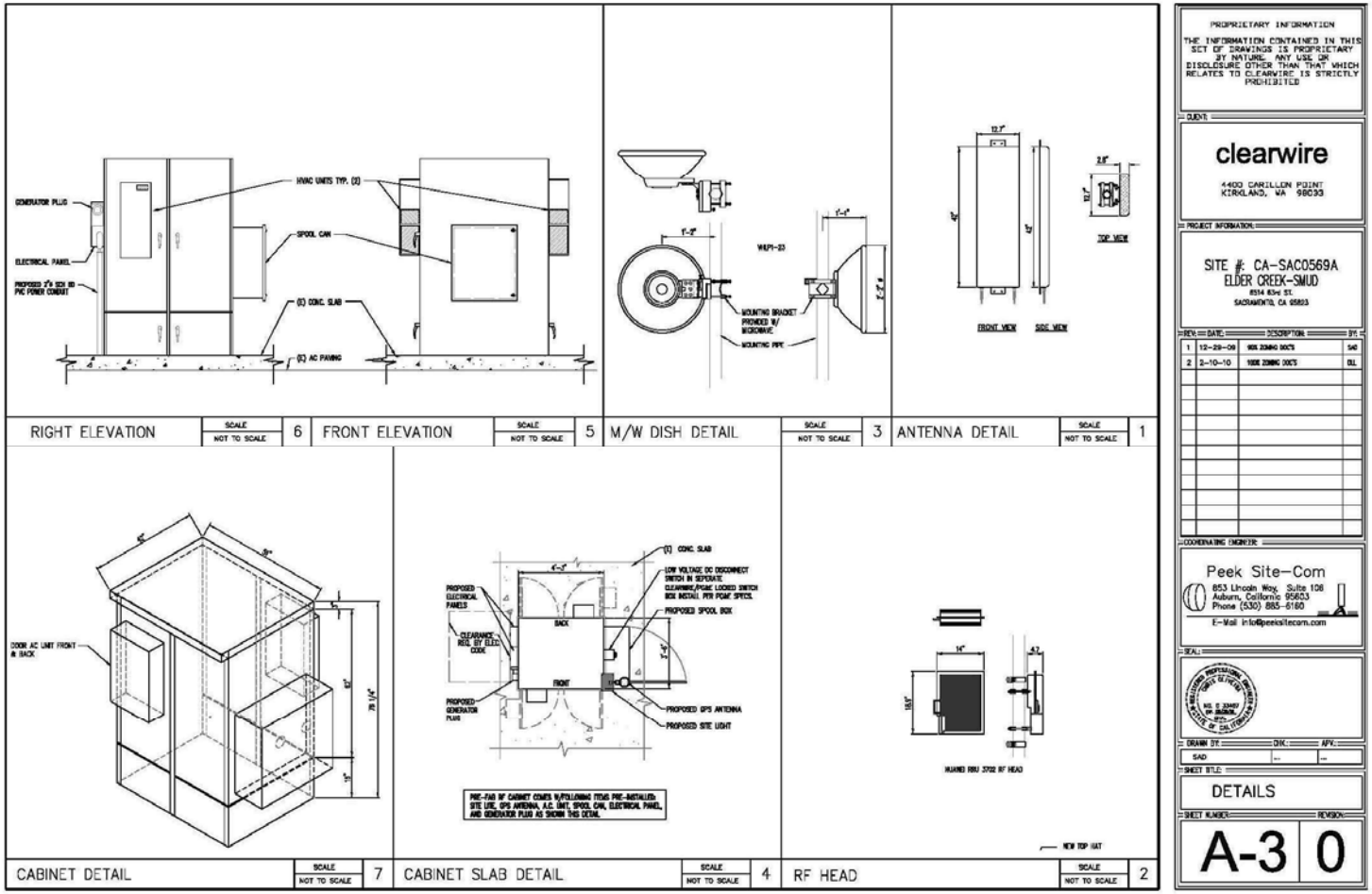


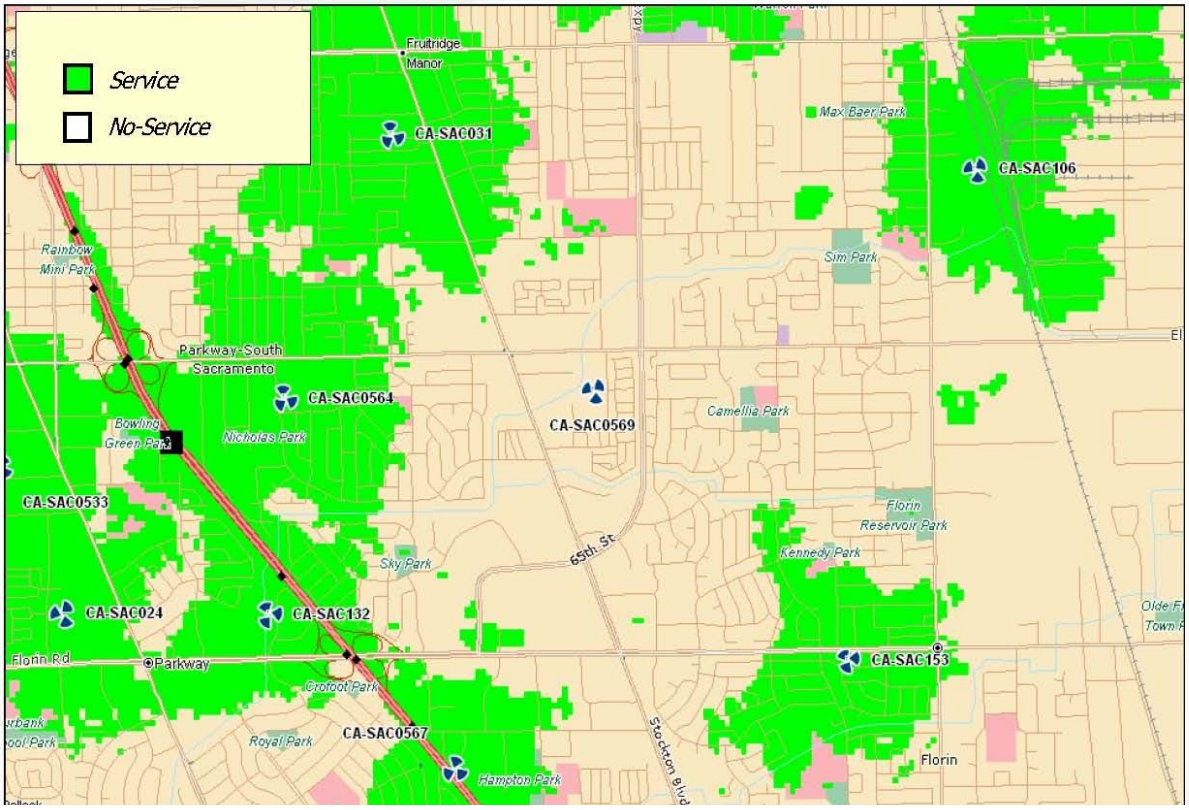
Exhibit D Equipment Plan



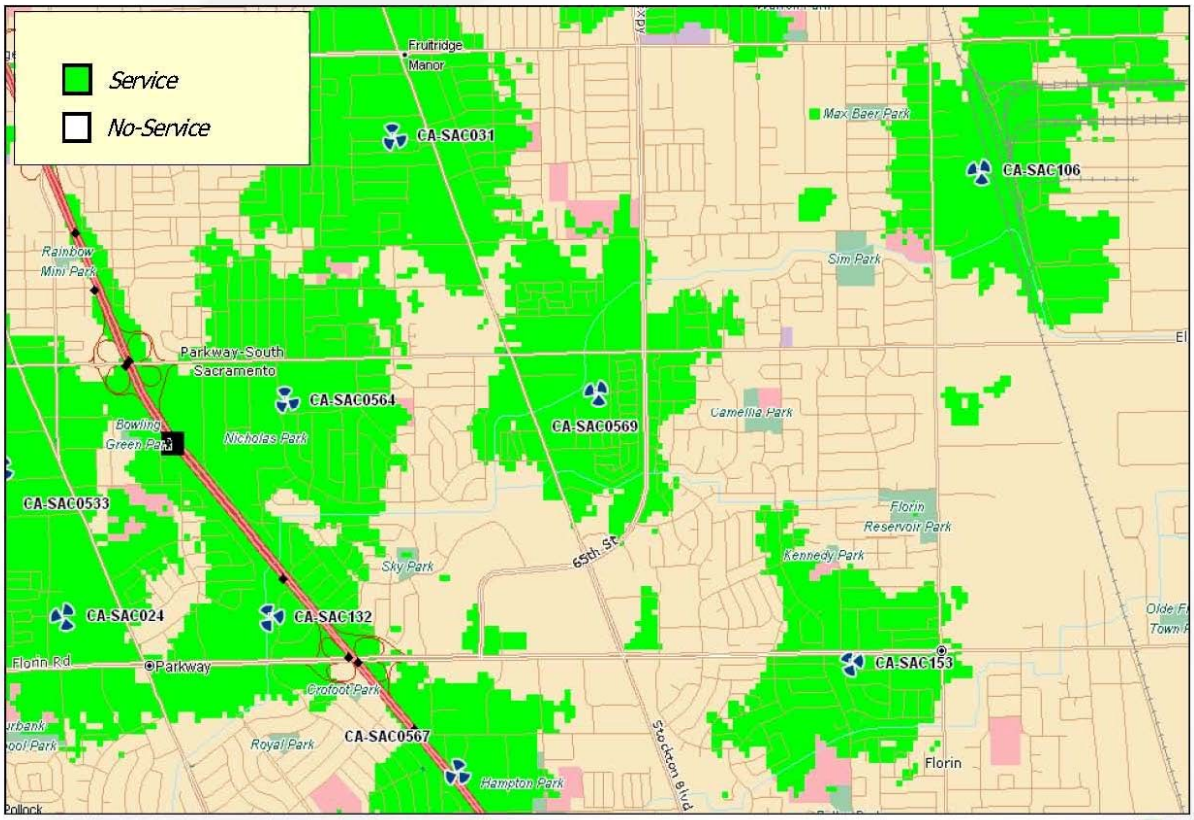
Clearwire on 63rd Street (P10-010)

Exhibit E Propagation Map

Composite Coverage without Site CA-SAC0569



Composite Coverage with Site CA-SAC0569



clear

Clearwire on 63rd Street (P10-010)

Exhibit F Simulation Photos

January 15, 2010

Photosimulation of view looking west from 63rd Street, nearest the site.

Previsualists

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This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Clearwire on 63rd Street (P10-010)

Exhibit F Stimulation Photos

January 15, 2010

Photosimulation of view looking southward from Elder Creek Road at the Morrison Creek bridge.

Previsualists

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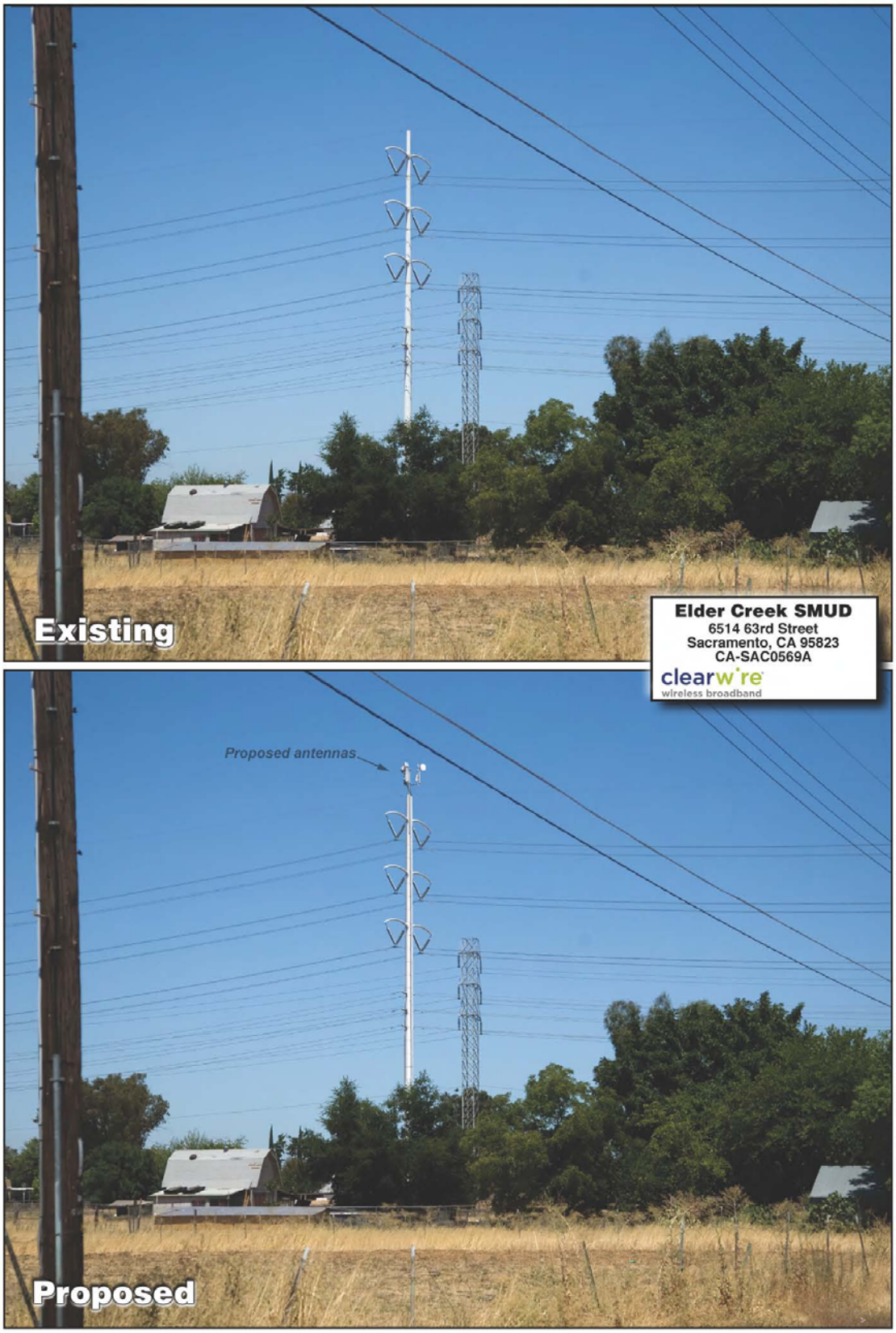
Clearwire on 63rd Street (P10-010)

Exhibit F Stimulation Photos

January 15, 2010

Photosimulation of view looking northwest from 63rd Street, just north of Fowler Ave.



Previsualists

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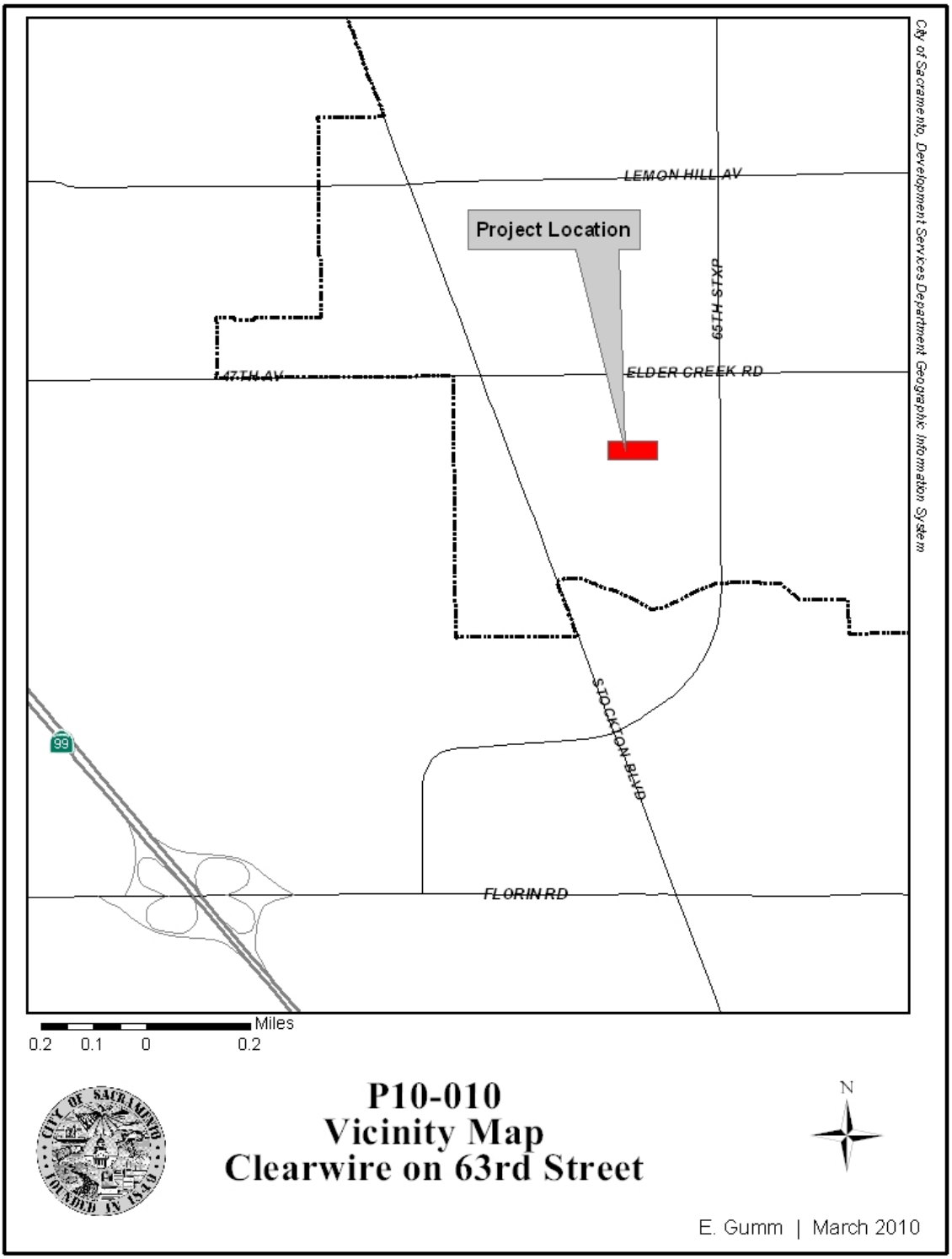
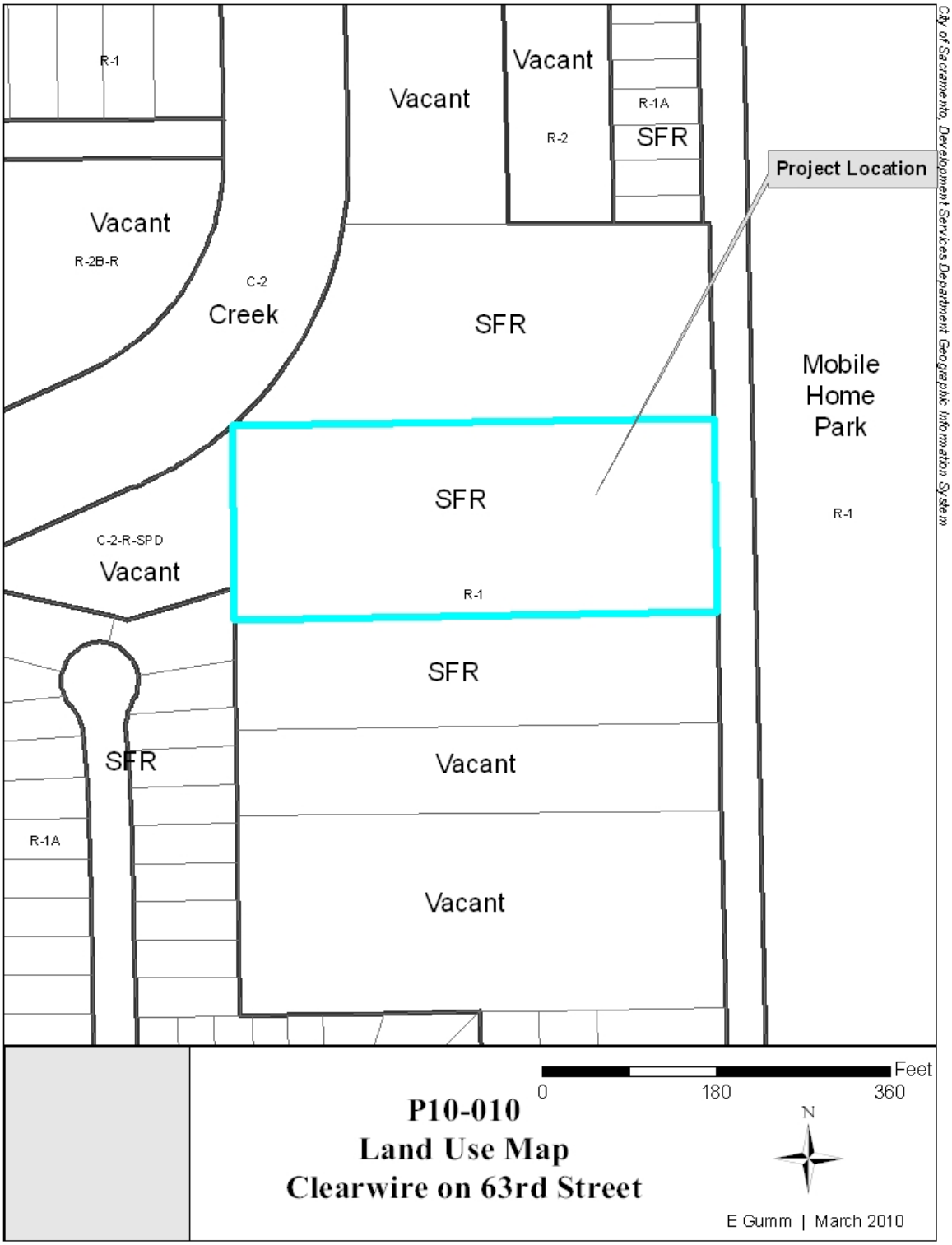
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Attachment 2 Vicinity Map



Attachment 3 Land Use and Zoning Map



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6

REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
June 24, 2010

To: Members of the Planning Commission

Subject: Sara Lee/Rainbow Bakery ClearWire (P10-025)
A request to locate telecommunications equipment including three panel antennas and one microwave dish, with associated equipment within faux smoke stacks located on the roof of the existing Sara Lee/Rainbow Bakery building located on approximately one acre in the General Commercial (C-2) zone. This request requires a Special Permit.

A. Environmental Determination: Exempt, CEQA Guidelines section 15303;

B. Special Permit to locate telecommunication antennas and dishes within the General Commercial (C-2) zone.

Location/Council District:
3201 6th Avenue
Assessor's Parcel Number: 013-0244-025
Council District 5

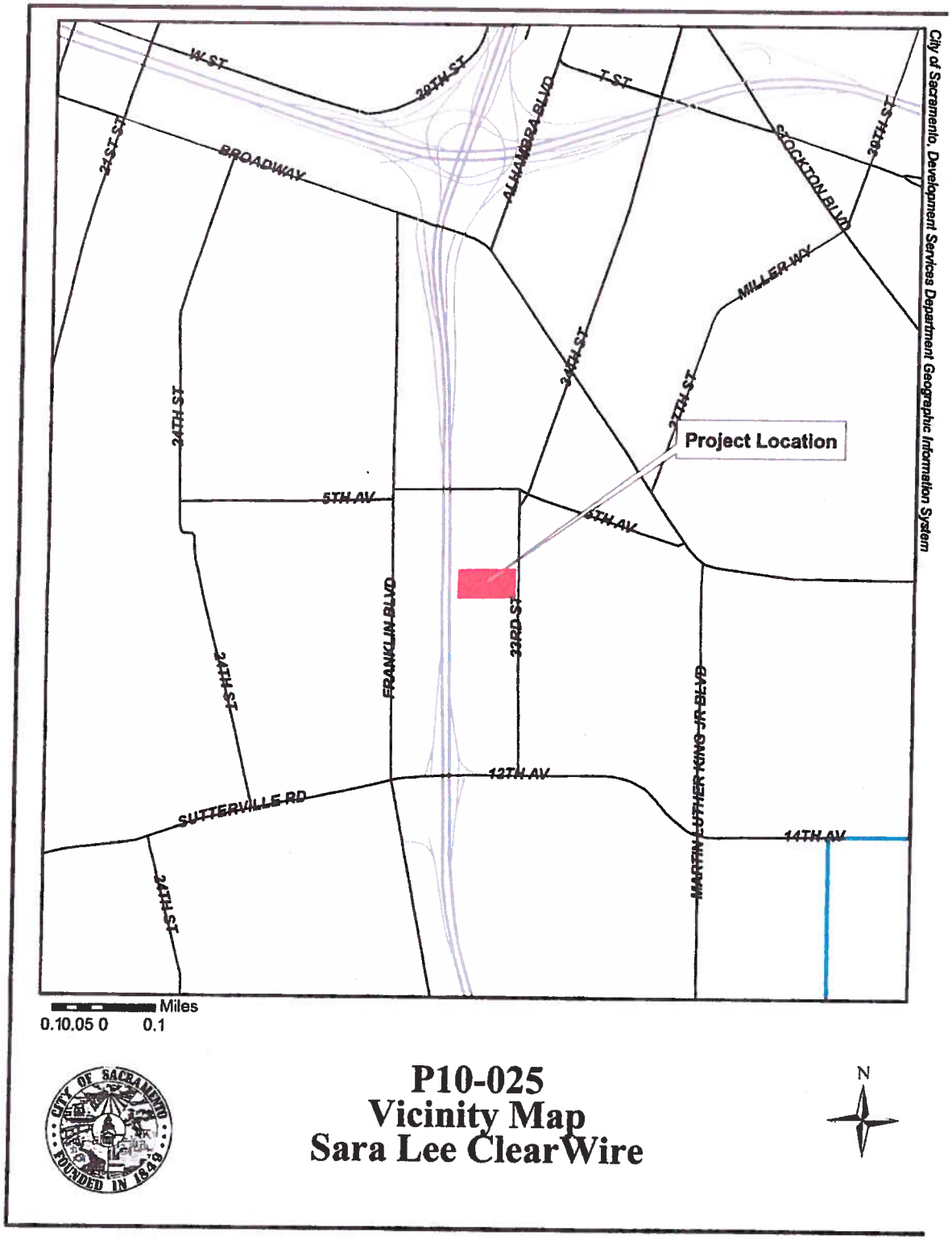
Recommendation: Staff recommends the Commission approve the Special Permit request based on the findings of fact and subject to the conditions of approval listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision may be appealed to City Council. **Staff is not aware of any issues and the project is considered non-controversial.**

Contact: Heather Forest, Associate Planner, 808-5008, Lindsey Alagozian, Senior Planner, 808-2659

Applicant: Jacob Reeves for ClearWire
151 Lembi Drive
Folsom, CA 95630
(619) 212-1686

Owner: Peter Newman, Sara Lee Bakery
320 6th Avenue
Sacramento, CA 95817
(916) 732-4702

Vicinity Map



Summary: The applicant is proposing to install three telecommunication antennas and one microwave dish within proposed faux smoke stacks approximately 52' in height, to be located on top of the existing Sara Lee/Rainbow Bakery in the General Commercial (C-2) zone at 3201 6th Avenue. Staff notified all property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding neighborhood. **This item is non-controversial as staff is not aware of any neighborhood concerns.**

Table 1: Project Information
General Plan Designation: Traditional Center
Existing zoning of site: General Commercial (C-2)
Existing use of site: Bakery/Industrial
Property area: Approximately 1 acre

Background Information: The subject site is the existing Sara Lee/Rainbow Bakery which has been in operation for decades. Although zoned General Commercial (C-2), the site is located within a predominantly residential neighborhood, with residences to the south and north, including dormitories for McGeorge School of Law (to the north).

Public/Neighborhood Outreach and Comments: An early project notification was sent to all property owners within five hundred feet of the project site, as well as the Oak Park Neighborhood Association. City staff did not receive any phone calls or comments on the proposed project. Additionally, all property owners within five hundred feet of the project site and the Oak Park Neighborhood Association received a public hearing notice for this project. City staff received no phone calls or comments in opposition to this project.

Environmental Considerations: Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Section number 15303 which consists of the construction of conversion of small structures where only minor modifications are made to the exterior of the structure.

Policy Considerations

2030 General Plan: The subject site is designated Traditional Center in the Land Use Element of the General Plan. The Traditional Center land use designation provides for predominantly non-residential, moderate intensity, single-use commercial development or horizontal and vertical mixed-use development, such as the existing bakery. Traditional Centers are also envisioned to provide essential daily services within walking distance of surrounding residents. The 2030 General Plan has identified goals and policies within the Land Use and Urban Design Element and the Utilities Elements, which are furthered by the proposed project:

Adequate Community Supporting Uses. The City shall seek to ensure that all manner of public and private community-supportive facilities and services are located throughout the city to provide places that serve the varied needs of the community, provide for community meeting places, and provide community neighborhood landmark buildings and places. (Policy LU 8.1.2)

Telecommunication Technology. Provide state-of-the-art telecommunication services for households, businesses, institutions, and public agencies throughout the city that connect Sacramento to the nation and world. (Goal U 7.1)

As the proposed cellular and telecommunications services will be located on an existing building, providing essential telecommunication services for nearby residents, staff finds that the proposed project is consistent with the 2030 General Plan.

Guidelines for Telecommunications Facilities: The Guidelines for Telecommunication Facilities, adopted by the City Council on April 29, 1997, emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. Key objectives for the City were outlined to maximize the number of "invisible" telecommunications facility sites. The proposed antennas and dish, located within proposed smoke stacks, which resemble existing smoke stacks, represent a preferred siting location as the new antennas/dish do not require the construction of a new monopole or tower.

Project Design

The applicant, ClearWire, is proposing to construct two (2) smoke stack replicas, at a height of 52'-3" along the western side, on top of the existing Sara Lee/Rainbow Bakery. Within the smoke stacks will be a total of three (3) antennas, a microwave dish, and associated equipment. The external equipment is also proposed to be located on the roof, within an equipment cabinet. All of the proposed additions will be designed and painted and finished to match existing roof mounted equipment on the building, used by the Bakery.

The existing bakery contains rooftop mechanical equipment, including smoke stacks. The proposed faux smoke stacks will appear to be a part of the overall bakery operations and roof mounted equipment. Staff supports the proposed faux smoke stacks as they disguise the telecommunication use.

The project meets all development standards for the site, including setbacks and height. The proposed smoke stacks and equipment cabinet will not be easily visible from street views surrounding the property, but will be most visible to persons driving northbound and southbound on Highway 99, just west of the site. The proposed equipment is intended to provide 24-hour wireless broadband internet service to residential and business customers in the area.

Land Use

In order to locate telecommunication antennas/dishes which will rise more than twelve (12) feet above the building, upon non-residentially zoned parcels, the approval of a Special Permit is required (Zoning Code Section 17.24.050 footnote 58). In evaluating **Special Permit** proposals of this nature, the Commission is required to make the following findings:

A. A special permit shall be granted upon sound principles of land use.

   a. The proposed telecommunication antennas, dish, and equipment meet all development standards for the site including Title 17 Zoning Code requirements and are consistent with the City's Guidelines for Telecommunication Facilities.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

   a. The proposed telecommunications equipment will be located within enclosed structures and will not be easily visible to nearby residences.
   b. The proposed telecommunications equipment will be required to comply with building code and safety standards in its construction through the building permit process.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

   a. The proposed project is consistent with the General Plan Traditional Center Land Use Designation as well as General Plan Land Use and Utilities policies.

Summary

The proposed project complies with the 2030 General Plan, the Zoning Code, and the City's Guidelines for Telecommunications Facilities. For these reasons, staff recommends that the Planning Commission approve the request based on the findings of fact and subject to the conditions of approval listed in Attachment 1.

Respectfully submitted by: _____

HEATHER FOREST
Associate Planner

Approved by: _____

LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

GREGORY BITTER, AICP
Principal Planner

Attachments:

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	Title Sheet
Exhibit 1B	Topographic Survey
Exhibit 1C	Overall Site Plan
Exhibit 1D	Enlarged Site Plan
Exhibit 1E	Equipment Plan & Detail
Exhibit 1F	Antenna Plans & Details
Exhibit 1G	Elevations
Exhibit 1H	Search Rings
Exhibit 1I	Propagation Map
Exhibit 1J	Propagation Map
Exhibit 1K	Photosimulation
Exhibit 1L	Photosimulation
Attachment 2	Land Use & Zoning Map

Attachment 1
Recommended Findings of Fact and Conditions of Approval
Sara Lee/Rainbow Bakery ClearWire
3201 6th Avenue

Findings Of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under CEQA Guidelines Section 15303, New Construction or Conversion of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to place three panel antennas, a microwave dish, and associated equipment on the roof of an existing building located at 3201 6th Avenue. This project consists of the construction of small, new equipment and facilities, where only minor modifications are made in the exterior of the structure.

B. The **Special Permit** to locate telecommunication antennas and dishes within the General Commercial (C-2) zone is approved subject to the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use in that:

    a. The proposed telecommunication antennas, dish, and equipment meet all development standards for the site including Title 17 Zoning Code requirements and are consistent with the City's Guidelines for Telecommunication Facilities.

2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance in that:

    a. The proposed telecommunications equipment will be located within enclosed structures and will not be easily visible to nearby residences; and

    b. The proposed telecommunications equipment will be required to comply with building code and safety standards in its construction through the building permit process.

3. The proposed project is consistent with the General Plan Traditional Center Land Use Designation as well as General Plan Land Use and Utilities policies.

Conditions Of Approval

B. The **Special Permit** to locate telecommunication antennas and dishes within the General Commercial (C-2) zone is approved subject to the following conditions of approval:

B1. The applicant shall obtain all necessary building permits prior to commencing construction.

B2. The facility shall be constructed in substantial conformance to the submitted plans. Any modification to the project shall be subject to review and approval by planning staff prior to the issuance of building permits.

B3. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.

B4. The applicant shall paint and finish all proposed structures to match existing similar structures on the roof.

B5. The size and location of the antennas, microwave dishes, and all associated equipment shall conform to the plans submitted

B6. Should the applicant discontinue using the antennas for wireless services, the applicant shall remove the antennas and any associated equipment within six months of termination.

B7. Any additional antennas and/or dishes shall require a modification to the Special Permit, three panels and one microwave dish are approved).

P10-025
Received 3-30-10

clearwire®

CA-SAC0532A-SARA LEE BAKERY

3201 6TH AVE
SACRAMENTO, CA 95817

PROJECT DESCRIPTION

PROJECT INFORMATION

VICINITY MAP

SITE LOCATION

CODE COMPLIANCE

HANDICAP REQUIREMENTS

DRIVING DIRECTIONS

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	
LS-1	SURVEY	
A-1	OVERALL SITE PLAN	
A-2	ENLARGED SITE PLAN	
A-3	EQUIPMENT PLAN & DETAILS	
A-4	ANTENNA PLANS & DETAILS	
E-1	ELEVATIONS	

APPROVAL

SARA LEE BAKERY
CA-SAC0532A

Streeting Engineering

clearwire

SHEET TITLE: TITLE

SHEET NUMBER: T-1

Exhibit 1A – Title Sheet

June 24, 2010

Sara Lee/Rainbow Bakery ClearWire (P10-025)

Exhibit 1B – Topographic Survey

June 24, 2010

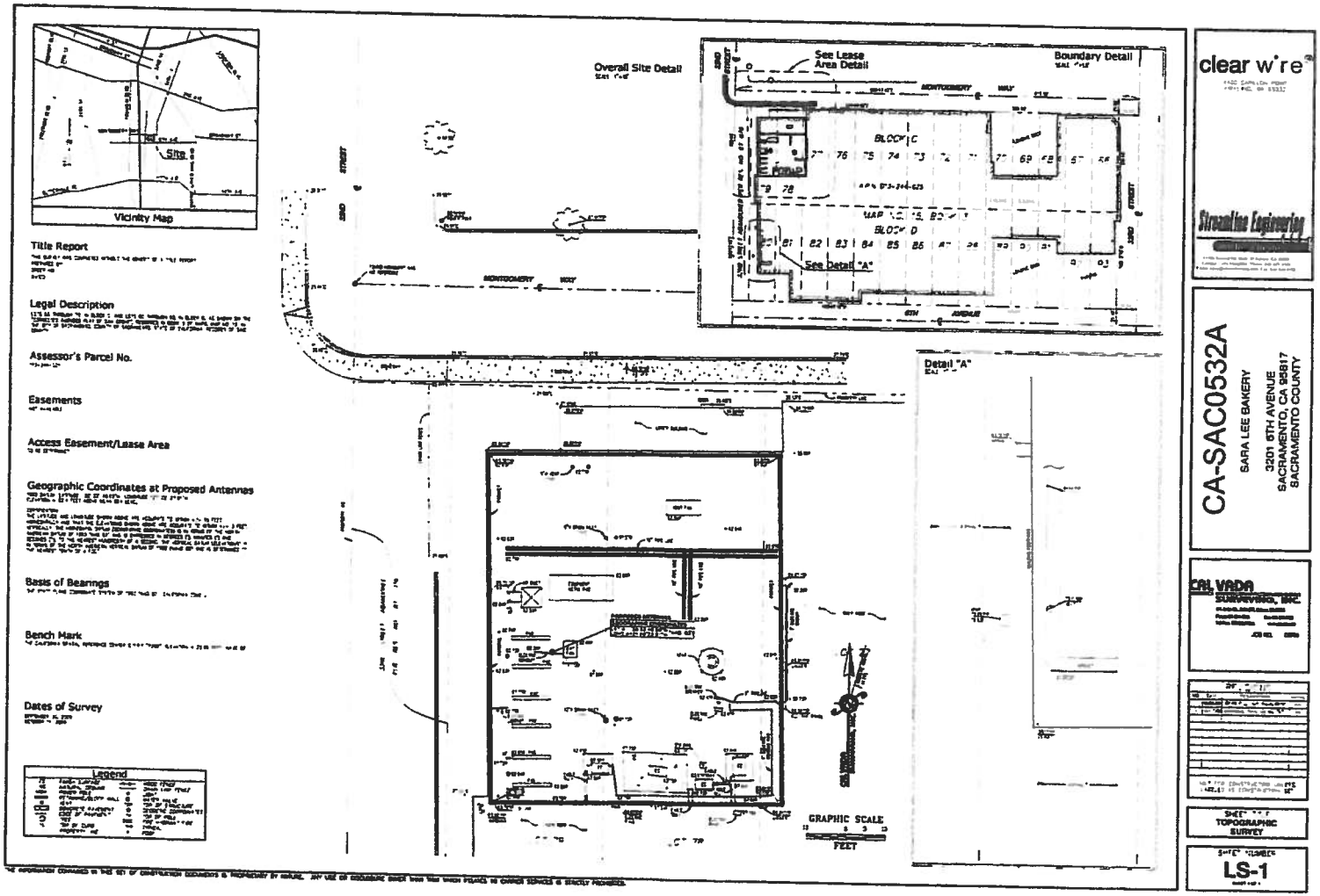


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Exhibit 1C – Overall Site Plan

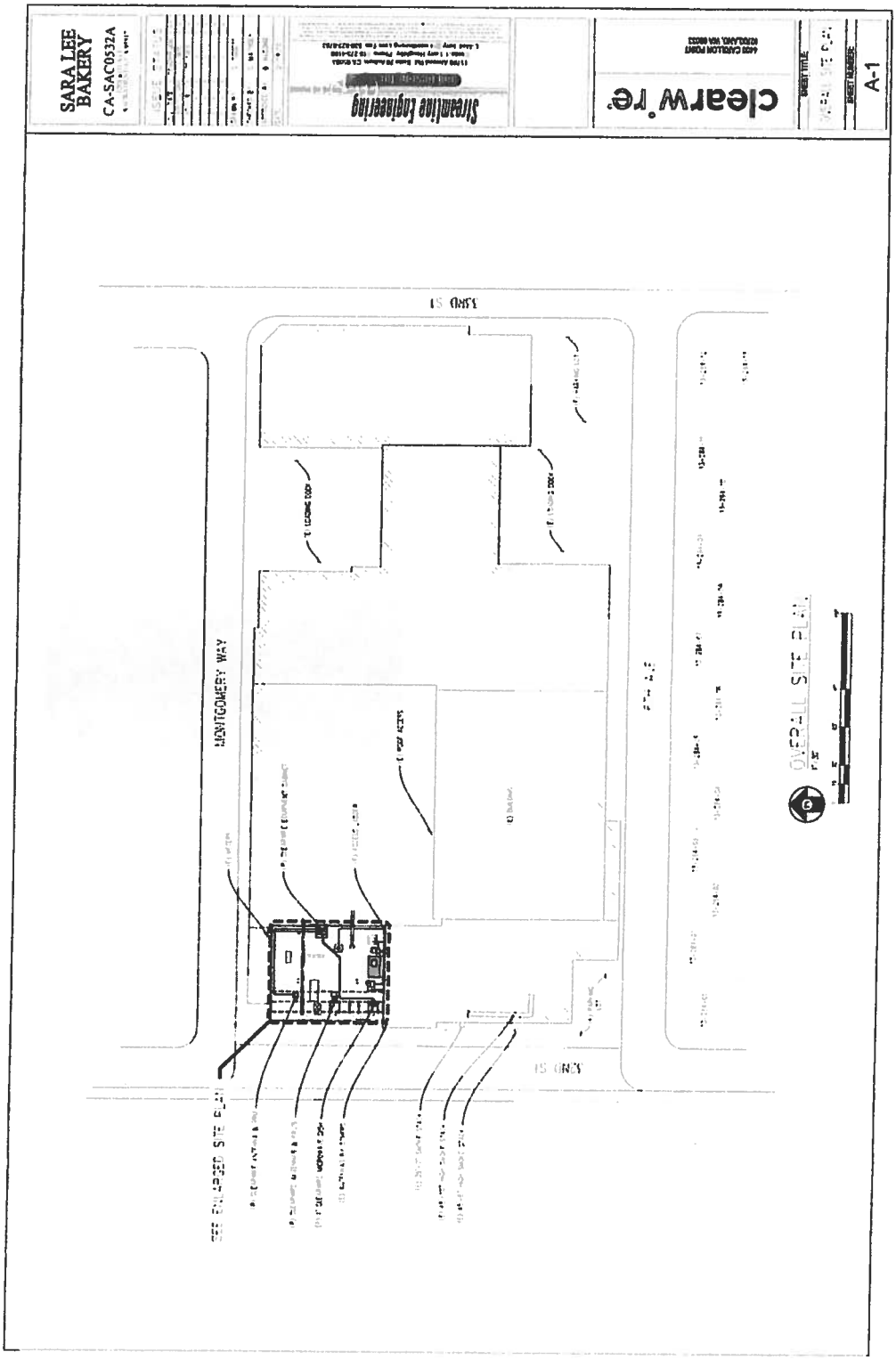

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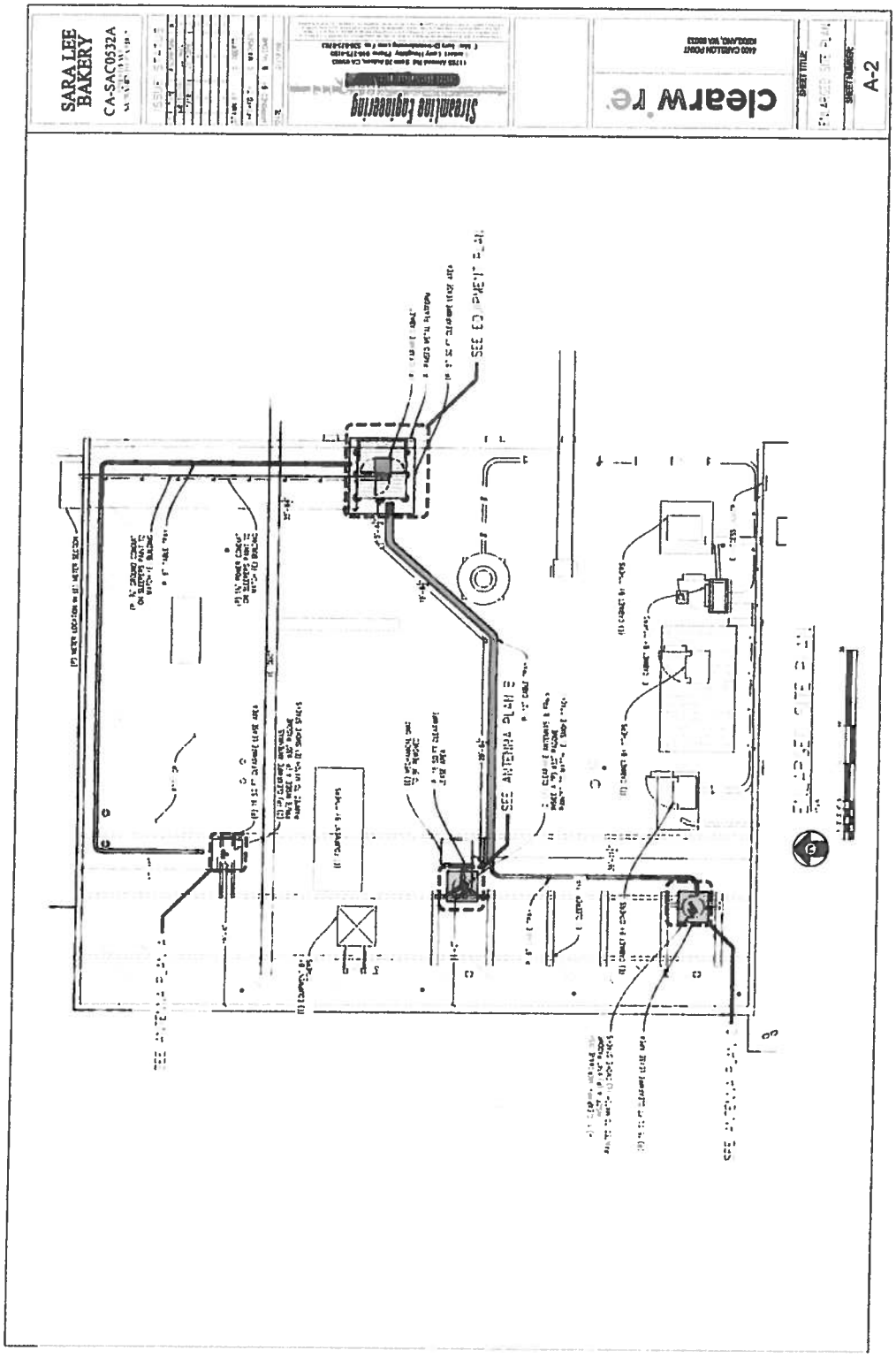
Exhibit 1D – Enlarged Site Plan



Packet Page No. 69

Exhibit 1E – Equipment Plan & Detail

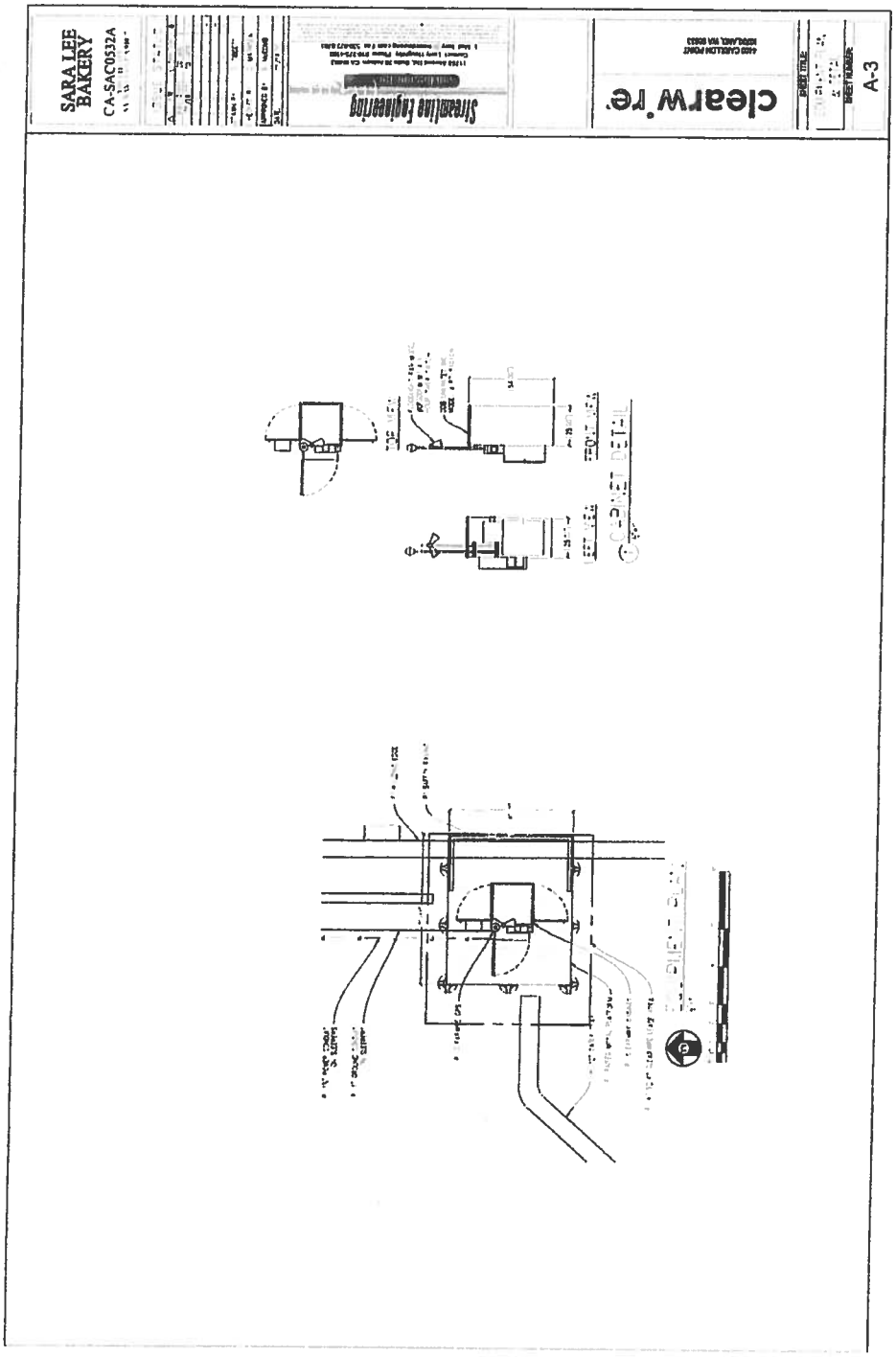


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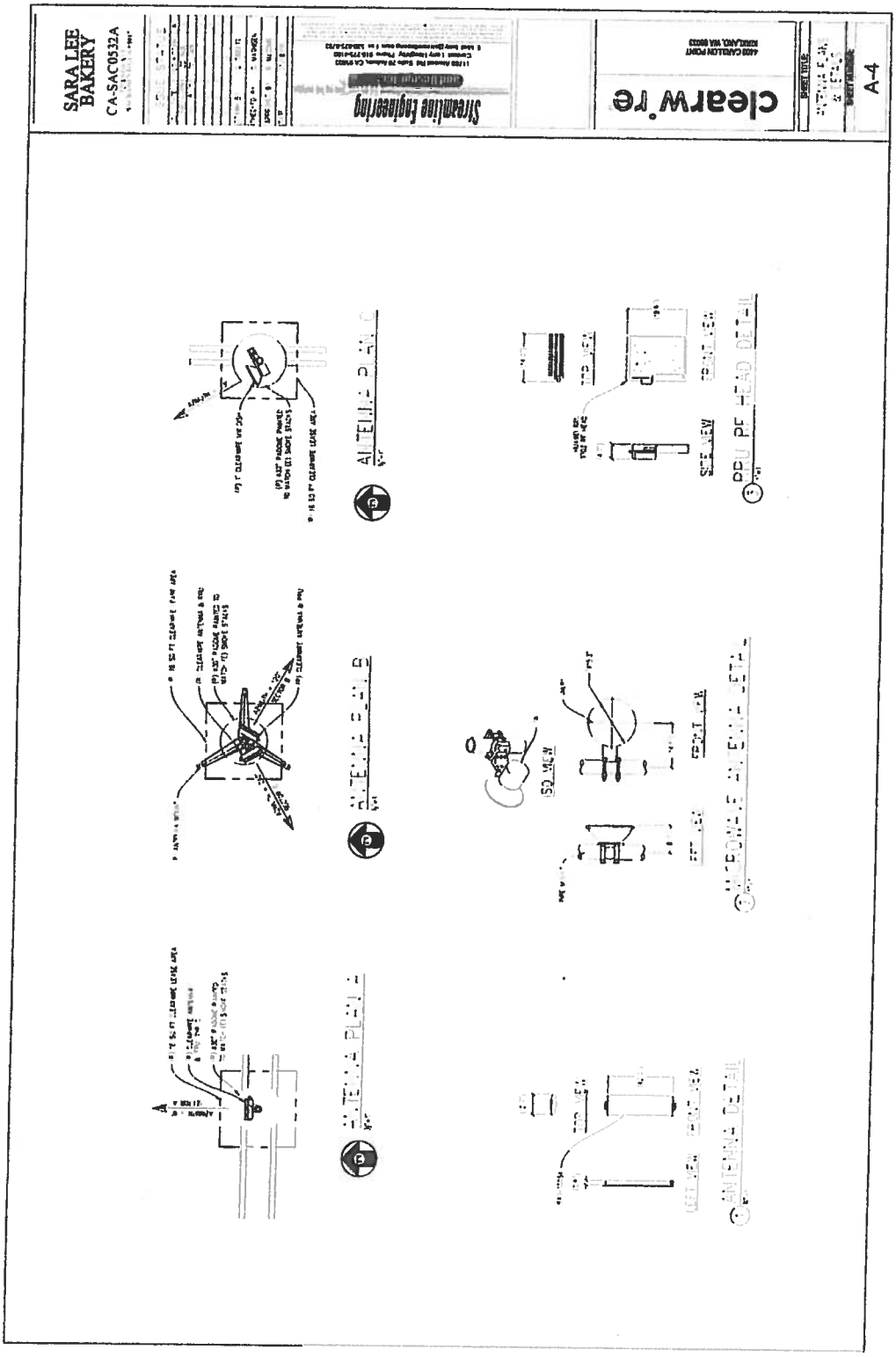
Exhibit 1F – Antenna Plans & Details



Sara Lee/Rainbow Bakery ClearWire (P10-025)

June 24, 2010

Exhibit 1G – Elevations

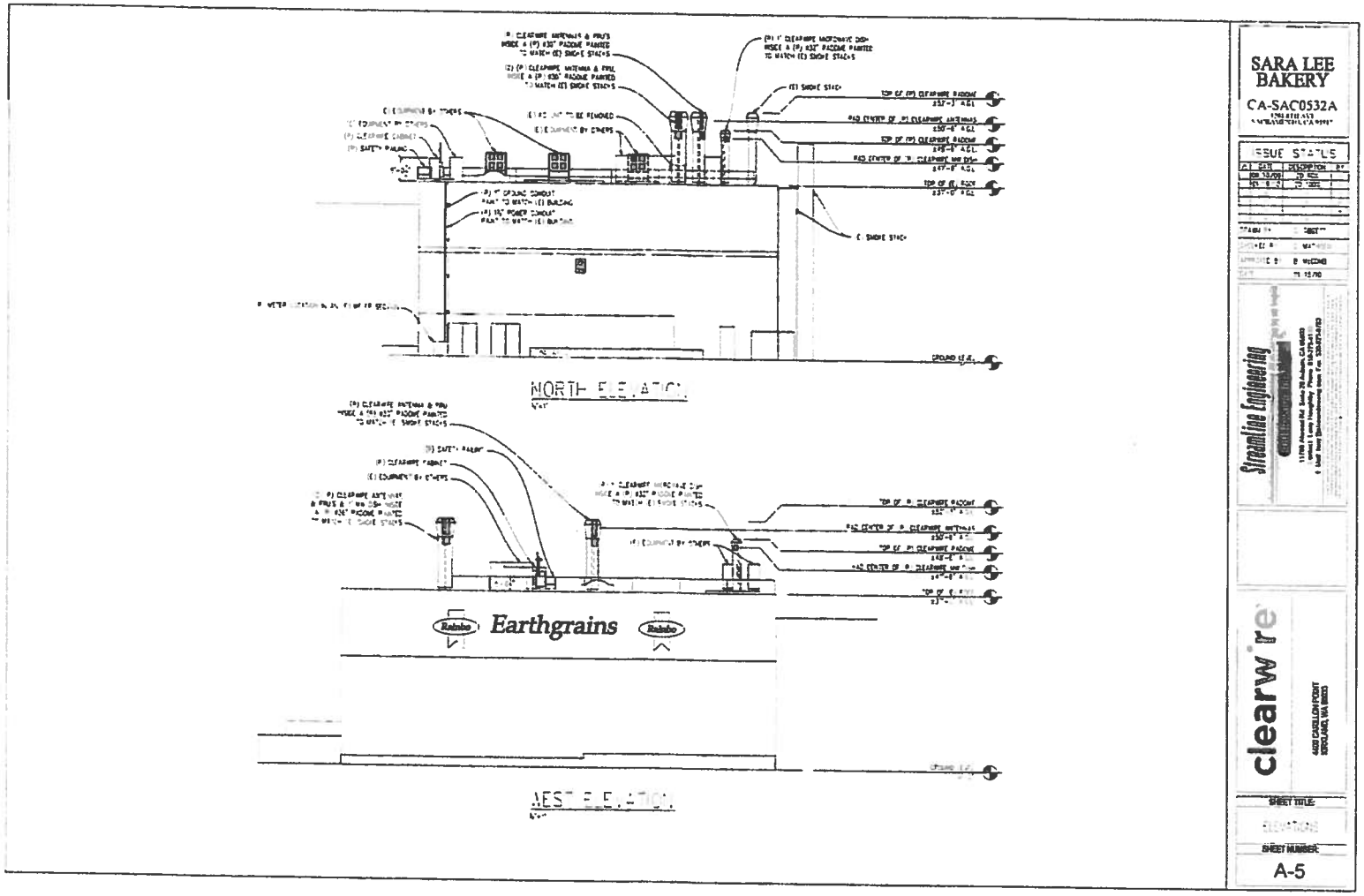


Exhibit 1H – Search Rings

Exhibit 1I – Propagation Map

Composite Coverage without Site CA-SAC0532

Sara Lee/Rainbow Bakery ClearWire (P10-025)

June 24, 2010

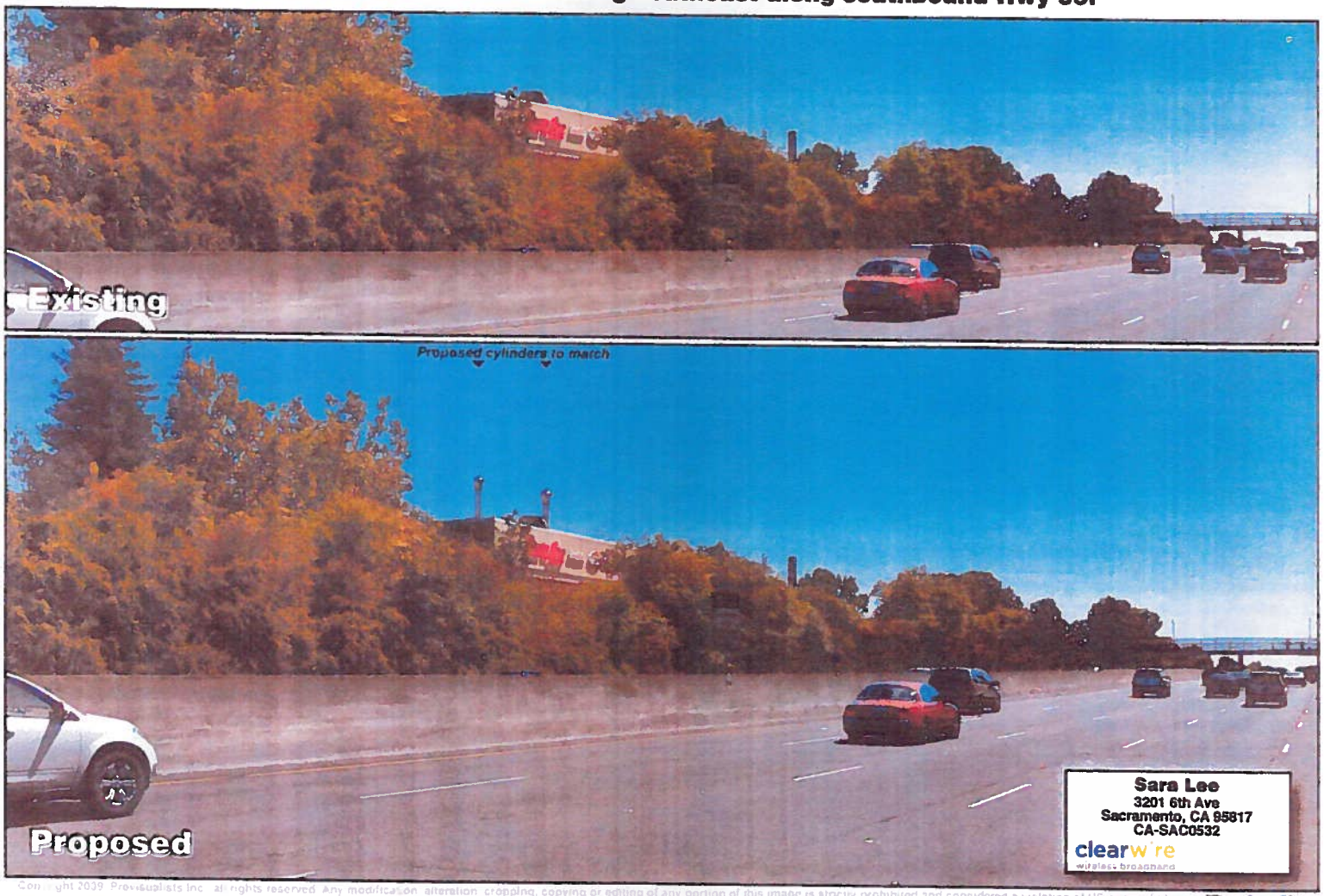
Exhibit 1J – Propagation Map

Composite Coverage with Site CA-SAC0532

Exhibit 1K – Photosimulation

October 29, 2009

Photosimulation of view looking southeast along southbound Hwy 99.



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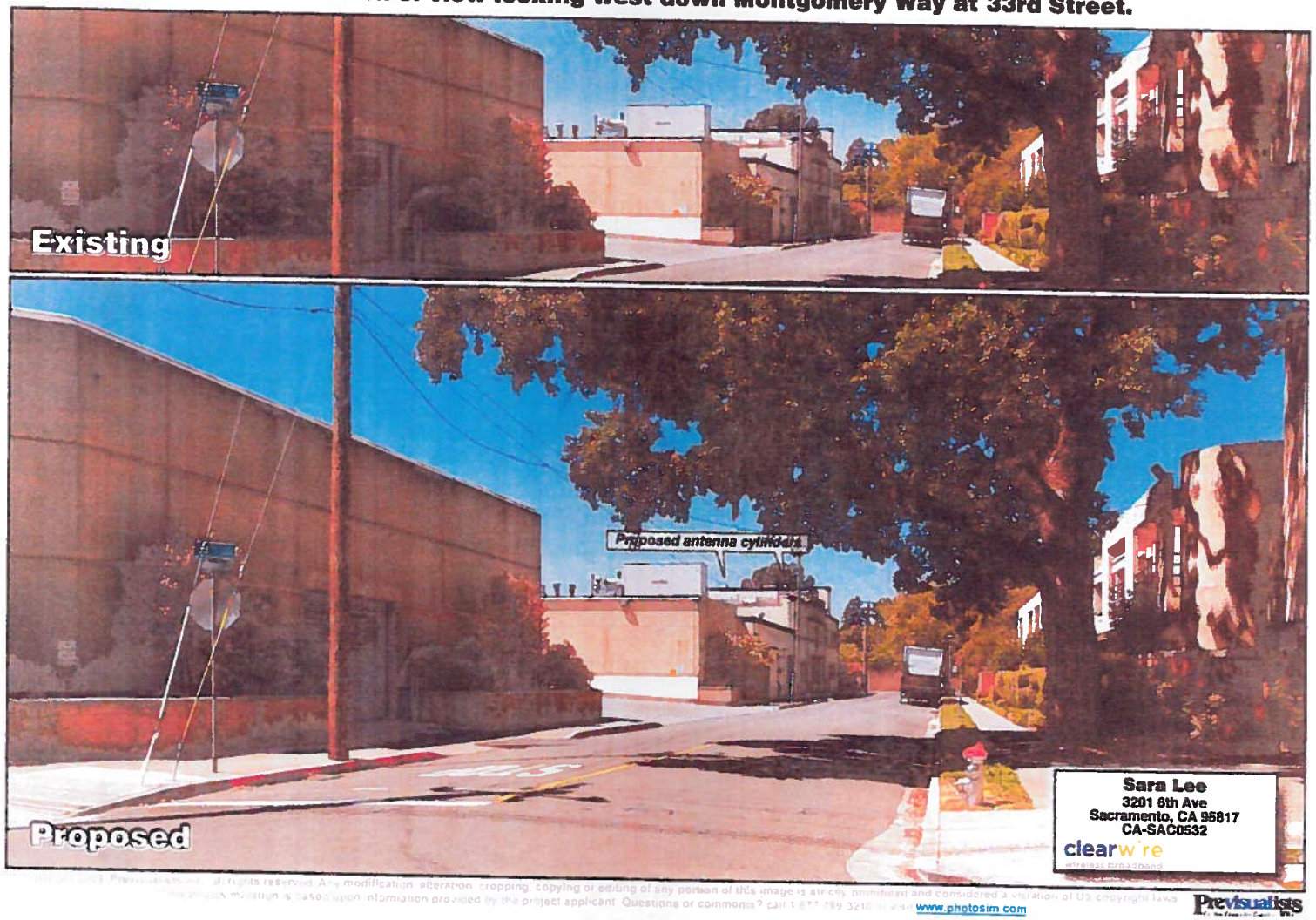
This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1.877.759.3210 or visit www.photosim.com
Previsualists

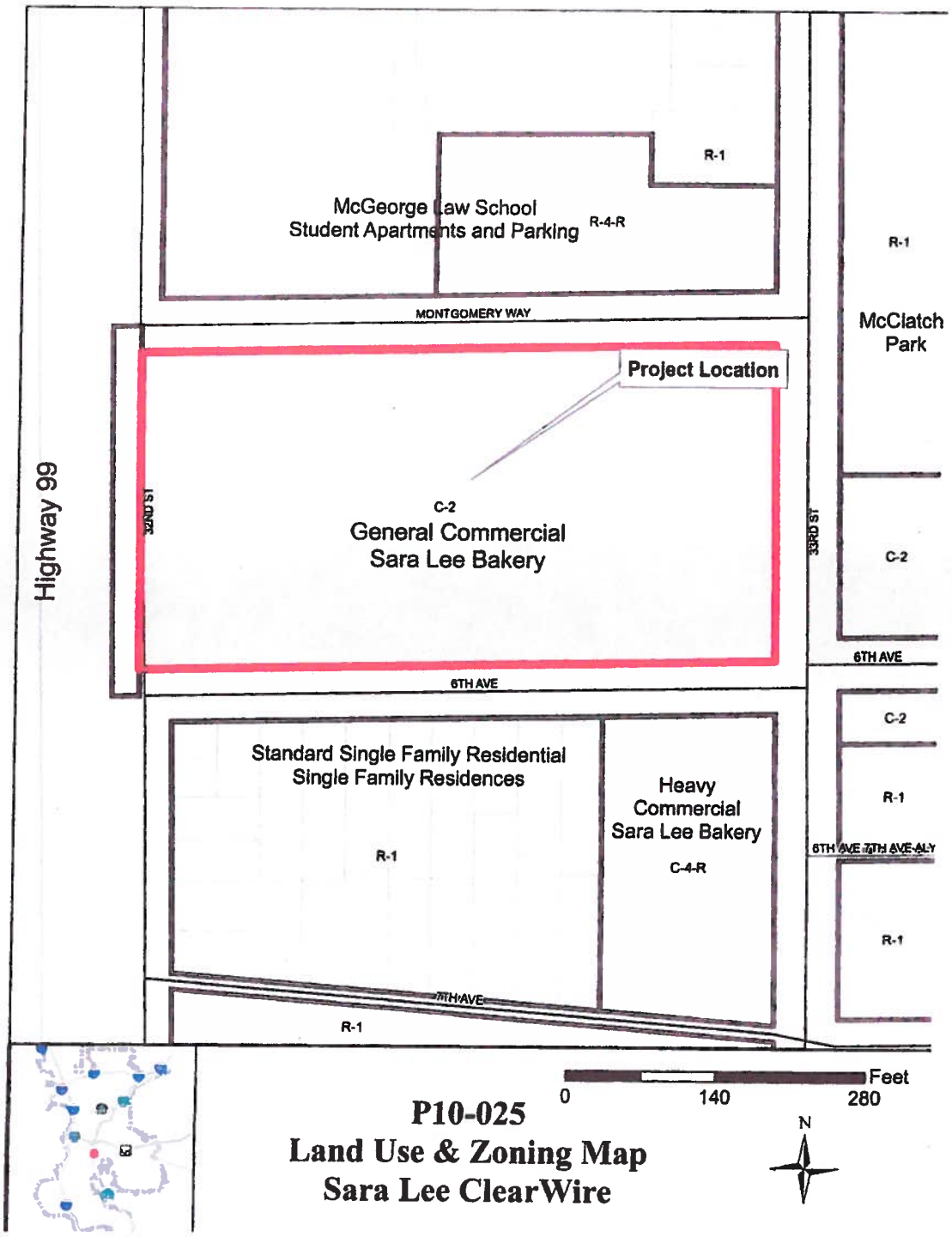
Exhibit 1L – Photosimulation

October 29, 2009

Photosimulation of view looking west down Montgomery Way at 33rd Street.



Attachment 2 – Land Use & Zoning Map



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7

REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
June 24, 2010

To: Members of the Planning Commission

Subject: Meissner ClearWire (P10-026)
A request to extend an existing 71' high PG&E transmission tower by 12' and place telecommunication antennas and dishes on the extension, on an approximately .50 acre parcel located in the Light Industrial (M-1) zone. This request requires a Special Permit.

A. Environmental Determination: Exempt, CEQA Guidelines section 15301;

B. Special Permit to locate telecommunication antennas and dishes within the Light Industrial (M-1) zone.

Location/Council District:
1655 Silica Avenue
Assessor's Parcel Number: 277-0054-012
Council District 3

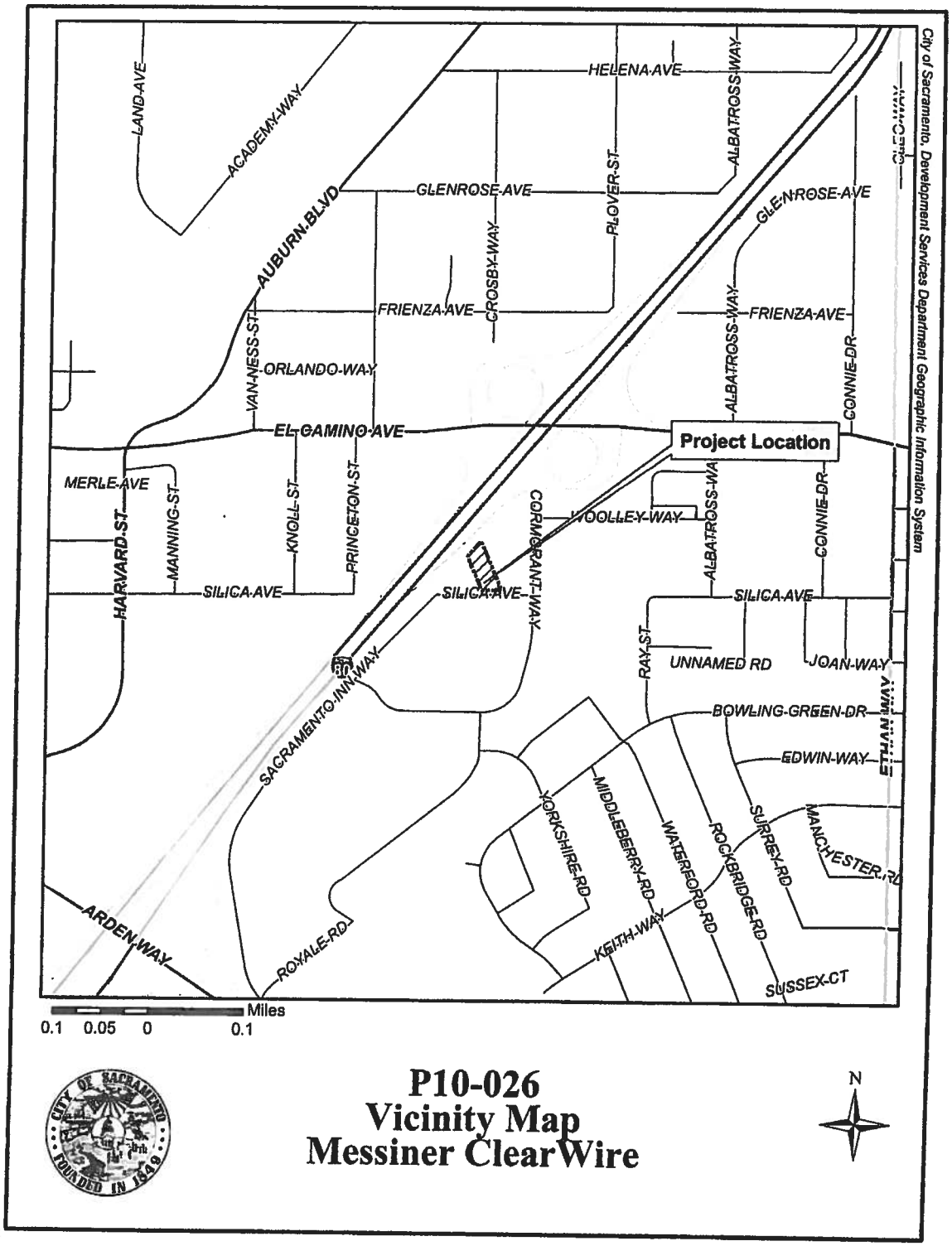
Recommendation: Staff recommends the Commission approve the Special Permit request based on the findings of fact and subject to the conditions of approval listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision may be appealed to City Council. **Staff is not aware of any issues and the project is considered non-controversial.**

Contact: Heather Forest, Associate Planner, 808-5008, Lindsey Alagozian, Senior Planner, 808-2659

Applicant: Jillian Faria for ClearWire
4412 Harlin Drive
Sacramento, CA 95826
(619) 212-1686

Owner: James Meissner
2417 Cormorant Way
Sacramento, CA 95815
(916) 920-2121

Vicinity Map



Summary: The applicant is proposing to extend an existing 71' high PG&E transmission tower by 12' and place telecommunication antennas and dishes on the extension, on an approximately .50 acre parcel located in the Light Industrial (M-1) zone. Staff notified all property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding neighborhood. **This item is non-controversial as staff is not aware of any neighborhood concerns.**

Table 1: Project Information
General Plan Designation: Urban Center High
Existing zoning of site: Light Industrial (M-1)
Existing use of site: Vacant/Parking Lot
Property area: Approximately 0.5 acres

Background Information: The subject site is a stand-alone parking lot, with PG&E transmission towers running east to west along the center of the property. The site is zoned Light Industrial (M-1) and is located in an area surrounded by similarly zoned Industrial properties. Business 80, and the El Camino Avenue off-ramp is adjacent to the subject site.

Public/Neighborhood Outreach and Comments: An early project notification was sent to all property owners within five hundred feet of the project site, as well as the Swanston Estates Neighborhood Association. City staff did not receive any phone calls or comments on the proposed project. Additionally, all property owners within five hundred feet of the project site and the Swanston Estates Neighborhood Association received a public hearing notice for this project. City staff received no phone calls or comments in opposition to this project.

Environmental Considerations: Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class1, Section number 15301, which consists of the operation, repair or minor alteration of existing public or private structures or facilities involving negligible or no expansion of capacity of an existing use beyond that existing at the time of the lead agency's determination.

Policy Considerations

2030 General Plan: The subject site is designated Urban Center High in the Land Use Element of the General Plan. The Urban Center High land use designation provides for a balanced mix of high-density/intensity single-use commercial or residential development or horizontal and vertical mixed-use development. The Urban Center High designation is intended to result in development of uses similar to downtown such as retail, office, plazas, and compatible public, quasi-public, and special uses. As the proposed project is a special public use, it is consistent with the intent of the General Plan. The 2030 General Plan has also identified goals and policies within the Land Use

and Urban Design Element and the Utilities Elements, which are furthered by the proposed project:

> Adequate Community Supporting Uses. The City shall seek to ensure that all manner of public and private community-supportive facilities and services are located throughout the city to provide places that serve the varied needs of the community, provide for community meeting places, and provide community neighborhood landmark buildings and places. (Policy LU 8.1.2)
>
> Telecommunication Technology. Provide state-of-the-art telecommunication services for households, businesses, institutions, and public agencies throughout the city that connect Sacramento to the nation and world. (Goal U 7.1)

As the proposed cellular and telecommunications services will be located on an existing PG&E transmission tower, providing essential telecommunication services for residents, staff finds that the proposed project is consistent with the 2030 General Plan.

Guidelines for Telecommunications Facilities: The Guidelines for Telecommunication Facilities, adopted by the City Council on April 29, 1997, emphasize minimizing the visibility of new telecommunication facilities through construction and design techniques. The proposed antennas, dishes, and associated equipment co-located on an existing PG&E transmission tower are a preferred siting option of the Guidelines for Telecommunications Facilities. Key objectives for the City were outlined to maximize the number of "invisible" telecommunications facility sites, such as the proposed project.

Project Design

The applicant, ClearWire, is proposing to construct a 12' high "top hat" extension to the existing 71' PG&E transmission tower, and locate three (3) panel antennas and three (3) microwave dishes on the extension. The overall height of the tower will be eighty-three (83) feet. The external equipment would be located at the base of the tower, within an existing raised landscaped bed. The equipment will be located within a proposed six-foot high redwood fence. All of the proposed additions, equipment, and associated hardware will be painted and finished to match the existing tower. The proposed equipment is intended to provide 24-hour wireless broadband internet service to residential and business customers in the area.

Land Use

In order to locate microwave dishes on a transmission tower, the approval of a Special Permit is required (Zoning Code Section 17.24.050 footnote 58(d)(v)(b)). In evaluating **Special Permit** proposals of this nature, the Commission is required to make the following findings:

A. A special permit shall be granted upon sound principles of land use.

a. The proposed telecommunication antennas, dishes, and equipment will be sited on an existing transmission tower;
b. The proposed telecommunication antennas, dishes, and equipment will provide greater internet services to the surrounding area; and
c. The proposed project meets all development standards for the site including Title 17 Zoning Code requirements and is consistent with the City's Guidelines for Telecommunication Facilities.

B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

a. The proposed telecommunication antennas, dishes, and equipment will be located in an area that will not interfere with existing land uses or future land uses on the project site and surrounding area; and
b. The proposed telecommunications equipment will be required to comply with building code and safety standards in its construction through the building permit process.

C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

a. The proposed project is consistent with the General Plan Urban Center High Land Use Designation as well as General Plan Land Use and Utilities policies.

Summary

The proposed project complies with the 2030 General Plan, the Zoning Code, and the City's Guidelines for Telecommunications Facilities. For these reasons, staff recommends that the Planning Commission approve the request based on the findings of fact and subject to the conditions of approval listed in Attachment 1.

Respectfully submitted by: _____
HEATHER FOREST
Associate Planner

Approved by: _____
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

GREGORY BITTER, AICP
Principal Planner

Attachments:

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	Title Sheet
Exhibit 1B	Site Plan
Exhibit 1C	Enlarged Site Plan
Exhibit 1D	South & West Elevations
Exhibit 1E	North & East Elevations
Exhibit 1F	Propagation Map
Exhibit 1G	Propagation Map
Exhibit 1H	Propagation Map
Exhibit 1I	Photosimulation
Exhibit 1J	Photosimulation
Attachment 2	Land Use & Zoning Map

Attachment 1
Recommended Findings of Fact and Conditions of Approval
Meissner ClearWire
1655 Silica Avenue

Findings Of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under CEQA Guidelines Section 15301, Class 1, Existing Facilities as follows:

This project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

B. The **Special Permit** to locate telecommunication antennas and dishes within the Light Industrial (M-1) zone is approved subject to the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use in that:

    a. The proposed telecommunication antennas, dishes, and equipment will sited on an existing transmission tower,

    b. The proposed telecommunication antennas, dishes, and equipment will provide greater internet services to the surrounding area; and

    c. The proposed project meets all development standards for the site including Title 17 Zoning Code requirements and are consistent with the City's Guidelines for Telecommunication Facilities.

2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance in that:

    a. The proposed telecommunication antennas, dishes, and equipment will be located in an area that will not interfere with existing land uses or future land uses on the project site and surrounding area; and

b. The proposed telecommunications equipment will be required to comply with building code and safety standards in its construction through the building permit process.

3. The proposed project is consistent with the General Plan Urban Center High Land Use Designation as well as General Plan Land Use and Utilities policies.

Conditions Of Approval

B. The **Special Permit** to locate telecommunication antennas and dishes within the Light Industrial (M-1) zone is approved subject to the following conditions of approval:

B1. The applicant shall obtain all necessary building permits prior to commencing construction.

B2. The facility shall be constructed in substantial conformance to the submitted plans. Any modification to the project shall be subject to review and approval by planning staff prior to the issuance of building permits.

B3. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.

B4. The applicant shall paint and finish all proposed structures to match the existing tower.

B5. The size and location of the antennas, microwave dishes, and all associated equipment shall conform to the plans submitted.

B6. The applicant shall construct the six-foot high redwood fence as depicted on the plans.

B7. Any additional antennas and/or dishes shall require a modification to the Special Permit, three panels and three microwave dishes are approved).

B8. Should the applicant discontinue using the antennas for wireless services, the applicant shall remove the antennas and any associated equipment within six months of termination.

clear wire®

wireless broadband

CA-SAC146

MESSINER YARD

1655 SILICA AVENUE. SACRAMENTO, CA 95815

TOWER# 82/611

LIST NAME: BIG BEND - CLAYTON

SAP# 40589385

ZONING DRAWINGS - NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROJECT DESCRIPTION:

APPLICANT:

PROPERTY OWNER:

CODE INFORMATION:

TOWER OWNER:

PROJECT LEAD:

SITE ACQUISITION:

TELCO COMPANY:

PERMITTING:

POWER COMPANY:

CONSTRUCTION:

SITE LOCATION (BASED ON NAD 83):

CONSTRUCTION MANAGER:

PARCEL NUMBER:

RF ENGINEER:

PROJECT AREA:

BH ENGINEER:

OPERATING FREQUENCIES:

GENERAL INFORMATION:

PROJECT TEAM

PROJECT ARCHITECT:

PROJECT SITE DEVELOPMENT:

VICINITY MAP

DRIVING DIRECTIONS

APPROVAL SIGN OFF

	DATE	SIGNATURE
CLEARWIRE		
LANDLORD		
CONST		
SAL		
R.F.		
ZONING		
ARE		
S.I.P.		

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	NORTH & WEST ELEVATIONS
A-4	SOUTH & EAST ELEVATIONS

LEGAL DESCRIPTION

OPERATING FREQ'S.

DISCLAIMER

clear wire wireless broadband
4400 CARILLON POINT
KIRKLAND, WASHINGTON 98033
TEL. (425) 216-7000
FAX. (425) 216-7900

A&E: SAC WIRELESS
11399 SORRENTO VALLEY ROAD
STE 230, SAN DIEGO, CA 92121
WWW.SACW.COM

CA-SAC146
1655 SILICA AVENUE
SACRAMENTO, CA. 95815

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	03/01/10	90% ZONING	JD
2	03/24/10	100% ZONING	CDP

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

Exhibit 1A – Title Sheet

June 24, 2010

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Exhibit 1B – Site Plan

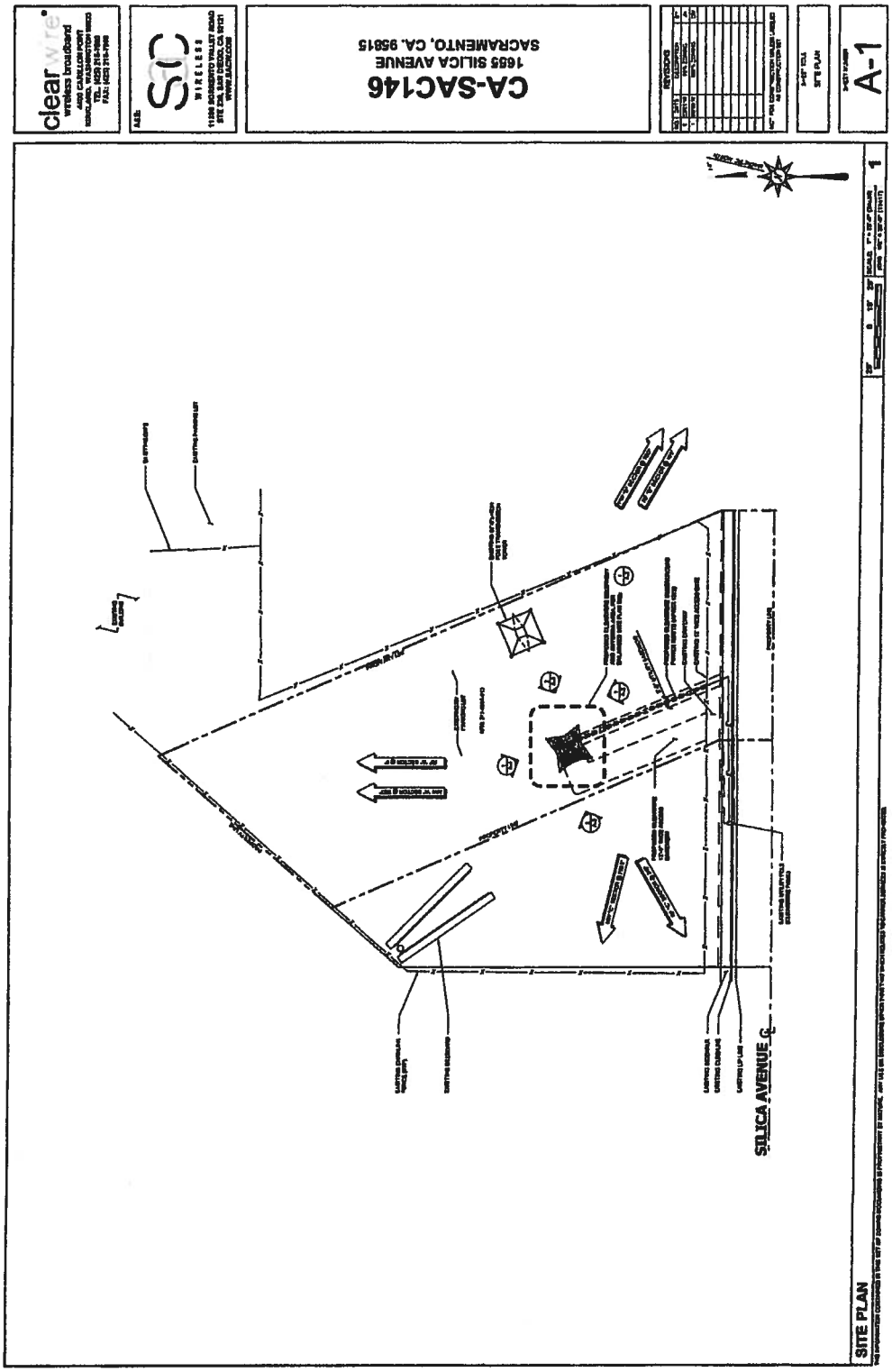

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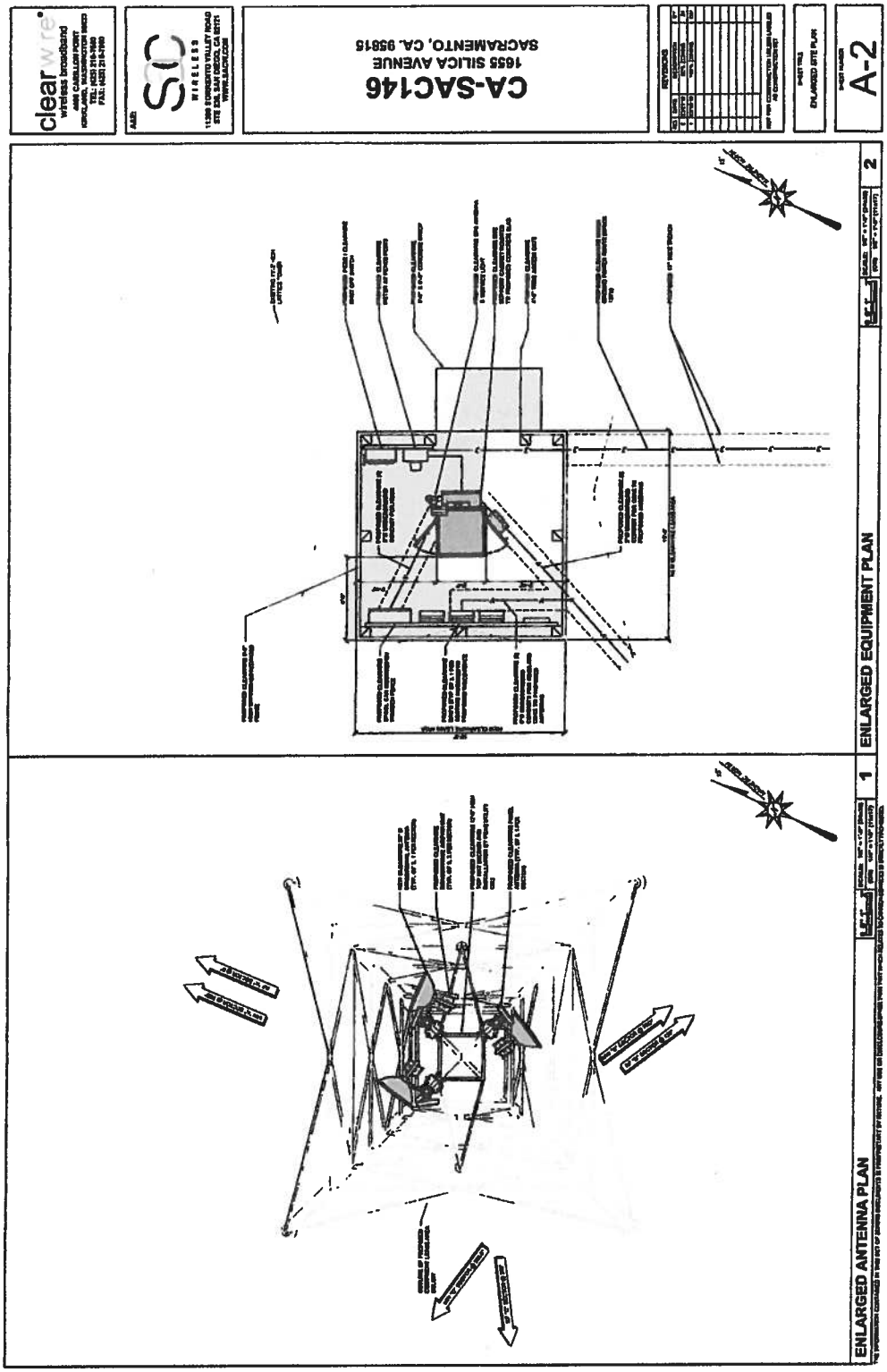
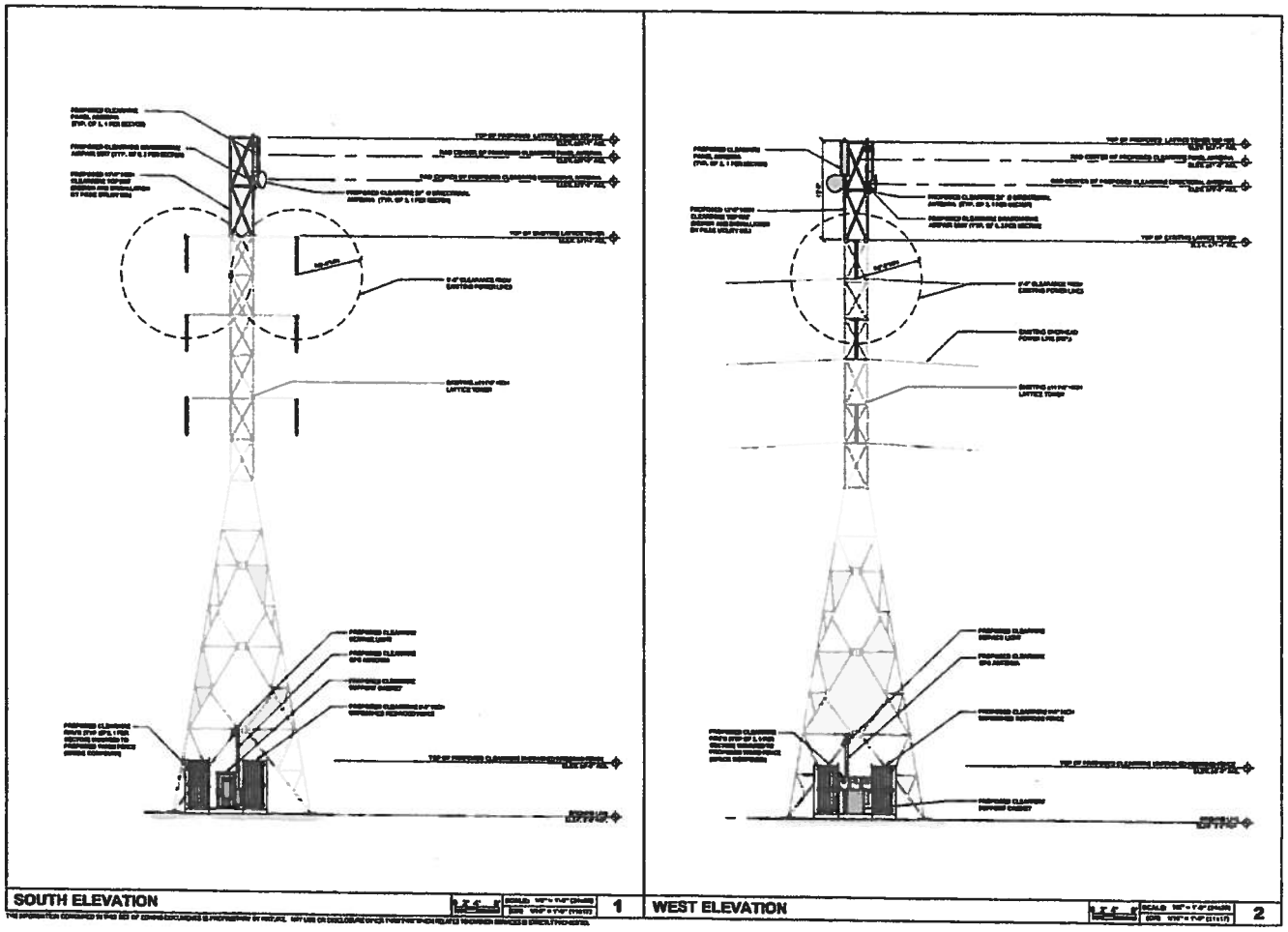
Exhibit 1C – Enlarged Site Plan



Meissner ClearWire (P10-026)

June 24, 2010

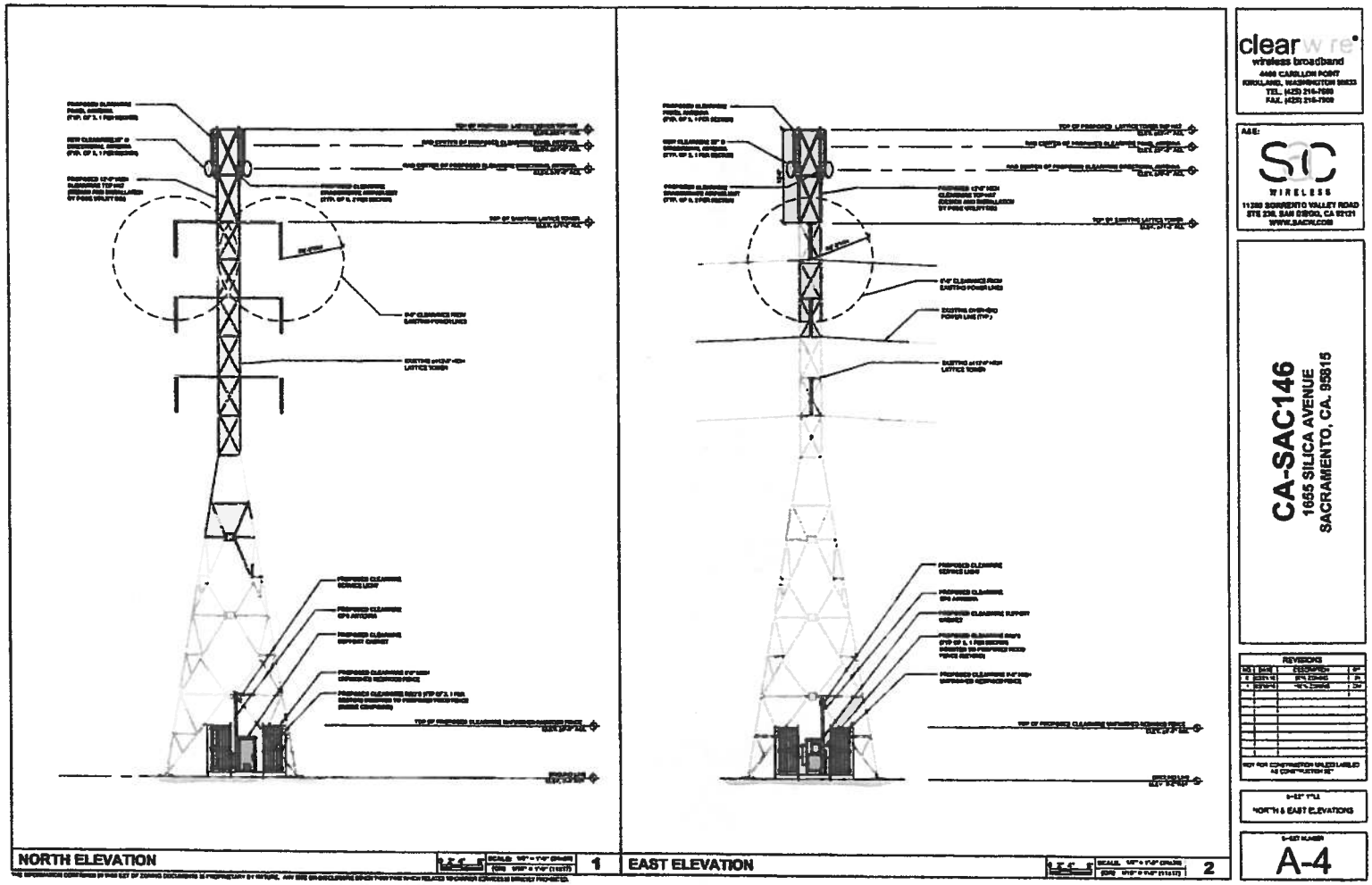
Exhibit 1D – South & West Elevations



Meissner ClearWire (P10-026)

June 24, 2010

Exhibit 1E – North & East Elevations



P10-026
APR 06, 2010

clearwire

Zoning Coverage Maps
Site CA-SAC146

RF Engineering - SAC

HIGH SPEED INTERNET ACCESS MADE SIMPLE. WAY SIMPLE.

Exhibit 1F – Propagation Map

Exhibit 1G – Propagation Map

P10-026
APR 06, 2010

Coverage Without Site CA-SAC146

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HIGH SPEED INTERNET ACCESS MADE SIMPLE WAY SIMPLE

Exhibit 1H – Propagation Map

P10-026
APR 06, 2010

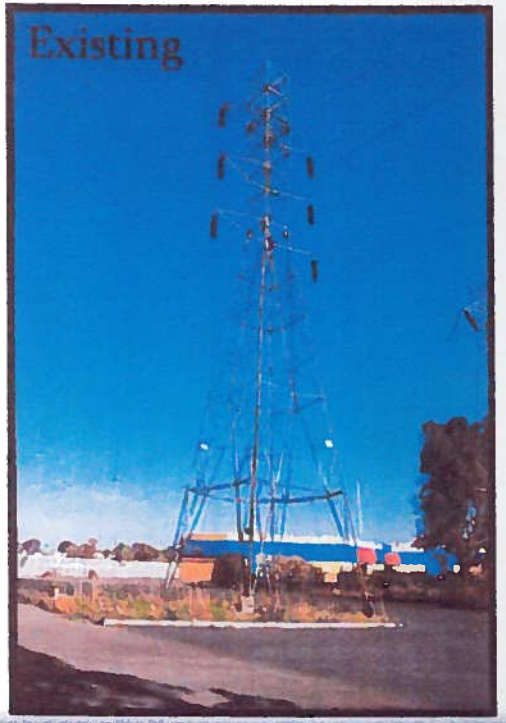
Coverage With Site CA-SAC146

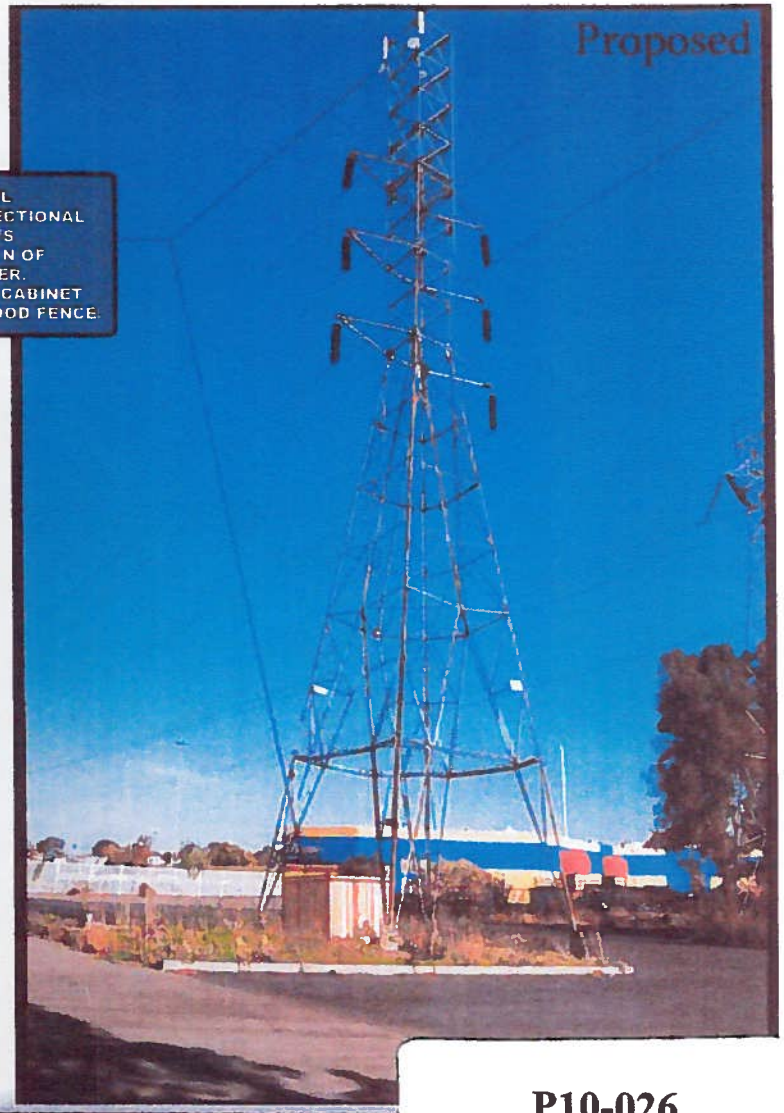
clearwire

HIGH SPEED INTERNET ACCESS MADE SIMPLE. WAY SIMPLE.

CA-SAC146
1655 SILICA AVENUE
SACRAMENTO, CA. 95815

PROPOSED THREE PANEL ANTENNAS, THREE DIRECTIONAL ANTENNAS, THREE RRU'S MOUNTED TO EXTENSION OF EXISTING LATTICE TOWER. PROPOSED EQUIPMENT CABINET BEHINDD PROPOSED WOOD FENCE





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SAC
WIRELESS

Photosimulation View 2

P10-026
APR 06, 2010

Exhibit 1J – Photosimulation

CA-SAC146
1655 SILICA AVENUE
SACRAMENTO, CA. 95815

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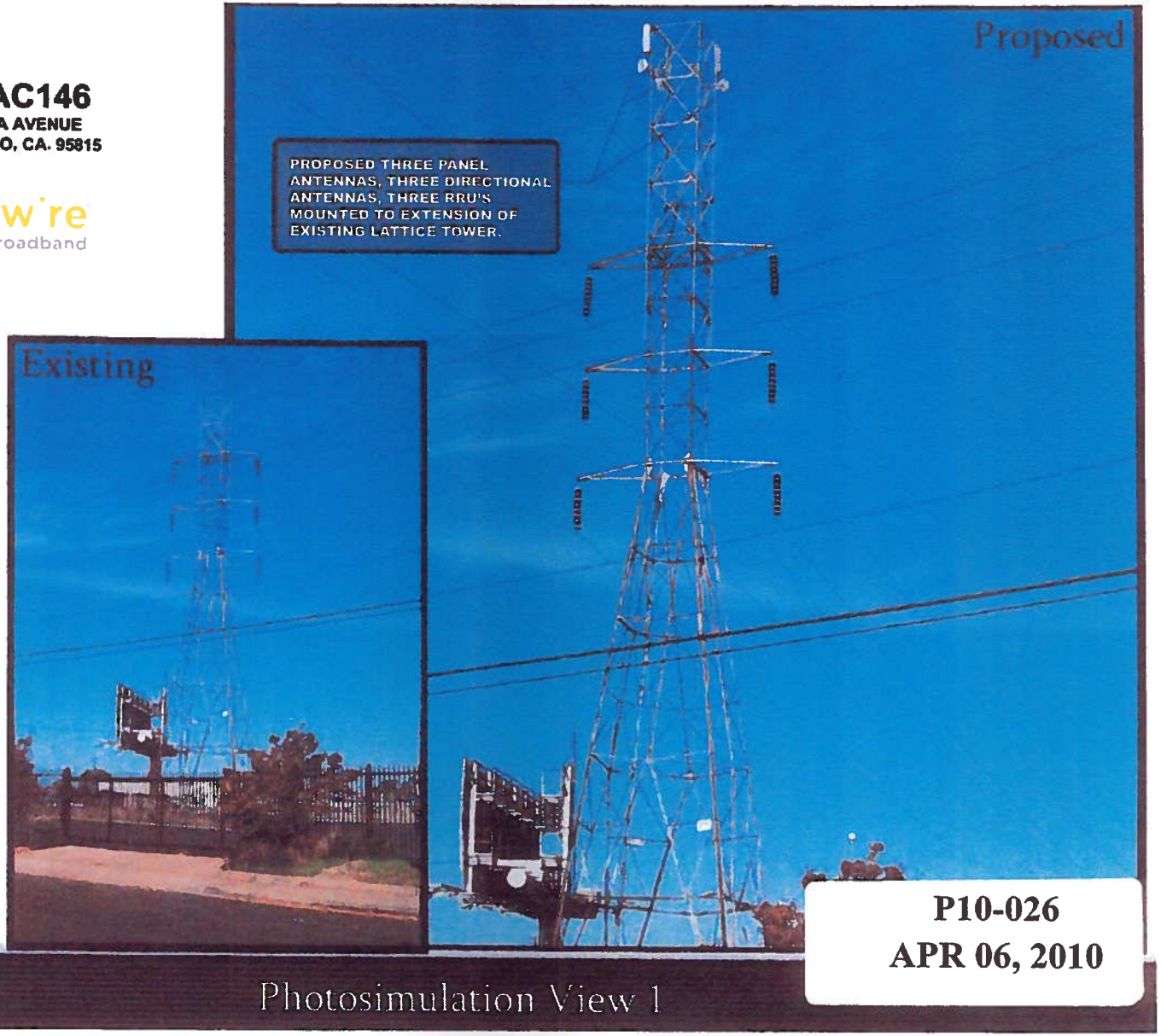
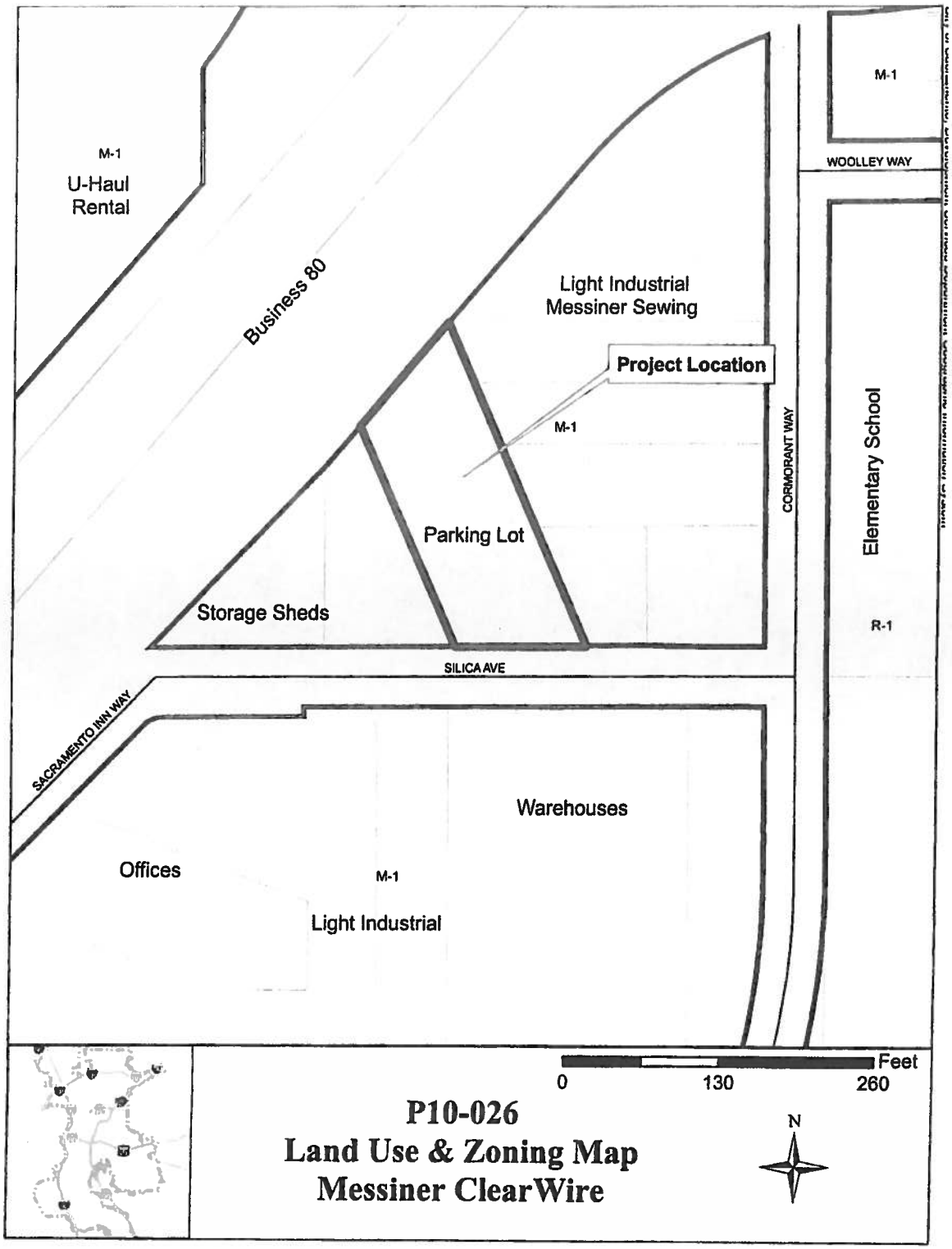


SAC WIRELESS

P10-026
APR 06, 2010

Photosimulation View 1

Attachment 2 – Land Use & Zoning Map



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8

REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
June 24, 2010

To: Members of the Planning Commission

Subject: Status Report on Land Use Designation Changes and Rezoning for General Plan Consistency (LR10-005)

Location/Council District: Citywide

Recommendation: Review and Comment

Contact: Teresa Haenggi, Associate Planner, (916) 808-7554; Jim McDonald AICP, Senior Planner, (916) 808-5723.

Department: Community Development

Description/Analysis

Issue: Pursuant to the 2030 General Plan adopted by City Council in March 2009, staff initiated the rezoning of over 2,000 parcels for consistency with the General Plan's Land Use and Urban Form Diagram. In September 2009, the Planning Commission deferred the rezones of over 500 parcels to allow for additional community outreach. The rezoning of the remaining 1,636 parcels was approved by Council in October 2009. Attachment 1 includes background information on the rezoning project, and Attachment 2 provides a map of the rezones approved by Council.

The purpose of this report is to provide an update on the deferred parcels, and provide the Commission and opportunity for early review and comments. This is informational only. Staff plans on returning to the Commission in July with a recommendation for action on the rezones.

Deferred Rezones

A total of 548 parcels were deferred for rezoning. Attachment 3 provides maps of the deferred rezones.

A majority of the deferred rezones are located in three areas: 1) The Robla Area, 2) the Ben Ali Neighborhood, and 3) the Power Inn Area. A brief description of the issues follows, and a more detailed discussion is provided in Attachment 4.

1) *The Robla Area*. This area is in the northern area of the city, just west of the McClellan Business Park. The land use designation was changed from industrial to suburban neighborhood low density in the 2030 General Plan. Staff recommends changing the zoning from light industrial (M-1S-R) to single family residential (R-1) in this area to be consistent with the 2030 General Plan Land Use Designation.

2) *The Ben Ali Neighborhood*. This area is bounded by El Camino Avenue, Auburn Boulevard, Marconi Avenue, and Business 80. The 2030 General Plan land use designation of the Ben Ali area is primarily suburban neighborhood low density with a suburban corridor designation along a portion of Auburn Blvd. Staff recommended rezoning the residential area from multi-family residential (R-2A) to single family residential (R-1), and the suburban corridor area from light industrial (M-1) to commercial (C-2). Staff continues to work with the Ben Ali Neighborhood Association and recommends the rezoning in this area continue to be deferred.

3) *Power Inn Area*. This area is in the southeastern portion of the city. It was designated heavy commercial and warehouses and industrial in the 1988 General Plan. Portions of the area were changed to Employment Center Low Rise in the 2030 General Plan. As a result, staff had initially proposed changing the zoning in the area from Heavy Industrial (M-2) to Light Industrial (M-1). However, based on additional community outreach, staff now proposes a combination of rezoning, land use amendments and zoning code amendments to implement the 2030 General Plan in this area.

There are a few deferred rezones that fall outside the Robla, Ben Ali, and Power Inn areas. The proposed new zoning for the affected parcels are provided on the maps in Attachment 3.

Next Steps

Staff will continue its outreach efforts to address property owner questions and concerns. Staff plans to return to the Commission in July, 2010, and the Council in August with a recommendation for the rezones that were deferred last year.

Environmental Considerations: There is no action associated with this report. Therefore, environmental review is not required. Staff will return to the Planning Commission in July 2010 with a formal recommendation, at which time the appropriate environmental determination will be made.

Policy Considerations: Rezoning for consistency with the Land Use Diagram is a top priority implementation program of the 2030 General Plan. The proposed rezones and changes to the land use diagram is the implementation action taken for this program

and will assist in achieving the goals of promoting development consistent with the General Plan and avoid conflicting layers of regulation.

Respectfully submitted by: _____
TERESA HAENGGI
Associate Planner

Recommendation Approved:

_____
THOMAS S. PACE
Long Range Planning Manager

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Attachments

1. Background .....pg. 4
2. Approved Rezones .....pg .7
3. Deferred Rezones – Maps .....pg .11
4. Issue Areas .....pg .16
   - Robla Area.....pg .17
   - Ben Ali Neighborhood.....pg .19
   - Power Inn Area.....pg. 21

Attachment 1

Background

Summary

The 2030 General Plan was adopted by Council on March 3, 2009. One of the Plan's priority implementation measures is to rezones properties that are inconsistent with the General Plan's Land Use and Urban Form Diagram. The rezoning of inconsistent parcels promotes development consistent with the 2030 General Plan and avoids conflicting layers of regulation.

Staff initiated community outreach on the rezones in April of 2009, which included three community meetings and a presentation to the Planning Commission in June 2009. Staff returned to the Planning Commission on September 24 with a recommendation to approve the proposed rezones. Staff also recommended amendments to the General Plan's Land Use and Urban Form Diagram to address inconsistent zoning. After much public testimony, the Planning Commission recommended deferring the rezones of the property whose owners opposed the rezones. Council approved the rezoning of the remaining parcels on October 27, 2009.

Process for Rezoning

Staff's initial identification of inconsistent parcels took place in late 2008. During this review, the rezoning of several parcels was postponed if one or more of the following factors applied:

- A specific plan was pending;
- Development was pending or expected;
- New zones needed to be created; and
- There was a lack of infrastructure to support development.

Areas where the rezones were postponed included the River District, 65th Street/CSUS Technology Village, Arden Fair/Point West/Cal Expo, Florin Corridor, the Northeast Line (Globe, Arden Del Paso, Royal Oaks and Swantson), and Florin and Meadowview Stations. The rezoning of these areas will take place in conjunction with their respective planning efforts. Additionally, publicly-owned parcels and unbuildable parcels were eliminated from the rezone list.

In some cases of inconsistency, staff determined, after detailed review of the particulars of each site, that the appropriate course of action was to amend the Land Use Diagram to match the zoning rather than rezoning the property.

Nonconforming Uses

Many questions regarding nonconforming uses were asked during community outreach. As per Chapter 17.88 of the Zoning Code, if a property has a legally established land use that is not allowed under the new zone, the use will be "grandfathered in" as a legal nonconforming use. In the case that a land use goes from "by right" to "special permit" due to the rezone, the use will be deemed to have a special permit and treated as if it had been granted a special permit at the time of development pursuant to section

17.88.030 (7) of the Zoning Code. However, land uses that are not legally established at the time of rezoning will not be granted legal nonconforming status or a deemed special permit.

Public/Neighborhood Outreach and Comments:

- *Rezone Website.* Staff developed a Rezone Website (www.sacgp.org/rezones) which includes maps and property lists of the proposed rezones and information on the city zoning code and the 2030 General Plan.

- *Initial Notice and Website, spring 2009.* On April 30, 2009, staff mailed preliminary notices to property owners to inform them that their property was under consideration for rezone. Staff responded to approximately 60 phone calls and 15 email inquiries following the initial notice. The majority of inquiries were informational in nature.

- *Public Workshops*. Staff held three public workshops in 2009, following the initial notice:

    - South Public Workshop: May 13 at Evelyn Moore Community Center
    - North Public Workshop: May 18 at Robertson Community Center
    - Central Public Workshop: May 20 at Hart Senior Center

  The purpose of the workshops was to gather initial feedback on the rezoning proposals from property owners and/or concerned citizens. Comments were gathered orally and via written comment cards.

- *Planning Commission Workshop*. On June 6, 2009, Staff presented the proposed rezones to the Planning Commission and provided feedback gathered at the public workshop and subsequent discussion.

- *Hearing Announcement*. In early September, 2009, Staff sent out a notice to the proposed rezone or land use property owners to announce the upcoming Commission and Council meetings. This notice was provided in addition to legal noticing requirements. Staff fielded approximately 150 phone and e-mail inquiries.

- *Planning Commission Hearing*. On September 24, the Planning Commission recommended deferring the rezoning of approximately 550 parcels in order to allow for additional outreach for those property owners that continued to have objections to the rezones. The remaining parcels were forwarded to Council with a recommendation of approval.

- *Council Hearing*. Council approved the rezones of approximately 1,600 parcels.

- *Post Hearing Outreach.* Staff has held several meetings with property owners, as well as conducted several site visits. Additional outreach includes the following:

- *October 2009, February 2010*: Staff presented on the rezones to the Ben Ali Neighborhood Association.
- *November 2009*: Staff held a meeting with the Robla Community to discuss issues specific to rezone concerns. Code Enforcement staff was also present to address questions the community had on code violations.
- *November 2009, January 2010*: Staff presented at the Power Inn Alliance's Policy and Zoning Advisory Committee. The property owners of deferred rezones were notified of these meeting, and many attended and participated in the discussions.
- *December, 2009*: Staff presented on the rezones at a meeting held by property owners in the Power Inn Area.

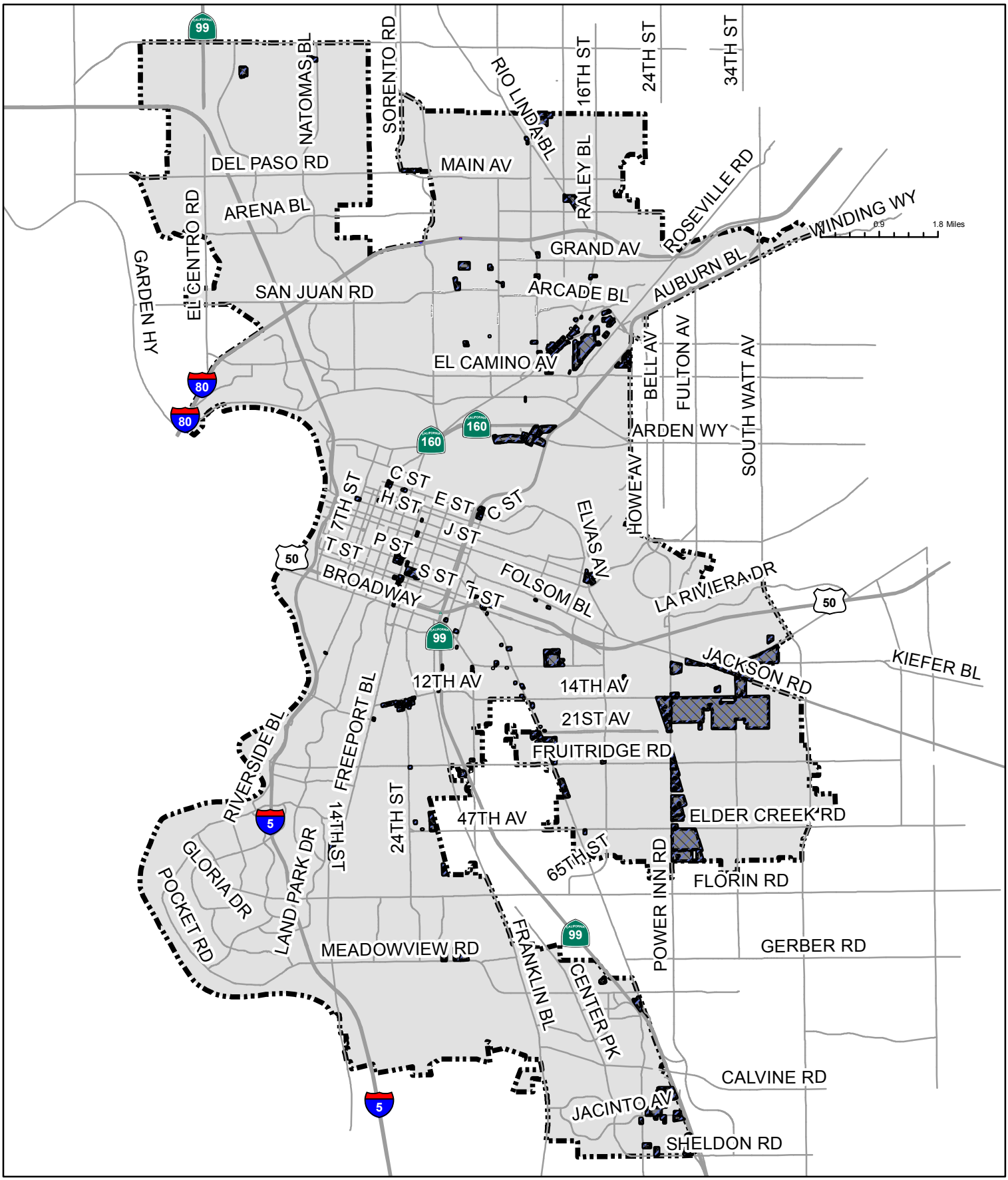
Future Rezones

Currently, staff is focusing on the deferred rezones. Once that effort is completed, staff will address the other inconsistent zoning as resources permit. Future rezones include the following:

- The Ben Ali neighborhood. A community survey conducted by the Ben Ali Neighborhood Association indicated a large majority of the property owners were opposed to the rezone. Staff has removed the rezones in this area from the proposed rezone list. Additional outreach and analysis will be needed in the future to determine how to address the inconsistent zoning of this area.
- Planning Efforts. The rezoning of areas with pending plans (e.g. River District, 65th Street/CSUS Technology Village, Arden Fair/Point West/Cal Expo, Florin Road Corridor, and the Northeast Line) will occur as the plans are adopted.
- Agriculture Zoned Parcels. Parcels zoned agricultural are generally not consistent with the 2030 General Plan. Staff identified privately owned agriculturally zoned parcels that need to be rezoned. Additional analysis, such as infrastructure capacity, is required to identify appropriate new zoning and may be undertaken in the future as resources allow.

Attachment 2

Approved Rezones - 2009



Legend

Approved Rezones

Attachment 3

Deferred Rezones

Maps of the deferred rezones are provided on the following pages. They include the existing and proposed zoning at the time of the deferral. Below is a list of zoning descriptions from the City of Sacramento's zoning code (Title 17). This is not a comprehensive list of the zones in the City Code, but reflects the existing and proposed zoning of the deferred rezones.

RESIDENTIAL

RE—Rural Estates Zone. This is a very low density residential zone. It is intended to be applied primarily to areas impacted by high noise levels, within designated approach or clear zones around airports, within identified floodway and floodway fringe areas, and other areas where physical and/or safety considerations necessitate very low density residential use. This zoning district shall be designated as "RE" with the maximum permitted units per acre as a suffix (i.e., RE-1/4, RE-1/2, RE-1/1, RE-1/.5).

R-1—Standard Single-Family Zone. This is a low density residential zone composed of single-family detached residences on lots a minimum of fifty-two (52) feet by one hundred (100) feet in size. A duplex or halfplex is allowed on a corner lot subject to compliance with specific restrictions. In addition, alternative ownership housing types, such as townhouses, rowhouses, and cluster housing, may be permitted with a special permit to satisfy inclusionary housing requirements. This zone may also include recreational, religious and educational facilities as the basic elements of a balanced neighborhood. Such areas should be clearly defined and without encroachment by uses not performing a neighborhood function. Minimum lot dimensions are fifty-two (52) feet by one hundred (100) feet interior, sixty-two (62) feet by one hundred (100) feet corner. Approximate density for the R-1 zone is six to eight dwelling units per acre.

R-2A—Multi-Family Zone. This is a multi-family residential zone designated to provide for garden apartments and cluster housing. This zone is regulated so that the structures cover a minimum of ground area and a maximum of open space is provided. Units can be individually owned through compliance with the condominium regulations in Chapter 17.192. Minimum land area per unit is two thousand five hundred (2,500) square feet. Maximum density for the R-2A zone is seventeen (17) dwelling units per acre.

R-3—Multi-Family Zone. This is a multi-family residential zone intended for more traditional types of apartments. This zone is located outside the central city serving as a buffer along major streets and shopping centers. Minimum land area per unit is one thousand four hundred and fifty (1,450) square feet. Maximum density for the R-3 zone is thirty (30) dwelling units per acre.

R-3A—Multi-Family Zone. This is a multi-family residential zone located in the central city and certain areas adjacent thereto. It is designed to provide development regulations that are consistent with goals for various residential areas in the central city. Minimum land area per unit is one thousand two hundred (1,200) square feet. Maximum density for the R-3A zone is thirty-six (36) dwelling units per acre.

R-4—Multi-Family Zone. This is a multi-family residential zone located generally adjacent to R-5 zoning. Minimum land area per unit is seven hundred fifty (750) square feet. Maximum density for the R-4 zone is fifty-eight (58) dwelling units per acre.

COMMERCIAL

C-2—General Commercial Zone. This is a general commercial zone which provides for the sale of commodities, or performance of services, including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Any nonresidential development in the C-2 zone that requires a discretionary entitlement shall also be subject to review for consistency with the commercial corridor design principles adopted pursuant to Section 17.132.180 and as they may be amended from time to time.

C-4—Heavy Commercial Zone. This is a commercial zone designed primarily for warehousing, distribution types of activity, and those commercial uses having a minimum of undesirable impact upon nearby residential areas. A minimum of light manufacturing and processing is permitted.

INDUSTRIAL

M-1—Light Industrial Zone. This zone permits most fabricating activities, with the exception of heavy manufacturing and the processing of raw materials. In addition, regulations are provided in the M-1(S) zone to provide more attractive and uncrowded developments.

M-2—Heavy Industrial Zone. This zone permits the manufacture or treatment of goods from raw materials. Like the M-1(S) zone, the M-2(S) zone has certain regulations designed to obtain industrial park developments that are in keeping with the modern concept of attractive, landscaped industrial plants.

M-1S—Light Industrial Zone. The same as M-1, but with additional setback, screening, fencing and landscaping requirements.

M-2S—Heavy Industrial Zone. The same as M-2, but with additional setback, screening, fencing and landscaping requirements.

ZONING SUFFIXES (ZONING REQUIREMENTS BEYOND BASE ZONING)

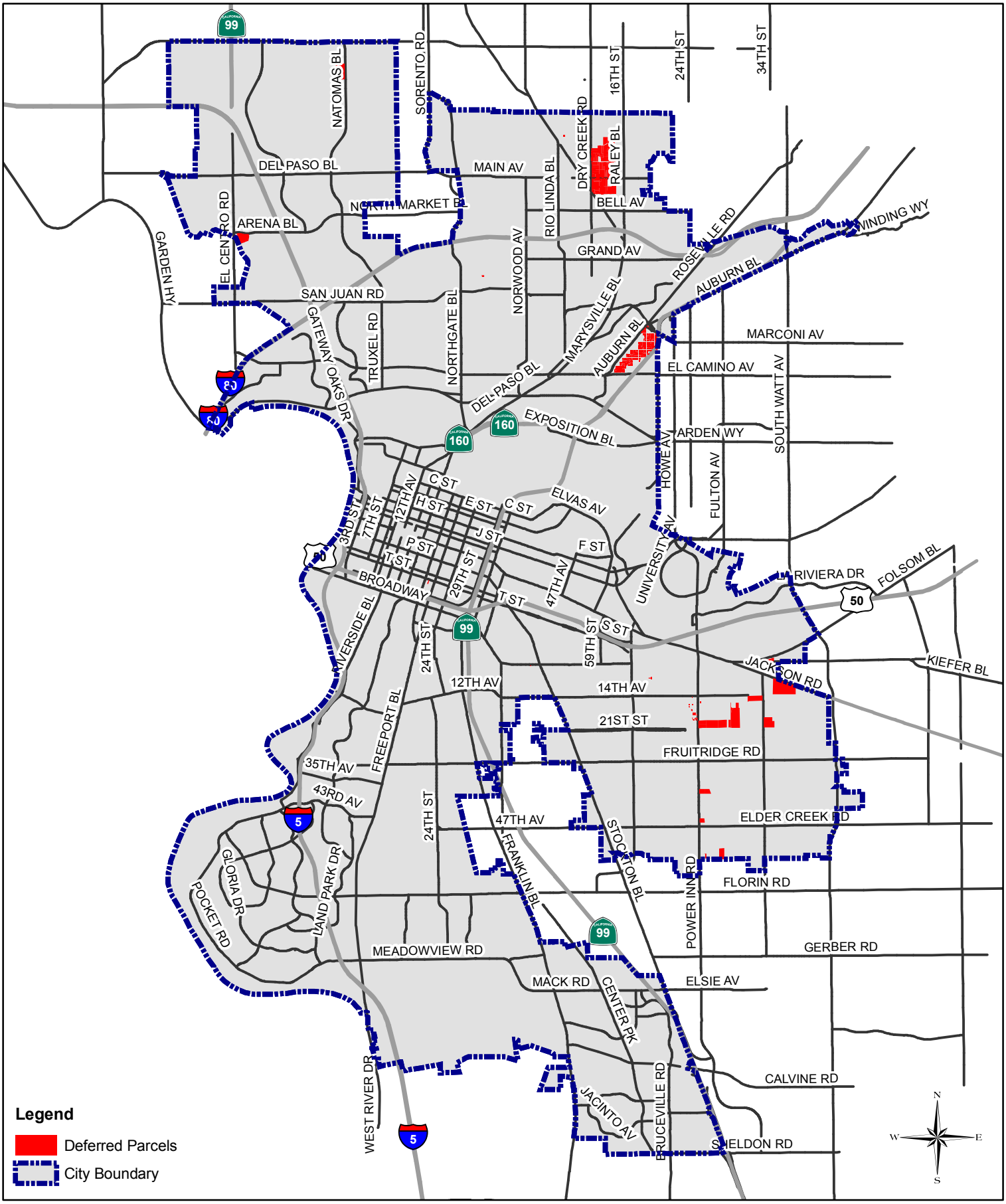
PUD – Planned Unit Development. A PUD is a residential and/or commercial development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines.

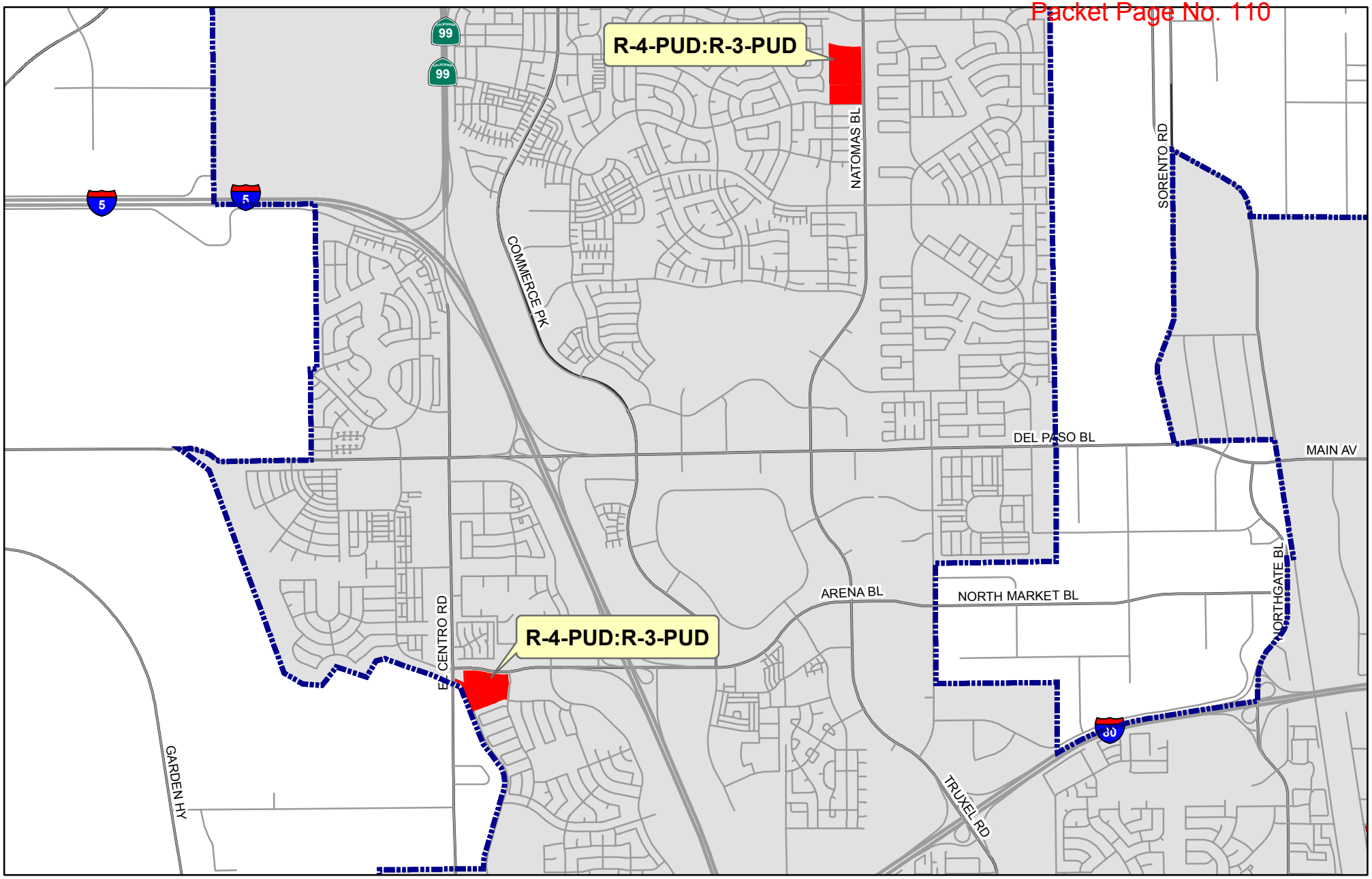
R – Plan Review. A plan review is an additional review requirement for a proposed development plan to ensure, among other things, that the proposed development is consistent with the general plan and any applicable community or specific plans; that the utilities and infrastructure are sufficient to support the proposed development and are compatible with city standards; and that the proposed development is compatible with surrounding development.

SWR – Solid Waste Restriction. The purpose of the Solid Waste Restriction (SWR) is to address the heavy concentration of solid waste facilities that exist in certain areas of the city. Concentration of a large number of solid waste facilities has led to increases in traffic congestion, air quality impacts, and hazards to human health.

Attachment 3

Deferred Rezones





Legend

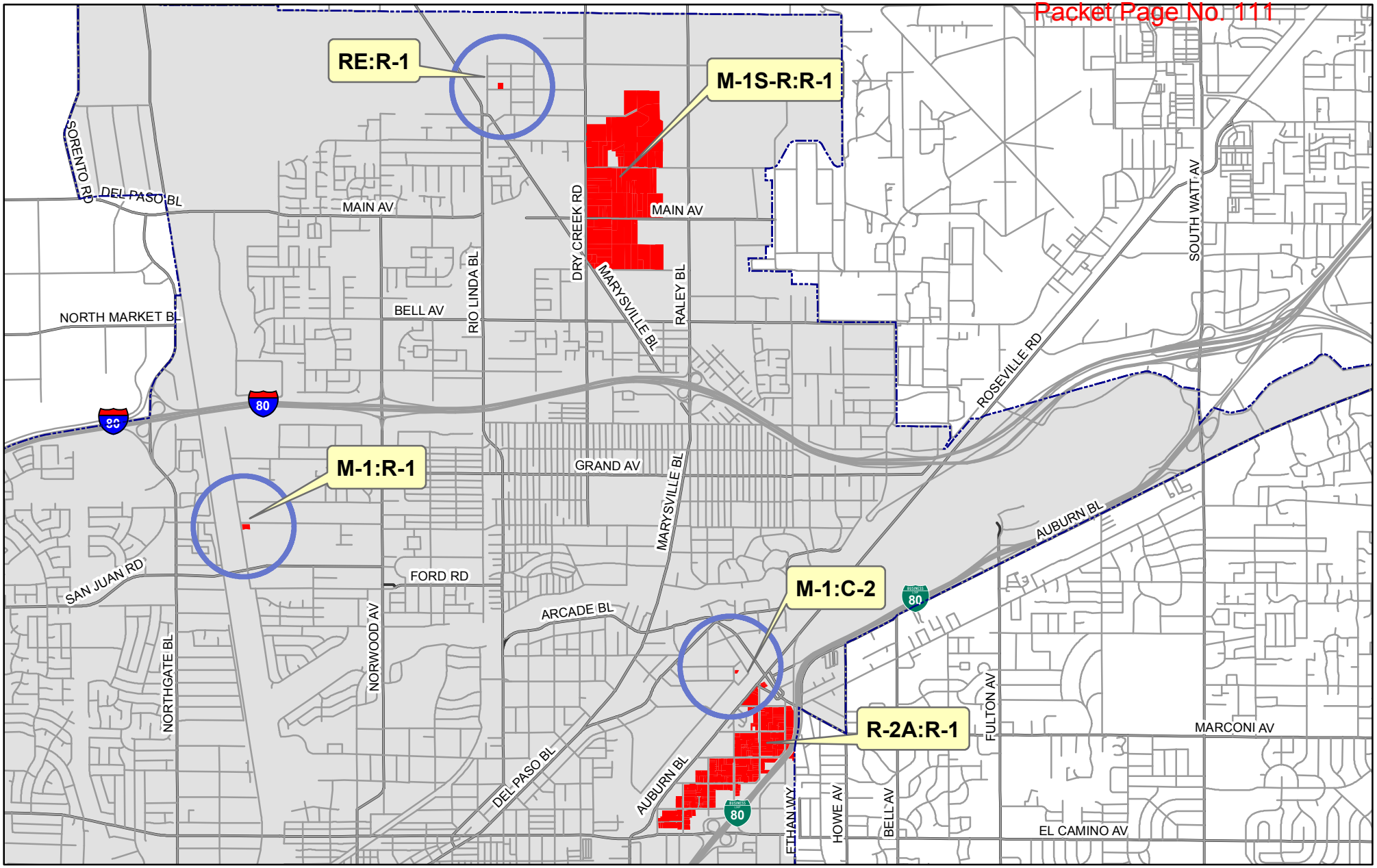
Deferred Parcels

City Boundary

X:Y Existing Zoning:Proposed Zoning

Deferred Rezones
Natomas Area

CITY OF SACRAMENTO
Community Development
Building a Great Community.



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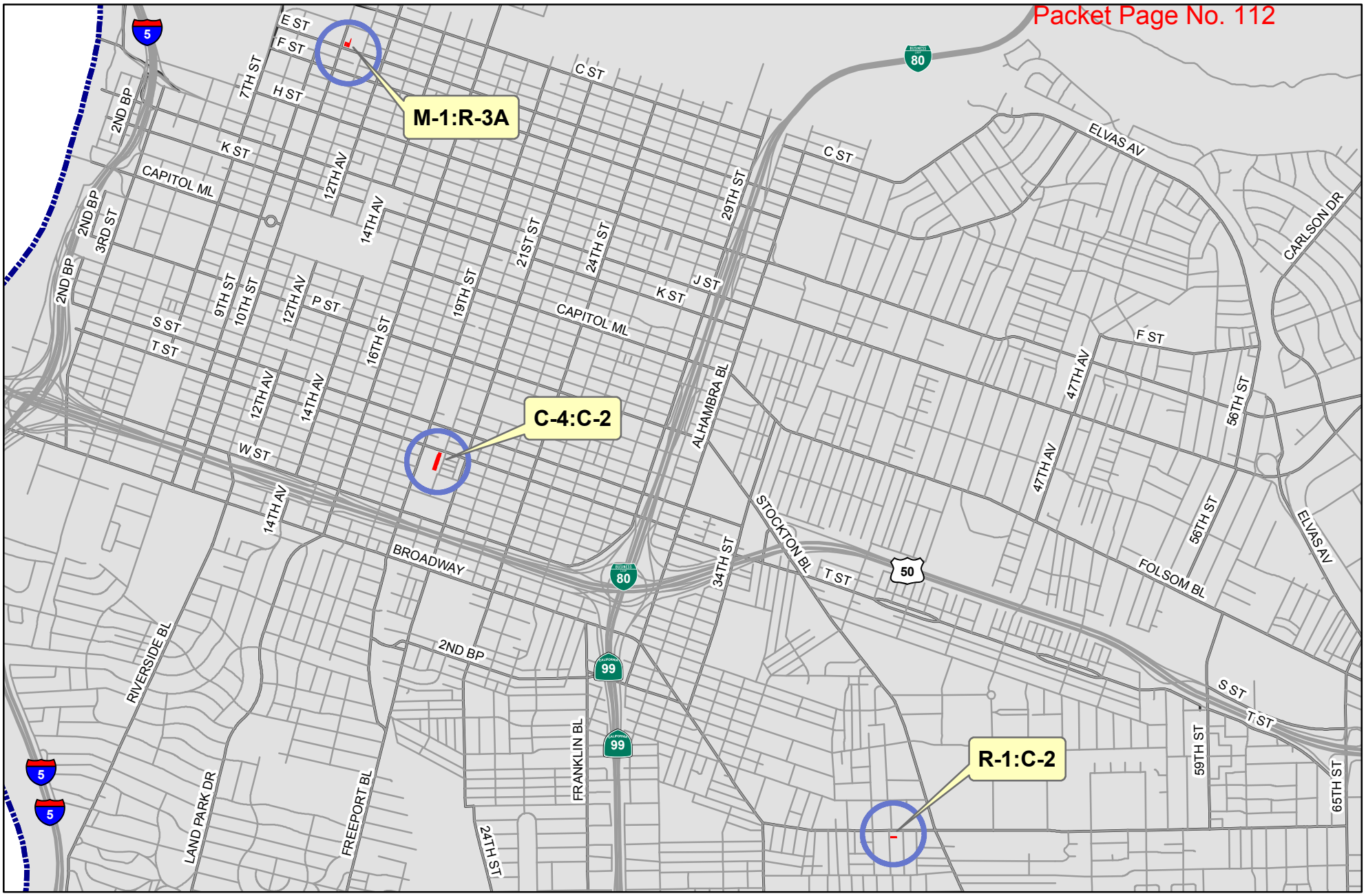
Deferred Parcels

City Boundary

X:Y Existing Zoning:Proposed Zoning

Deferred Rezones North Area

CITY OF SACRAMENTO Community Development Building a Great Community.

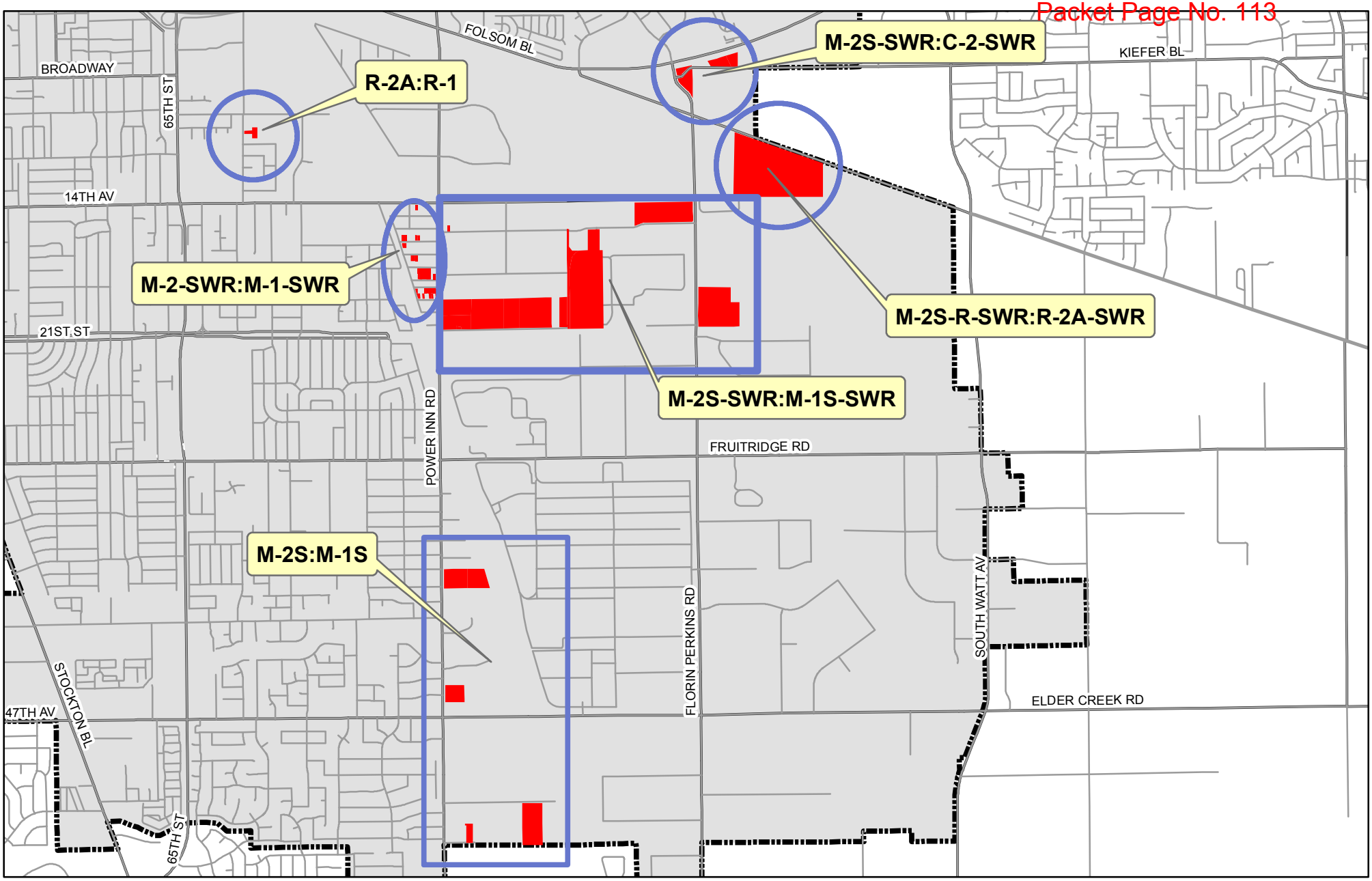


Legend

- Deferred Parcels
- City Boundary
- **X:Y** Existing Zoning:Proposed Zoning

Deferred Rezones
Central Area

CITY OF SACRAMENTO
Community Development
Building a Great Community.



Legend

Deferred Parcels

citybndy

X:Y Existing Zoning:Proposed Zoning

Deferred Rezones South Area

CITY OF SACRAMENTO Community Development Building a Great Community.

Attachment 4

Issue Areas

There are three areas that encompass nearly all the deferred rezones: Robla Area, Ben Ali Neighborhood, and the Power Inn Area. The issues are summarized on the following pages. Maps are also provided.

ROBLA AREA

Robla Area Background

In 1986, the Robla area was rezoned from standard single family residential (R-1) to its current light industrial (M-1-R) zone. This rezone was initiated to ensure new development in the Robla area was compatible with the high noise level produced by the military aircraft operating at McClellan Air Force Base. At the time, the Robla residents were strongly opposed to the rezone from residential to industrial.
In the early 1990's, the McClellan Air Force Base was decommissioned and redeveloped into a business park. New noise contours, recognizing the quieter private aircraft that was anticipated to operate at the airport in the future, were established in 1992. As a result, the noise contours no longer were incompatible with residential development in the Robla Area.

2030 General Plan Update

The 2030 General Plan re-designated a portion of the Robla area from industrial to suburban low density residential. This change was made to recognize the existing residential community in the area, and to prohibit future industrial development that might encroach into the neighborhood. During the period from 1986 to the present, very few industrial uses were lawfully established in the area proposed to be rezoned, although a number of non-residential uses appear to have been established without proper permits. There were also concerns about the ability of the infrastructure (roads, drainage, etc.) to accommodate future industrial development.

General Plan Land Use Designation: Suburban Neighborhood Low Density

Reasons for Rezone

- To bring zoning into consistency with the General Plan land use designation.
- Many of the properties contain existing houses (which are not allowed in the industrial zone).
- The area is no longer subject to significant noise levels from the airport Community residents requested a neighborhood designation during the general plan outreach process.
- The area lacks adequate infrastructure (roads, water, drainage etc.); Residential uses require fewer infrastructure improvements than light industrial development.
- There are a number of illegally established uses in the area that compromise the quality of life and potential for redevelopment in that area. Only a handful of properties have received necessary building and planning permits.

Property Owner Concerns

- Property owners oppose the restrictions to industrial uses in the R-1.
- Potential Impacts from McClellan Air Force Base (e.g. air quality, water quality, noise).
- Restrictions on residential development near an airport.

Staff Proposal

Staff recommends rezones in the Robla Area from light industrial (M-1S-R) to standard single family residential (R-1).

Deferred Rezones
Robla Area

Deferred Parcels

2030 GeneralPlan

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

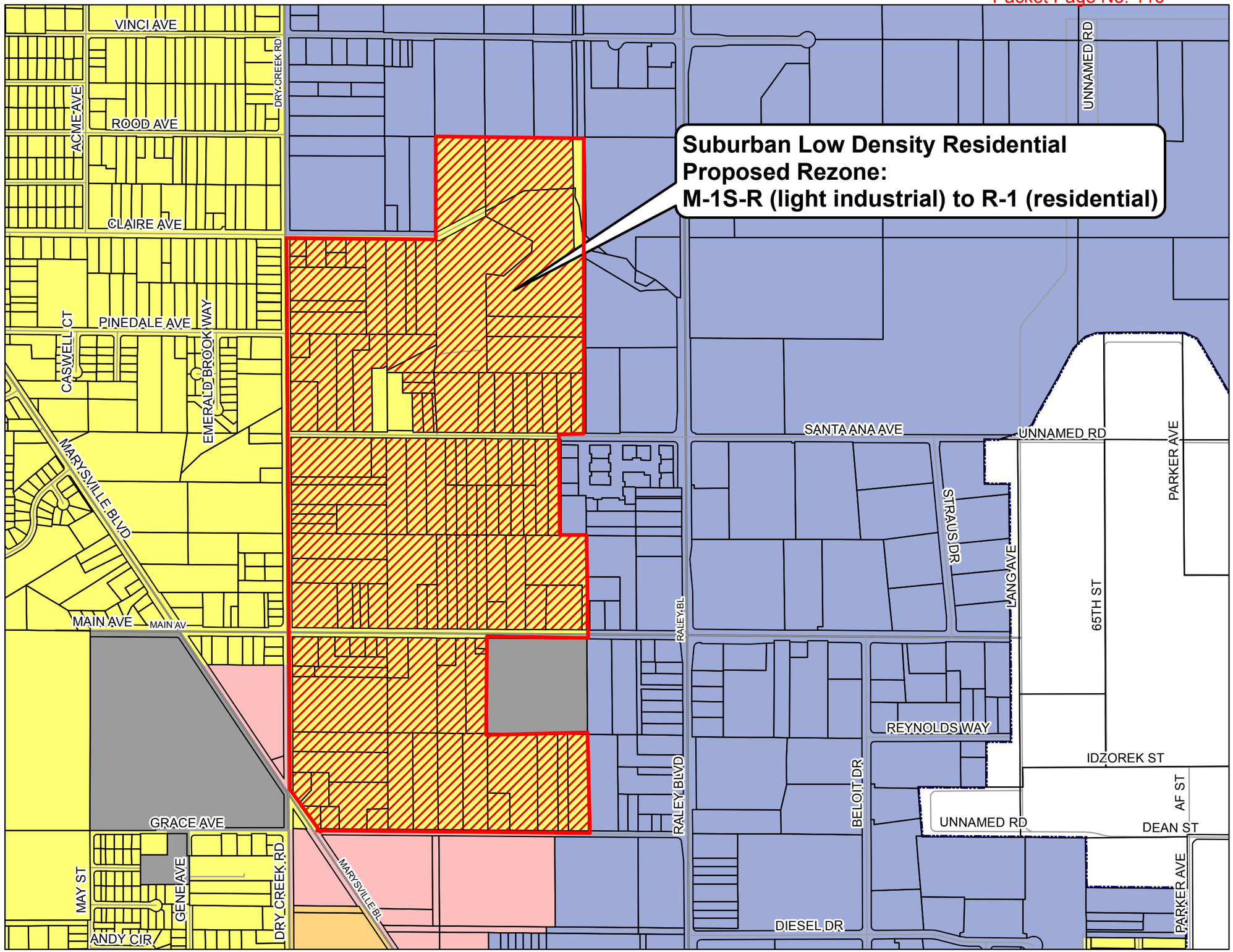
Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

Urban
- Urban Neighborhood Low
- Urban Neighborhood Medium
- Urban Neighborhood High

Centers
- Suburban Center
- Traditional Center
- Regional Commercial
- Urban Center Low
- Urban Center High
- Central Business District

Corridors
- Suburban Corridor
- Urban Corridor Low
- Urban Corridor High

Other Districts
- Employment Center Low Rise
- Employment Center Mid Rise
- Industrial
- Special Study Areas
- Planned Development
- Public
- Parks
- Open Space



BEN ALI NEIGHBORHOOD

Ben Ali Neighborhood Background
The Ben Ali Neighborhood is bounded by Auburn Boulevard to the west, Marconi Avenue to the north, Business 80 to the east, and El Camino Boulevard to the south. It is an established neighborhood with primarily single family homes, although there are several multi-family and higher density residential developments. There are also commercial and industrial uses along Auburn Boulevard.

2030 General Plan Update
During outreach for the 2030 General Plan, members of the Ben Ali community expressed support for rezoning to R-1 to keep the low density residential nature of the existing community.

General Plan Land Use Designation: Suburban Residential Low Density (Residential Area); Suburban Corridor (Industrial Area).

Property Owners Concerns
Property owners of the residential areas have now expressed concern that rezoning the residential area to R-1 would diminish their property value. According to the president of the Ben Ali Neighborhood Association, the Association has surveyed the residents and business owners in the community. The survey indicated a large majority of those surveyed preferred to retain the R-2A and M-1 zoning.

Staff Proposal
Staff initially proposed to rezone the residential area in the Ben Ali neighborhood from R-2A to R-1 and the industrial area from M-1 to C-2. Currently, staff is proposing that the rezoning of this area continue to be deferred. Additional planning and outreach will be required in this area in the future, when resources allow.

Reasons for Deferral
- Both R-1 and R-2A are residential zoning, so the use will remain the same.
- The area is largely built out with legally established uses.

Deferred Rezones
Ben Ali

Deferred Parcels

2030 GeneralPlan

Rural

- Rural Neighborhood

Suburban

- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

Traditional

- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

Urban

- Urban Neighborhood Low
- Urban Neighborhood Medium
- Urban Neighborhood High

Centers

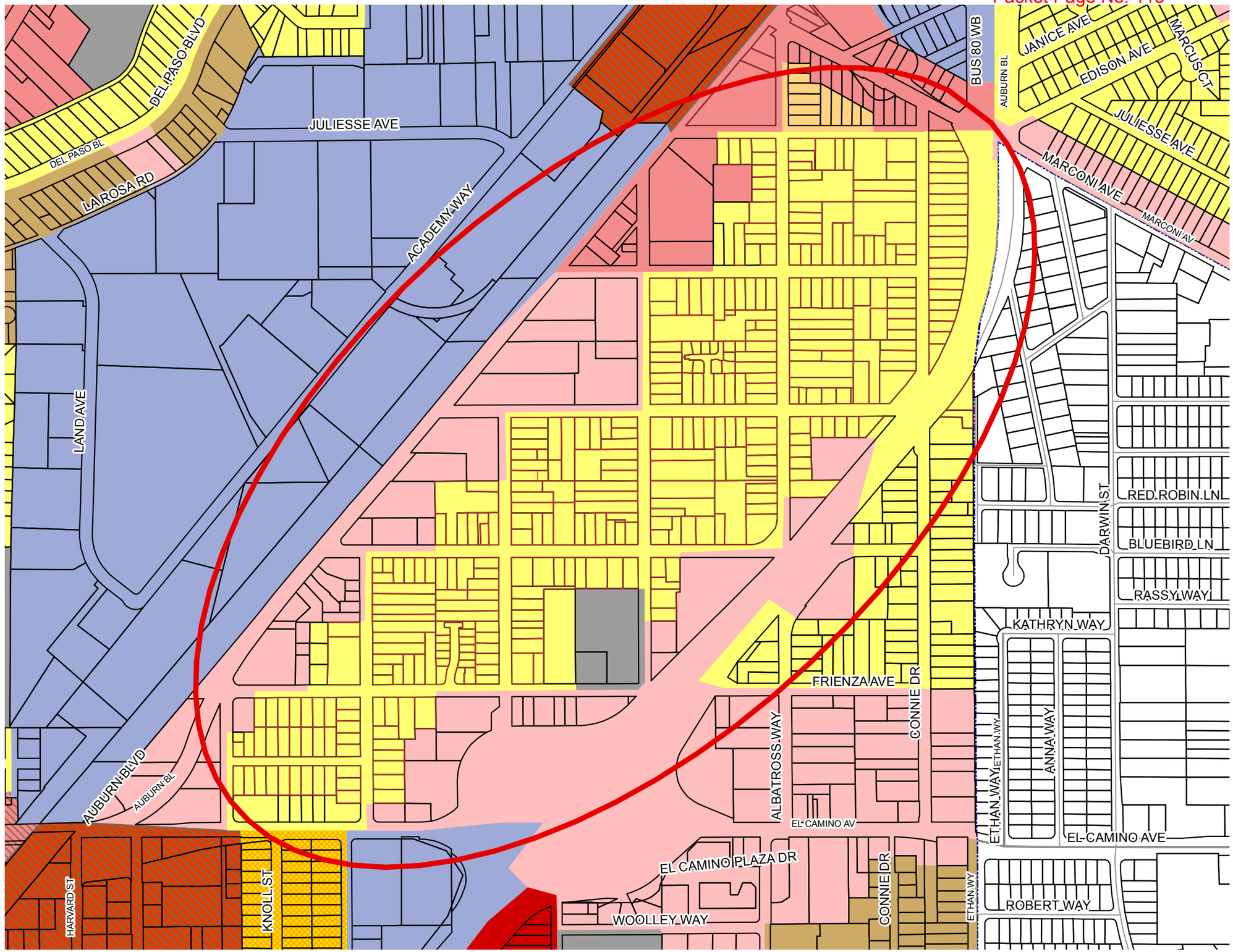
- Suburban Center
- Traditional Center
- Regional Commercial
- Urban Center Low
- Urban Center High
- Central Business District

Corridors

- Suburban Corridor
- Urban Corridor Low
- Urban Corridor High

Other Districts

- Employment Center Low Rise
- Employment Center Mid Rise
- Industrial
- Special Study Areas
- Planned Development
- Public
- Parks
- Open Space



POWER INN AREA

Power Inn Area Background
This area is in the south eastern portion of the City and is a mixture of commercial, warehouse, industrial, and office uses. There are also a small number of single family homes near the area. The Power Inn Area has a land use designation of either Industrial or Employment Center Low Rise. The areas designated industrial are zoned M-2, which is consistent with the land use designation. Several of the parcels in the Employment Center Low Rise designation have an M-2 zoning which is inconsistent with the General Plan.

Most of the land uses that are permitted in the M-2 zone are also permitted in the M-1 zone. However, there are eight uses that are allowed by right in the M-2 zone, but require a Special Permit in the M-1 Zone:

- Concrete batch plant
- Dairy processing plant
- Food processing plant
- Planing Mill
- Public Utility Yard
- Terminal yard – trucking
- Truck and tractor repair
- Towing Service and Storage Yard

If one of these uses is legally established when the rezone occurs, the use would be allowed to continue under a deemed special permit, pursuant to section 17.88.030(7) of the Zoning Code. Although the use can continue, the deemed special permit may require additional entitlements if the facilities are significantly expanded. Also, if a use were to become inactive for over two years, the deemed special permit would lapse and no longer be valid.

2030 General Plan Update
The Power Area Inn area was designated industrial and heavy commercial and warehoues in the 1988 General Plan. The 2030 General Plan re-designated portions of the area to Employment Center Low Rise to encourage lighter industrial uses, such as clean, green technology-related industry, and to buffer existing and planned residential areas to the west and north of the Power Inn Area.

General Plan Land Use Designation: Employment Center Low Rise

Reasons for Rezone
- To bring zoning into consistency with the 2030 General Plan land use designation.
- To provide a buffer to existing residential areas to the west and north of the Power Inn Area.
- To provide the city with more sites for clean, green light-industrial uses.

Property Owner Concerns

The property owners in the Power Inn Area have expressed the following concerns:

1. The M-1 zone may diminish the value of their property, because the uses allowed in the M-1 zone are more limited than that offered in M-2;
2. The application fees for a special permit required for some uses in the M-1 zone are expensive and do not guarantee the special permit would be granted; and
3. Deemed special permits limit how much facilities on the property can be expanded without a special permit modification or other entitlement.

Staff Proposal

Initially, staff proposed changing all the areas in the Employment Center Low Rise land use designation from M-2 (heavy industrial) to M-1 (Light Industrial). However, after extensive outreach to affected property and business owners and a re-evaluation of the applicable zoning regulations, staff is now proposing a combination of land use changes and rezones:

1. Change the General Plan's land use diagram from Employment Center Low Rise to Industrial on a portion of 21st Street and on Power Inn Road near Elder Creek Road. Staff determined that the amount of Employment Center Low Rise buffer area being required along the east side of Power Inn Road south of Elder Creek Road was much greater than was being provided north of Elder Creek Road, which resulted in disproportionately more rezoning and hardships for property owners in this southern portion of the area. This land use change will allow more of the area to remain M-2, while still providing an adequate Employment Center Low Rise buffer area along Power Inn Road. (Please see map on the following maps).
2. Rezone the remaining deferred rezones to M-1.
3. Amend the zoning code to reduce the number of uses that require a special permit. This change results from staff taking a closer look at the nature of the impacts associated with certain uses such as dairy processing plans and food processing plants and finding such uses to be compatible with clean, green industry and nearby residential uses. Allowing these uses by right in the M-1 zone will reduce unnecessary hardships for affected businesses.
4. Amend the zoning code to add and/or modify definitions for uses to provide clarity and consistency.

Power Inn Area

X:Y Existing Zoning:Proposed Zoning

- Proposed Rezone
- Proposed Land Use Change
- Proposed Rezone and Land Use Change

GeneralPlan_2030

Rural
- Rural Neighborhood

Suburban
- Suburban Neighborhood Low
- Suburban Neighborhood Medium
- Suburban Neighborhood High

Traditional
- Traditional Neighborhood Low
- Traditional Neighborhood Medium
- Traditional Neighborhood High

Urban
- Urban Neighborhood Low
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- Urban Neighborhood High

Centers
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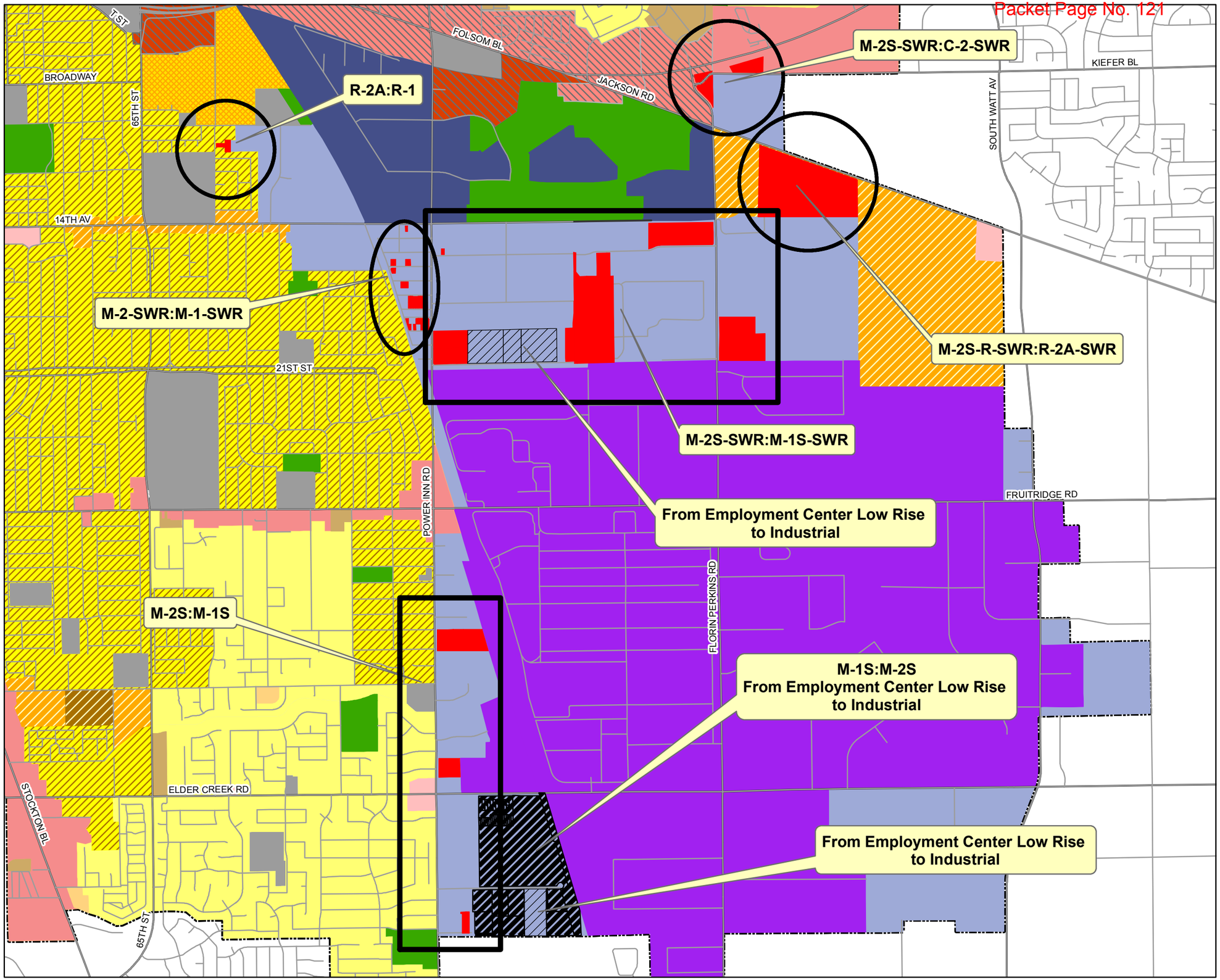
Other Districts
- Employment Center Low Rise
- Employment Center Mid Rise
- Industrial
- Special Study Areas
- Planned Development
- Public
- Parks
- Open Space