



# REPORT TO PLANNING COMMISSION City of Sacramento

# 6

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
July 22, 2010

To: Members of the Planning Commission

**Subject** Clearwire on Main Avenue (P10-031)

A request to install three new microwave dishes and three panel antennas at the top of an existing 71 foot high 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 new microwave dishes and three panel antennas at the top of an existing 71 foot high PG&E transmission tower.

### Location/Council District

475 Main Avenue, Sacramento

Assessor's Parcel Number 226-0230-003-0000

Council District 2

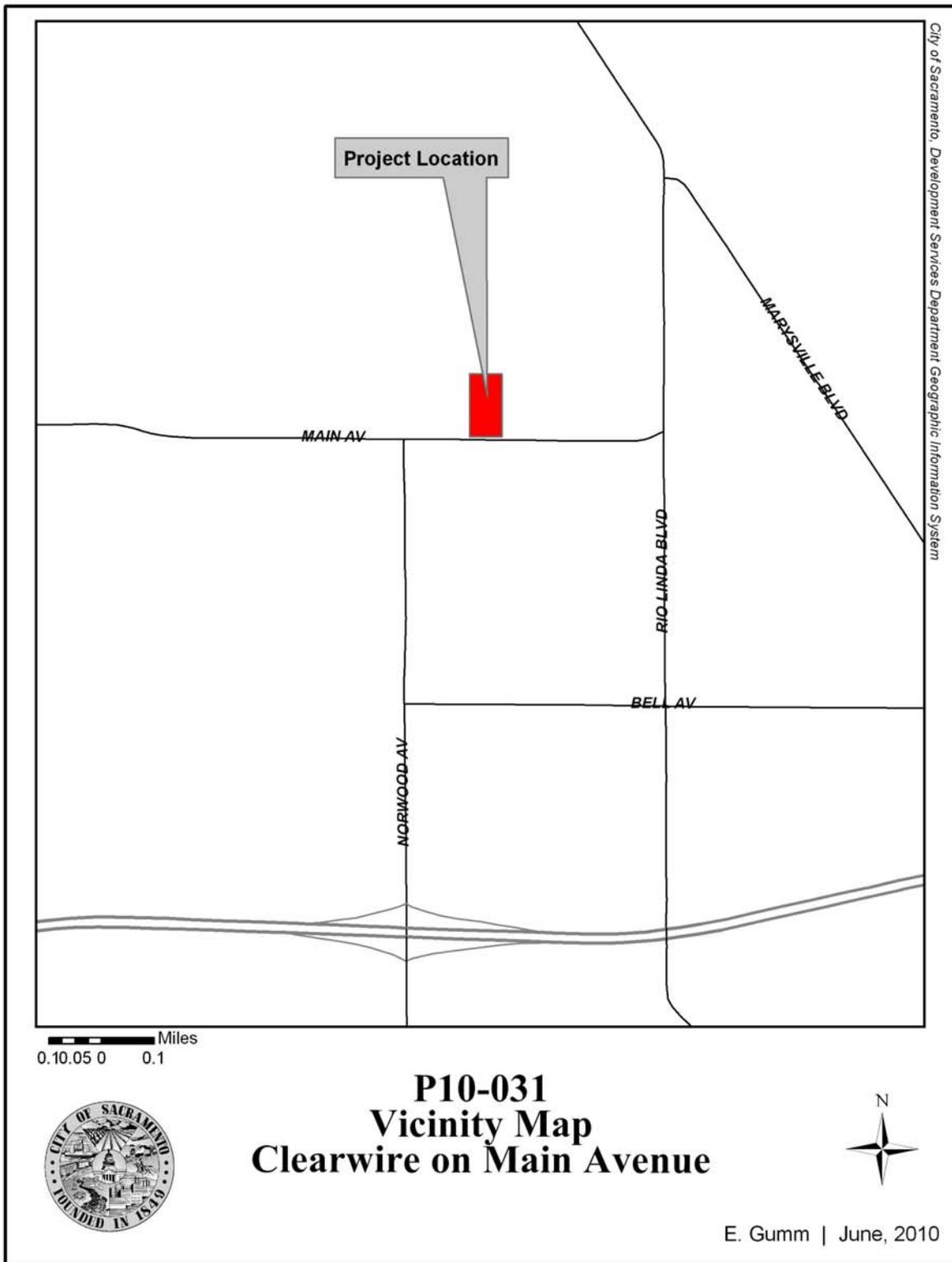
### Recommendation

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 Clear Wireless, c/o: Jillian Faria, (916) 214-7178  
4412 Harlin Drive, Sacramento, CA 95826

Owner Biscos Traian / Alexandrina  
6900 W 4th Street, Rio Linda, CA 95673



## 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 PG&E transmission tower in the Standard Single Family Residential (R-1) zone. The existing tower height is approximately 71 feet. The proposed project will increase the existing tower by approximately twelve feet to an overall height of 83 feet. All related equipment will be constructed on a 10'x10' concrete pad under 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.

<b>Table 1: Project Information</b>	
<b>General Plan designation:</b>	Suburban Low Density Residential
<b>Existing zoning of site:</b>	R-1 (Standard Single Family Residential zone)
<b>Existing use of site</b>	Single Family Residential / PG&E Transmission Tower
<b>Property area:</b>	5.00± acres

## Background Information

Two tentative maps were approved to create 18 single family residential lots on the subject property, back in 1999 and 2006, respectively (P91-271 & P05-056). The project (P05-056) approved on August 24, 2006 is still active. In 2000, the Zoning Administrator also approved a Special Permit for Deep Lot Development to allow the conversion of 630 square feet of the existing 1,680 square feet storage building into a secondary residential unit. The project site currently contains two detached residential units and a PG&E tower.

## Public/Neighborhood Outreach and Comments

The project was routed to the Robla Park Community 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 cooperation 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 project will improve wireless network capacity and coverage for both 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” telecommunication 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 north of Main Avenue at an existing single family parcel to collocate telecommunication antennas. The project requires a Special Permit based on the fact that the proposed parabolic antennas are not considered to be exempt. The project includes three panels and three parabolic antennas to be mounted at the top of an existing PG&E tower. As a result, the overall height of the tower will increase from 71 feet to 83 feet. The existing residential units on the subject site are approximately 140 feet and 110 feet away from the transmission tower, respectively. The antennas will be conditioned to be painted with a non-reflective paint to match the existing PG&E 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

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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, location, and its consistency 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

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## **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 to the top of an existing PG&E transmission tower, 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.

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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 to the top of an existing PG&E transmission tower, is hereby approved subject to the following conditions of approval:

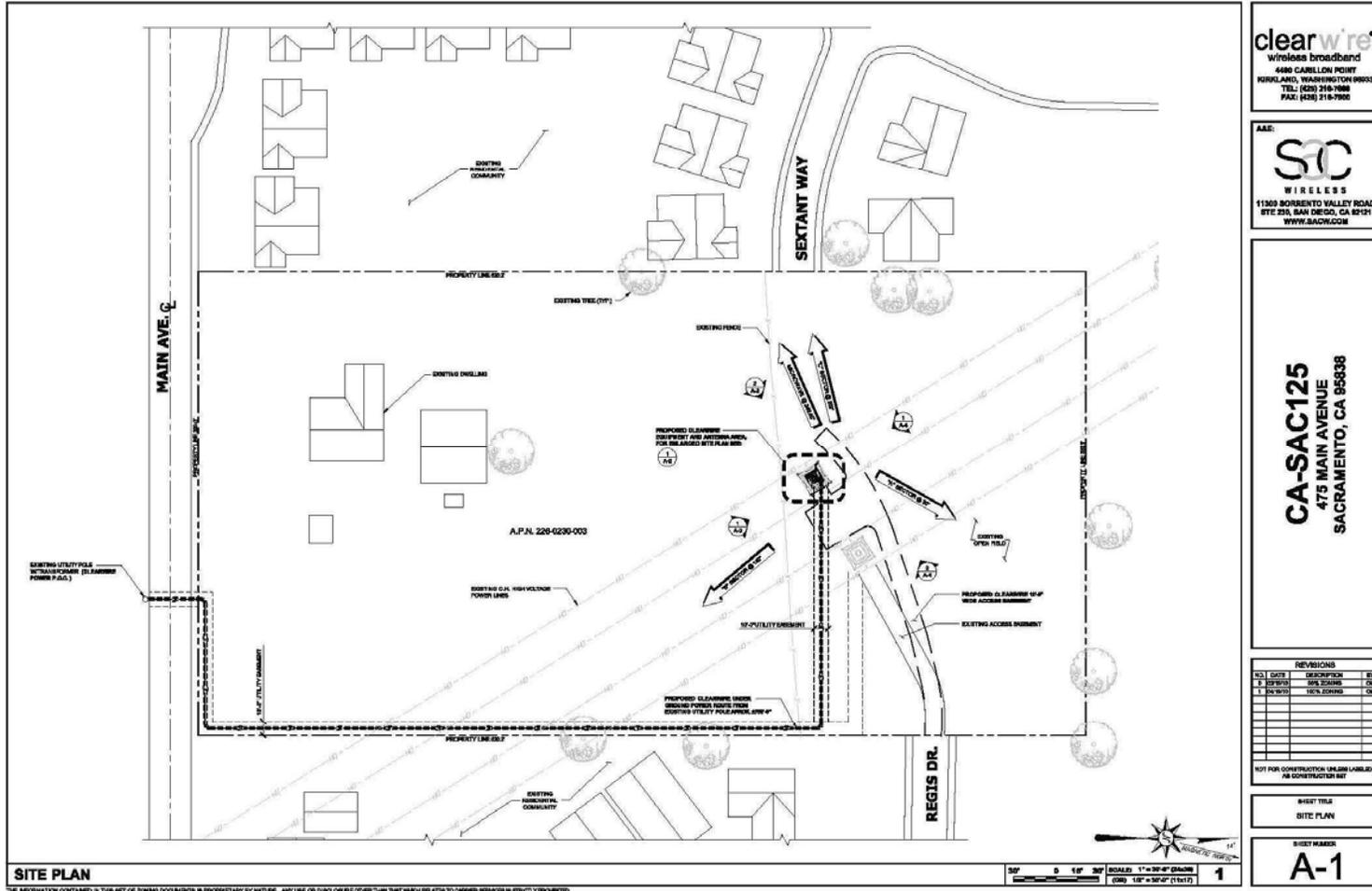
**PLANNING**

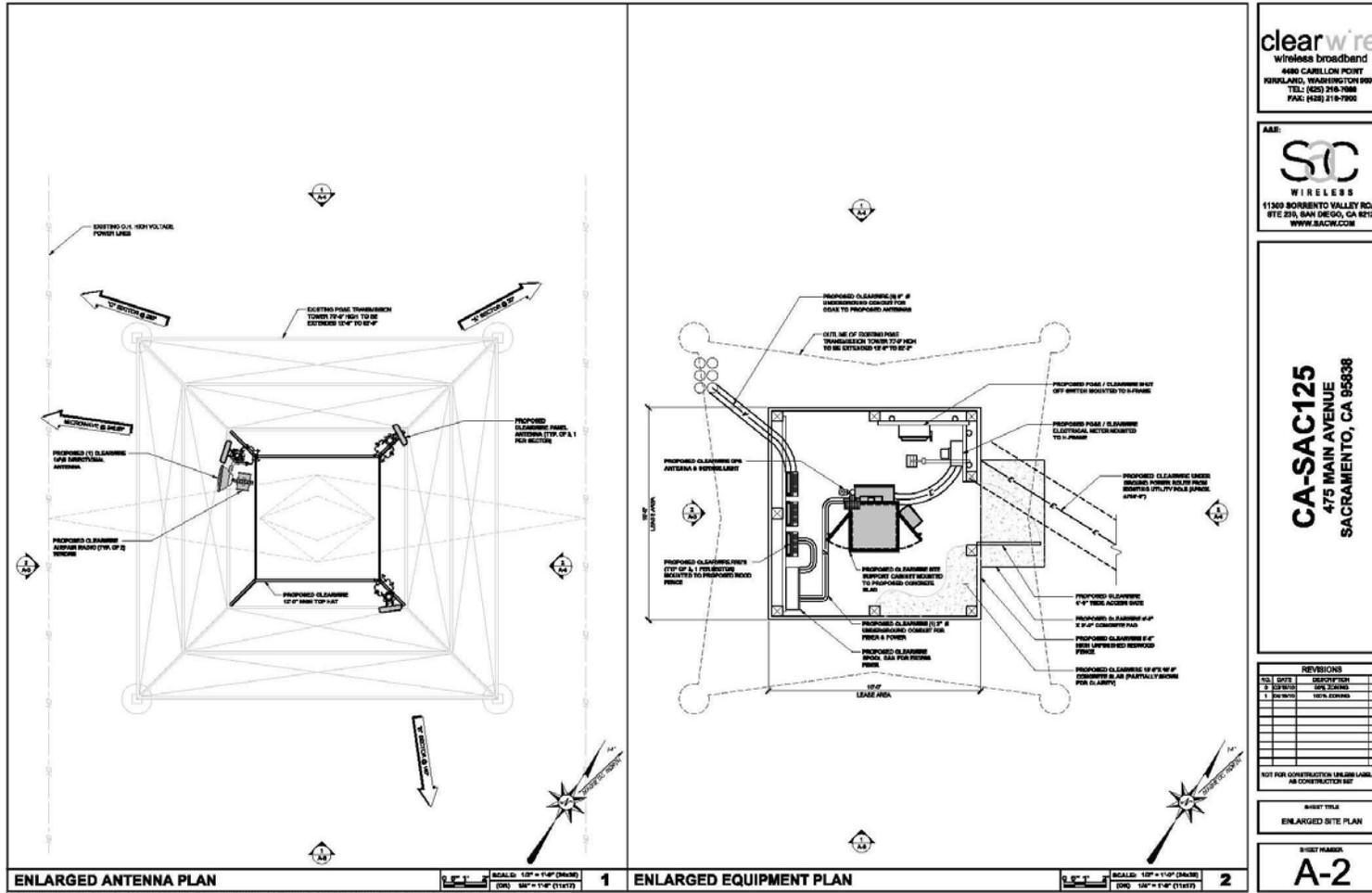
- B1. The applicant shall obtain all necessary building permits prior to commencing construction.
- B2. The applicant shall obtain all necessary federal telecommunications permits prior to commencing construction.
- B3. Size and location of antennas shall conform to the approved plans as shown on the 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

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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 is allowed for the site.





**clearwire**  
Wireless broadband  
4480 CABILLON POINT  
KIRKLAND, WASHINGTON 98033  
TEL: (425) 216-1088  
FAX: (425) 216-7900

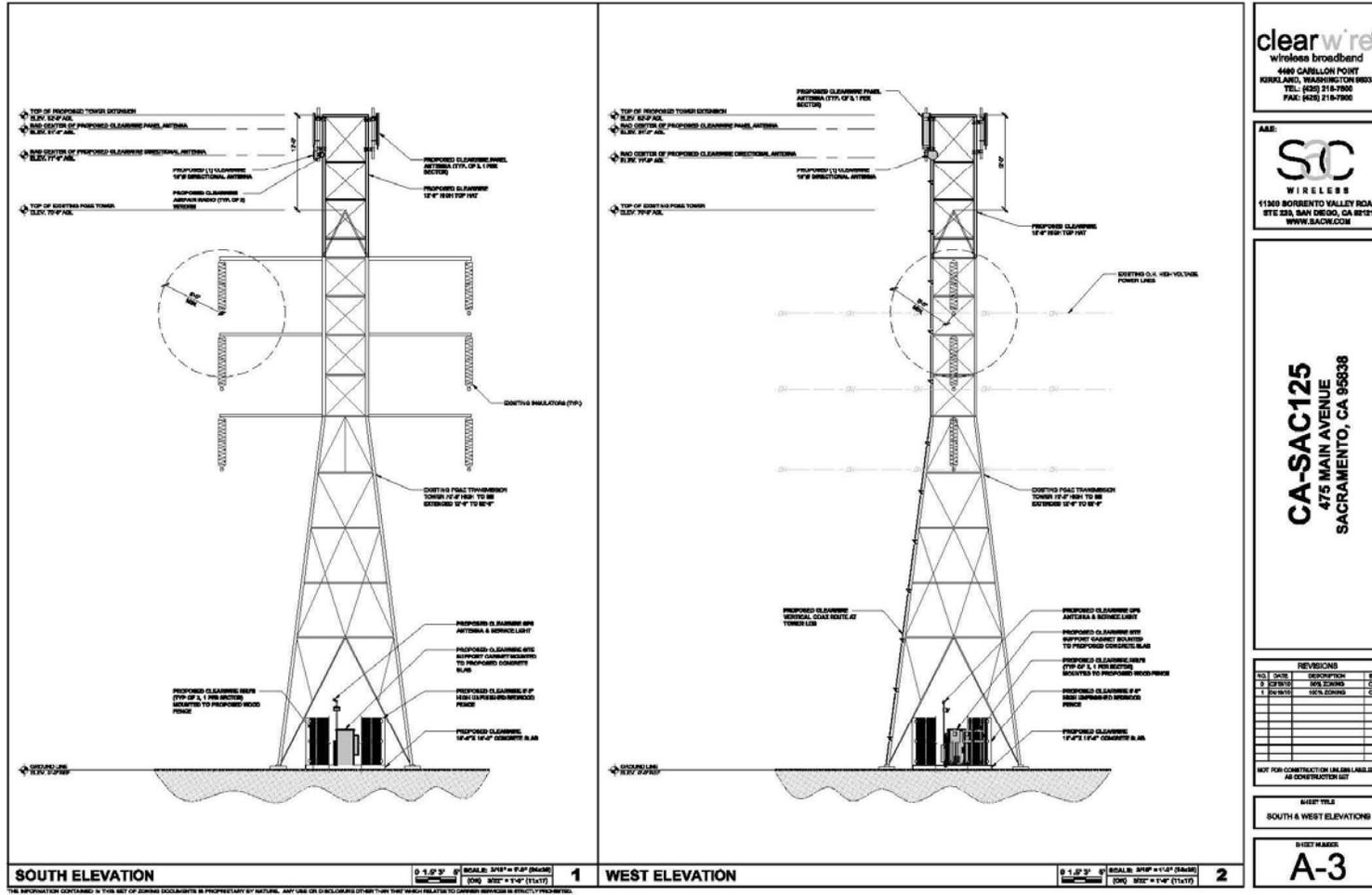
AAE:  
**SC**  
WIRELESS  
11309 BORRITO VALLEY ROAD  
SUITE 204, SAN DIEGO, CA 92121  
WWW.SACCOM.COM

**CA-SAC125**  
475 MAIN AVENUE  
SACRAMENTO, CA 95838

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Exhibit C

Elevations



**clearwire**  
wireless broadband  
4480 CAROLLON POINT  
KIRKLAND, WASHINGTON 98033  
TEL: (425) 218-7800  
FAX: (425) 218-7800

ALL:  
**SDC**  
WIRELESS  
11500 BORSBENTO VALLEY ROAD  
SUITE 200, SAN DIEGO, CA 92121  
WWW.SDCW.COM

**CA-SAC125**  
475 MAIN AVENUE  
SACRAMENTO, CA 95838

REVISIONS		
NO.	DATE	DESCRIPTION
1	02/24/10	ISSUE FOR PERMITS
2	06/24/10	ISSUE FOR PERMITS

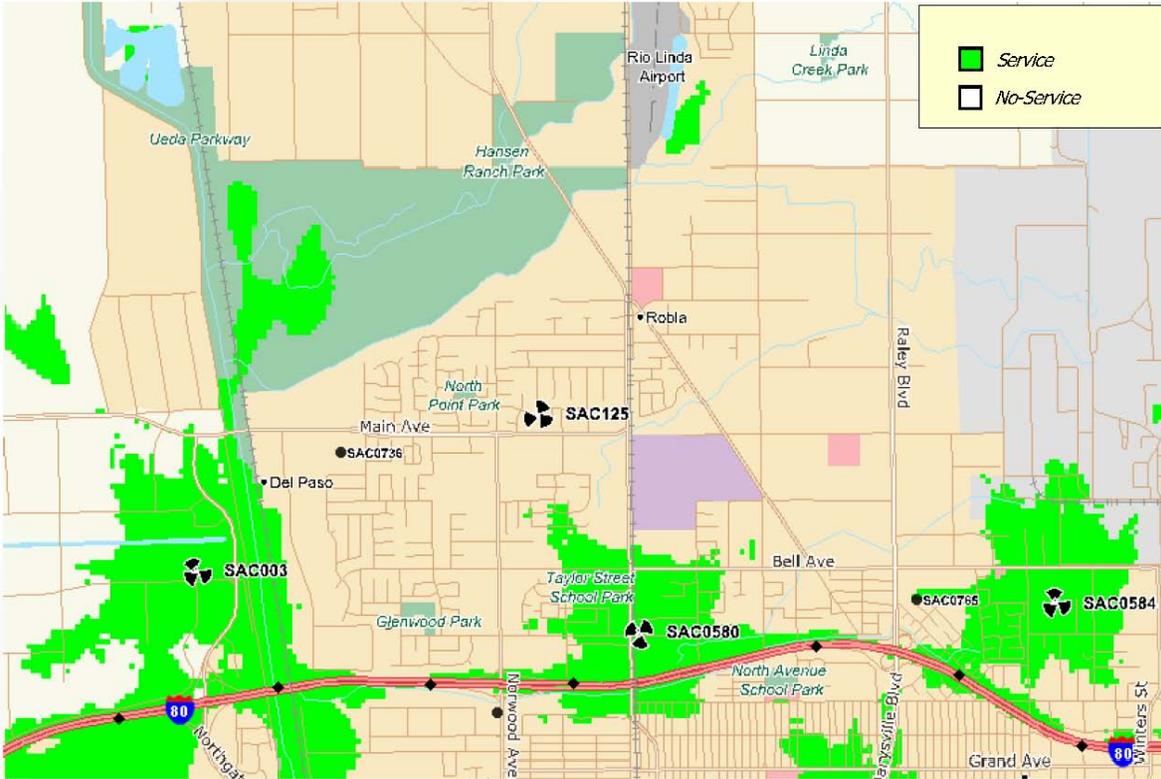
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE  
SOUTH & WEST ELEVATIONS

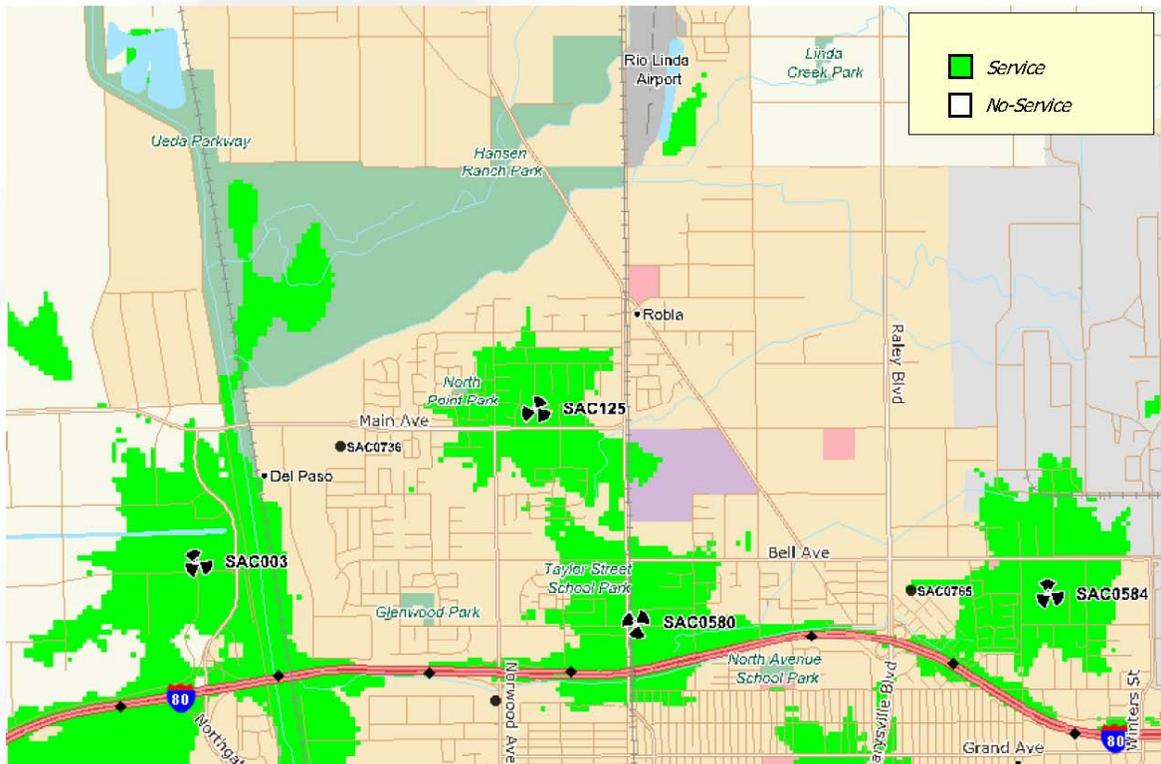
SHEET NUMBER  
**A-3**

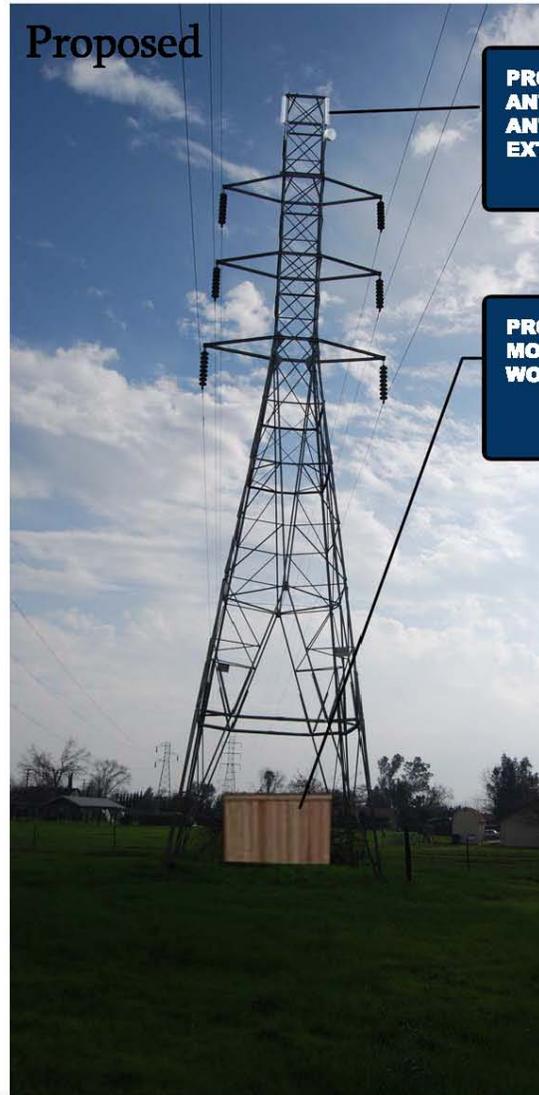


**Composite Coverage without Site CA-SAC125**



**Composite Coverage with Site CA-SAC125**





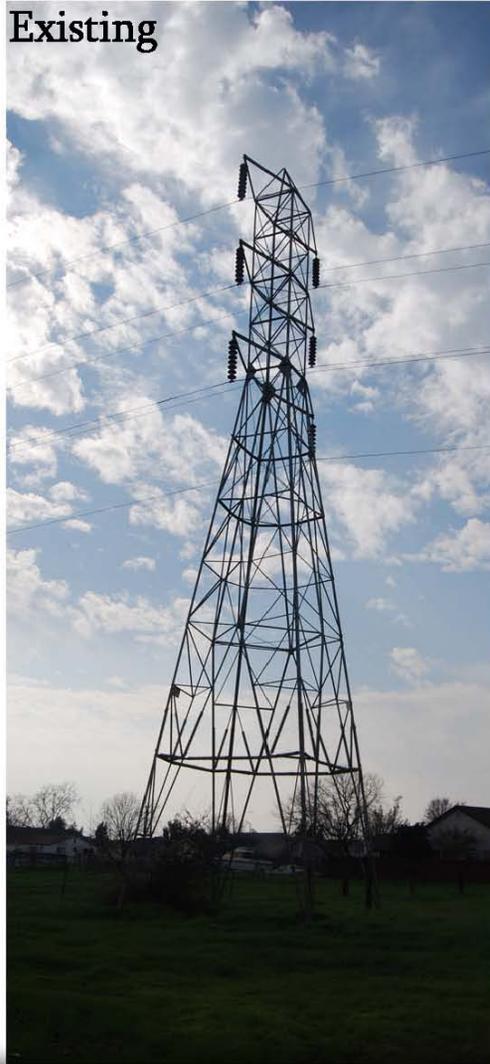
**clearwire**  
wireless broadband  
CA-SAC125



PHOTOSIMULATION

Exhibit E

Simulation Photos



**PROPOSED THREE PANEL ANTENNAS, & ONE DIRECTIONAL ANTENNA MOUNTED ON 10' EXTENSION**

**PROPOSED EQUIPMENT MOUNTED BEHIND NEW WOOD FENCE**

**clearw<sup>re</sup>**  
wireless broadband

**CA-SAC125**



**PHOTOSIMULATION**

