



Agenda City of Sacramento Planning Commission

COMMISSION MEMBERS:

*Anna Molander
Jon Bagatelos
Michael Mendez, MCP
Philip Harvey*

*Jameel Pugh
Joseph Contreras
Michael Notestine, Chair
Rommel Declines*

*James Frayne
Joseph Yee, AIA, Vice Chair
Panama Bartholomy*

CITY STAFF:

*Stacia Cosgrove, Senior Planner
Sabina Gilbert, Senior Deputy City Attorney*

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

August 12, 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.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Community Development Department at (916) 808-7705 at least 48 hours prior to the meeting.



我們講中文 · Hablamos Español · Мы говорим по-русски · ພວກເຮົາເວົ້າພາສາລາວໄດ້ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

AGENDA

August 12, 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 July 22, 2010

Location: Citywide

Recommendation: Approve Commission Minutes from July 22, 2010.

Contact: Stacia Cosgrove, Senior Planner, 916-808-7110

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: Stacia Cosgrove, Senior Planner, 916-808-7110

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. P10-013 Riverside ClearWire (Noticed on 8/2/10)

Location: 3200 Riverside Boulevard, 012-0331-022-0000, District 4

Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15301);
Item B: Special Permit-Antennas/Wireless A request to construct a new telecommunications facility within the General Commercial (C-2) zone.

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

4. P10-001 Odd Fellows Cemetery Monopine (Noticed on 8/2/10)

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 104-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

5. **P07-153 T-Mobile Riverside Blvd Monopine** (Noticed on 8/2/10)
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

Staff Reports

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

6. **M09-003 River District Specific Plan**
Location: Citywide
Recommendation: Review and Comment
Contact: Evan Compton, Associate Planner, 916-808-5260

Public Comments- Matters Not on the Agenda

7. To be announced.

Questions, Ideas and Announcements of Commission Members

8. To be announced.

Adjournment

This page is left intentionally blank.



Minutes City of Sacramento Planning Commission

1

COMMISSION MEMBERS:

*Anna Molander
Jon Bagatelos
Michael Mendez, MCP
Philip Harvey*

*Jameel Pugh
Joseph Contreras
Michael Notestine, Chair
Rommel Declines*

*James Frayne
Joseph Yee, AIA, Vice Chair
Panama Bartholomy*

CITY STAFF:

*Gregory Bitter, Principal Planner
Sabina Gilbert, Senior Deputy City Attorney*

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

July 22, 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.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Community Development Department at (916) 808-7705 at least 48 hours prior to the meeting.



我們講中文 · Hablamos Español · Мы говорим по-русски · ພວກເຮົາເວົ້າພາສາລາວໄດ້ · Ped hais lus Hmoob · Chúng tôi nói tiếng Việt

Minutes

July 22, 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 – All commissioners present except Yee and Pugh.

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 June 24, 2010

Location: Citywide

Recommendation: Approve Commission Minutes from June 24, 2010.

Contact: Gregory Bitter, Principal Planner, 916-808-7816

Action: Moved, seconded, and carried (Harvey/Bartholomy; 8:0:3, Recuse-Notestine, Absent-Yee, Pugh) to approve minutes.

2. LR07-008 Florin Road Corridor Plan Rezone Initiation

Location: Florin Road from Tamoshanter Way to Franklin Boulevard, Districts 5 and 8

Recommendation: Initiate and direct staff to begin the process of rezoning of 57 parcels along the Florin Road Corridor to implement the vision of the 2030 General Plan and to bring the zoning into consistency with the 2030 General Plan.

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

Action: Moved, seconded, and carried (Harvey/Bartholomy; 9:0:2, Absent- Yee, Pugh) to approve staff recommendation.

Director's Report

3. 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: Gregory Bitter, Principal Planner, 916-808-7816

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.

- 4. P09-059 AM/PM Off-Sale Beer and Wine** (Noticed on 6/14/10)
(Continued from 6/24/10)
Location: 2701 Orchard Lane, 274-0030-082-0000, District 1
Recommendation: Withdrawn By Applicant
Contact: David Hung, Associate Planner, 916-808-5530; Lindsey Alagozian, Senior Planner, 916-808-2659
Action: Withdrawn by applicant.

- 5. P09-041 Asian Community Center Assisted Living Facility** (Noticed on 7/12/10)
Location: Southern eastern corner of Maple Tree Way cul-de-sac, 031-0070-030-0000, District 7
Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15332); **Item B:** Rezone/Prezone of approximately 2.5 acres from Agriculture (A) to Standard Single Family (R-1); **Item C:** Special Permit-Residential Care Facility Establishment of an 85 unit residential care facility located on approximately 2.5 acres in the proposed Standard Single Family (R-1) zone; **Item D:** Variance to reduce the required front setback; **Item E:** Variance to reduce the required maneuvering width.
Contact: Heather Forest, Associate Planner, 916-808-5008; Lindsey Alagozian, Senior Planner, 916-808-2659
Action: Moved, seconded, and carried (Declines/Contreraz; 9:0:2, Absent- Yee, Pugh) to approve staff recommendation.

- 6. P10-031 Clearwire on Main Avenue** (Noticed on 7/12/10)
Location: 475 Main Avenue, 226-0230-003-0000, District 2
Recommendation: Approve - Item A: Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to install three new microwave dishes and three panel antennas at the top of an existing 71 foot high transmission tower.
Contact: Elise Gumm, Associate Planner, 916-808-1927; Lindsey Alagozian, Senior Planner, 916-808-2659
Public comment made by Micahel Tan and eComment by Marianne Wolf. Action: Moved, seconded, and carried (Contreraz/Molander; 9:0:2, Absent- Yee, Pugh) to approve staff recommendation.

- 7. P10-035 Seven Lakes Planned Unit Development (PUD) Guidelines Amendment** (Noticed on 7/12/10)
Location: 49 Bicentennial Circle, 079-0420-019-0000, District 6
Recommendation: Approve – Item A: Environmental Exemption (Per CEQA 15305); **Item B:** Planned Unit Development-Guidelines Amended to change parking standards for commercial uses within the Seven Lakes Planned Unit Development (PUD).
Contact: Heather Forest, Associate Planner, 916-808-5008; Stacia Cosgrove, Senior Planner, 916-808-7110

Action: Moved, seconded, and carried (Molander/Contreras; 9:0:2, Absent- Yee, Pugh) to approve staff recommendation.

8. **Z10-022 Natomas High School Cellular Modification** (Noticed on 7/12/10)
Location: 3301 Fong Ranch Road, 225-0170-063-0000, District 1
Recommendation: Deny – Item A: Environmental Exemption (Per CEQA 15301);
Item B: A request for a Special Permit Modification in order to raise the height location for a previously approved installation consisting of 3 panel antennas, 3 microwave dishes, and related equipment, and also to eliminate a previously approved antenna shroud, on an existing 100' stadium light tower, on approximately 57.24 acres in the Agricultural (A) zone.
Contact: Robert Williams, Associate Planner, 916-808-7686; Sandra Yope, Senior Planner, 916-808-7158

Action: Withdrawn, to be re-noticed.

9. **M09-019 65th Street Station Area Study and General Plan Amendments**
(Noticed on 7/12/10)
Location: The 65th Street 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: Approve – Item A: Environmental Impact Report; **Item B:** Mitigation Monitoring Program; **Item C:** 65th Street Station Area Study; **Item D:** Repeal 65th Street/University Transit Village Plan and the South 65th Street Area Plan; **Item E:** General Plan Amendment to amend the Mobility Element of the 2030 General Plan and to make conforming changes to the East Sacramento Community Plan and the Fruitridge Broadway Community Plan.
Contact: Fedolia Harris, Senior Planner, 916-808-2996; Jim McDonald, Senior Planner, 916-808-5723

**Public comment made by Roxanne Fuentez, Brian Holloway, and James Sullivan.
Action: Moved, seconded, and carried (Harvey/Frayne; 9:0:2, Absent- Yee, Pugh) to approve staff recommendation.**

Staff Reports

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

10. **LR10-006 Delta Vision**
Location: Citywide
Recommendation: Review and Comment
Contact: Scot Mende, New Growth Manager, 916-808-4756
Action: Reviewed and comments were provided.

Public Comments- Matters Not on the Agenda

11. **None.**

Questions, Ideas and Announcements of Commission Members

12. Commissioner Bartholomy requested a progress report for further information regarding the department policies around cell phone sites and guidelines with a focus on the issues regarding collocation, technology and radiation issues surrounding cell phone towers. He also suggested that perhaps the department webpage could provide a link to the Federal Communications Commission (FCC) Radiation standards for concerned citizens. Staff member, Gregory Bitter, responded that he thought the webpage currently had a telecommunications information sheet that provided a link to the FCC. Greg Bitter also informed the commission that staff member, Sandra Yope, was ready to present the requested information, and would be scheduled on the agenda soon. Commissioner Notestine requested that this presentation be made a priority due to the number of cell items on the agenda recently.
13. Commissioner Molander mentioned that she had accessed the department website to get more information about taking out a permit. She stated that she found the website to be very useful and informative.
14. Commissioner Frayne commented on an article from the Chronicle about the proliferation of antennas and how a citizen committee has been formed to delve into the issues that are a result. He suggested that perhaps the staff would look into the findings and contact the group for further information.
15. Commissioner Contreras asked about the Robla and Ben Ali Rezone item that had been scheduled for this meeting. Gregory Bitter informed him that the item would be brought back before the commission on August 26, 2010. Commissioner Molander asked if further community outreach had been completed. Greg Bitter responded that several meetings are scheduled in the different areas to get further information regarding the ground water contaminants in the Robla area and to work with the McClellan Business Park regarding remediation efforts.
16. Commissioner Declines suggested that the staff bring in subject matter experts regarding the cell spectrum towers so that the staff would also be able to draw from the information provided. Also that the commission should perhaps review the general plan for telecommunication and infrastructure use policies, so staff would be able to guide the applicants towards approved areas within the City that would fit the applicants needs for spectrum and bandwidth.
17. Commissioner Notestine commented on the fact that when a laser pointer is used during staff presentations that public members in the audience can see what is being pointed to, however the video will not show where staff was pointing. He suggested that staff begin to use the mouse as a pointer so that both those present and those watching the video will know what information is being referred to. Staff member, Kim Korich, informed the commission that the mouse is wireless and can be used at the upper or lower lectern as a pointer. Also that the laser pointer will not show in the recordings.

18. Commissioner Notestine informed staff that you cannot view the videos on Granicus on either cell phones or iPads. He has requested that staff follow-up with Granicus to determine if they will make accommodations to allow meeting videos to be streamed on alternate devices besides PCs. Commissioner Declines asked if this was a requirement that the department use this software. Staff member Greg Bitter told the commission that the City Council has been using this software, but that staff would follow-up with the Clerk's Office on these issues.

19. Commissioner Harvey asked the chair if the commission could use the speaker queue to organize the order of commission member speaking.

Adjournment– 7:50 p.m.



Oral Report

For

City of Sacramento

Planning Commission

Agenda Packet

For the Meeting of: August 12, 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: Stacia Cosgrove, Senior Planner, 916-808-7110

This page is left intentionally blank.



REPORT TO PLANNING COMMISSION City of Sacramento

3

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
August 12, 2010

To: Members of the Planning Commission

Subject: Riverside ClearWire (P10-013)

A request to replace an existing thirty-seven (37) foot high Sacramento Municipal Utility District (SMUD) pole with a new modified fifty-five (55) foot high utility pole, containing telecommunication antennas and microwave dish, at 3200 Riverside Boulevard, within the General Commercial (C-2) zone. This request requires:

- A. Environmental Determination:** Exempt, CEQA Guidelines section 15301;
- B. Special Permit** to allow new telecommunications antennas and dish within the General Commercial (C-2) zone.

Location/Council District:

3200 Riverside Boulevard
Assessor's Parcel Number: 012-0331-022
Council District 4

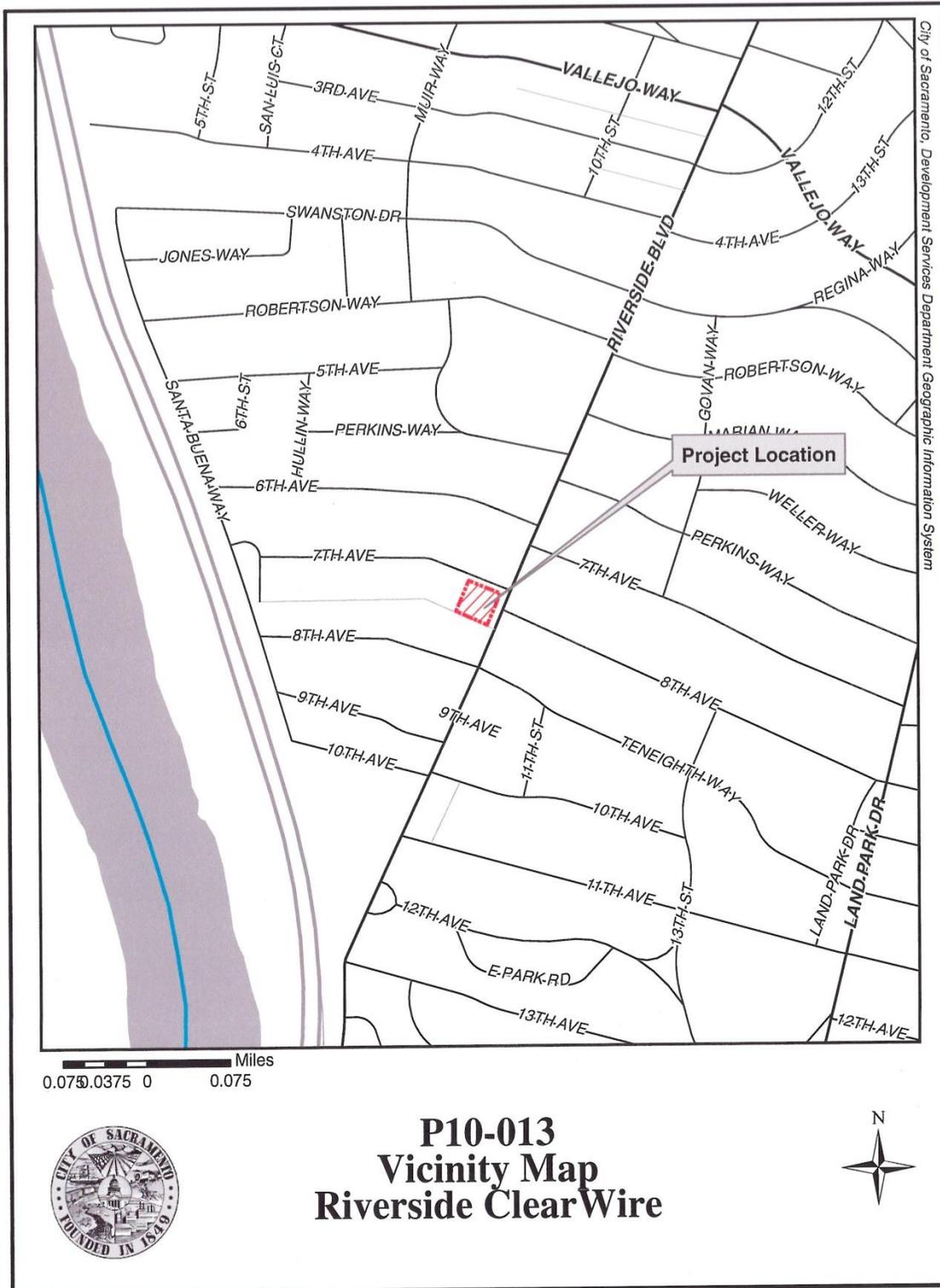
Recommendation: Staff recommends the Commission approve the Special Permit request based on the findings of fact and subject to the conditions of approval listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision may be appealed to City Council. **Staff is aware of outstanding opposition and the project is considered controversial.**

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

Applicant: Jacob Reeves for ClearWire
156 Gilded Rock Circle
Folsom, CA 95630
(619) 212-1686

Owner: Richard and Julie Harris
Attn: Scott Harris
20 Williamsburg Lane
Chico, CA 95926
(530) 896-5464

Vicinity Map



Summary: The applicant is proposing to replace an existing 37' high wood SMUD utility pole with a new 55' high metal modified SMUD utility pole, which will include telecommunication antennas and a microwave dish at 3200 Riverside Boulevard. The associated mechanical equipment for the telecommunications facilities will be located within the second floor of the commercial building, completely obscured from the public view. Upon project submittal, staff sent out an early notification of the project to all property owners within 500 feet of the site. Staff also mailed a notice of the public hearing to all property owners within 500 feet of the site. City staff received approximately five (5) phone calls and emails from neighbors inquiring into the location of the project and stating overall opposition to the request. **This item is controversial as staff is aware of neighborhood concerns.**

Table 1: Project Information
General Plan Designation: Traditional Center
Existing zoning of site: General Commercial (C-2)
Existing use of site: Commercial Building, Gymnastics Center, Parking Lot
Property area: Approximately .75 acre

Background Information: The subject site is developed as a commercial building which currently houses a gymnastics center and a number of small retail spaces. Immediately adjacent to the southern side of the building are SMUD utility poles which run east to west. Just south of the poles is an existing parking lot, which serves the commercial building. Although located in a predominantly residential neighborhood, this portion of Riverside Boulevard contains a small commercial strip area which includes general retail businesses, a gas station, and neighborhood servicing uses. There is no known planning entitlement history for the project site.

Public/Neighborhood Outreach and Comments: As stated previously, an early project notification was sent to all property owners within five hundred feet of the project site, as well as the Land Park Community Association. City staff received approximately five (5) phone calls and/or emails from nearby property owners stating opposition to the proposal. Those opposed stated general concerns regarding cellular facilities within the residential neighborhood, proximity of the facility to single family residences, and concerns regarding the aesthetics of the larger pole. Additionally, all property owners within five hundred feet of the project site and the Land Park Community Association received a public hearing notice for this project. The Land Park Community Association has not stated an opinion on the proposed 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 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 commercial building and surrounding commercial development. 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 telecommunications services will be located on a modified SMUD utility pole, with all mechanical equipment located within the existing building, the proposed project will provide essential telecommunication services for the nearby residents. Therefore, 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, with the installation of new monopoles viewed as generally disfavored. The siting preference, as adopted by the City includes:

- 1) Located completely within an existing or constructed structure.
- 2) Existing structures (public or private) that allow a façade mounted antenna.
- 3) Existing structures (public or private) which require a modification of the structure architecturally or in height in order to mount antennas (includes roof mounts).
- 4) Collocation on existing poles or light standards at a lower height.
- 5) Collocation on existing poles or light standards at a higher height.
- 6) New monopole (whether co-developed or single carrier).

The applicant has stated that ClearWire’s radius for coverage is approximately one-quarter of a mile, within an underserved area. For the proposed coverage area, the applicant has stated that the following local streets are the boundaries for a potential siting: Riverside Boulevard to the west, Land Park Drive to the east, Marian Way to the north, and Teneighth Way to the south. In addition to the proposed site, ClearWire reviewed potential siting at Crocker/Riverside Elementary (further north on Riverside Boulevard), the City water tower at 10th Avenue and Riverside Boulevard, and other

SMUD utility poles within the project area. ClearWire did not find that the other siting locations were acceptable, and a copy of their coverage justification is attached (Exhibit 1Q, Site Justification).

The proposed antennas and dish, located within an enlarged and modified SMUD utility pole, represent a preferred siting location as the new antennas/dish do not require the construction of a new monopole or tower. Rather, the proposed project will result in the modification of an existing structure architecturally and in height, by co-locating the SMUD utility use with the ClearWire telecommunications use.

Project Design

The applicant, ClearWire, in coordination with SMUD, is proposing to remove the existing 37' high wood utility and replace it with a metal 55' high larger, modified utility pole. The new pole will be approximately 4' in diameter with a larger radome portion at the top (approximately 8'-6" in height), in which ClearWire will locate three (3) antennas at 52' on centerline and one microwave dish at 54'-8" on centerline. The modified pole will be painted and finished to match the existing wood pole. The associated mechanical equipment cabinet will be located on the second floor of the commercial building, so that it will not be visible to the public. The equipment cabinet will be approximately 4.5' x 2' x 2' in size.

The SMUD utility pole is technically located within the 7th Avenue/8th Avenue alley, which was vacated by the City, with ownership reverting to the owner of the commercial building. A SMUD utility easement for the pole remains adjacent to the commercial building.

As a SMUD utility pole, there are no development standards as set forth in the Zoning Code. Additionally, because the associated mechanical equipment will be completely located within the existing legal commercial building, development standards for the commercial building are currently met and will not change.

The proposed ClearWire equipment is intended to provide 24-hour wireless broadband internet service to residential and business customers in the area.

As stated previously, staff is aware of opposition to the proposed project. In regard to the concern over the proximity of the telecommunications facility to single family residences, City staff notes that the closest residence is approximately one-hundred feet (100') to the west. The Zoning Code does not contain a threshold or minimum distance for telecommunication facilities and residentially zoned or used parcels. Rather, the Zoning Code emphasizes the stealthing requirements in order to reduce the appearance of such facilities, especially when proposed within predominantly residential neighborhoods. As wood SMUD utility poles are prevalent within the surrounding neighborhood, the proposed modified SMUD pole is an appropriate stealthing technique.

In regard to the expressed concern over the aesthetics of the proposed pole, City staff believes that the proposed project is the most innocuous type of telecommunications pole in that for all intents and purposes the new pole will look like an enlarged SMUD wood utility pole. Upon consideration of the coverage area that the applicant is attempting to serve, City staff is not aware of other potential site locations or potential stealthing opportunities. Due to the residential nature of the surrounding neighborhood and the low profile commercial businesses that exist, a modified SMUD utility pole appears to be the least offensive means of co-location and therefore, City staff supports to the proposed design.

Land Use

In order to locate telecommunication antennas/dishes which will result in an addition to the SMUD utility pole of more than twelve (12) feet, upon a non-residentially zoned parcel, 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 in that the proposed project will utilize an existing structure with architectural and height modifications.
- 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 a modified utility pole, with the mechanical equipment located completely within an enclosed commercial building, both of which are existing uses and not known to be detrimental to the public health, safety or welfare or a nuisance.
 - 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.

Riverside ClearWire (P10-013)

August 12, 2010

Respectfully submitted by:



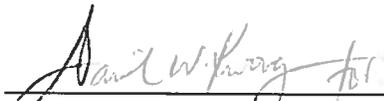
HEATHER FOREST
Associate Planner

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 | Equipment Plan & Detail |
| Exhibit 1E | Antenna Plans & Details |
| Exhibit 1F | Elevations |
| Exhibit 1G | SMUD Letter |
| Exhibit 1H | Propagation Map |
| Exhibit 1I | Propagation Map |
| Exhibit 1J | Photosimulation |
| Exhibit 1K | Photosimulation |
| Exhibit 1L | Photosimulation |
| Exhibit 1M | Site Photos |
| Exhibit 1N | Site Photos |
| Exhibit 1O | Site Photos |
| Exhibit 1P | Site Photos |
| Exhibit 1Q | Site Justification |
| Exhibit 1R | Site Justification |
| Attachment 2 | Land Use & Zoning Map |

[Back to Table of Contents](#)

Attachment 1
Recommended Findings of Fact and Conditions of Approval
Riverside ClearWire
3200 Riverside Boulevard

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 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 in that the proposed project will utilize an existing structure with architectural and height modifications.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, or result in the creation of a public nuisance in that:
 - a. The proposed telecommunications equipment will be located within a modified utility pole, with the mechanical equipment located completely within an enclosed commercial building, both of which are existing uses and not known to be detrimental to the public health, safety or welfare or a nuisance; 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 the proposed pole to match the existing pole.
- B5.** The size and location of the antennas, microwave dish, and all associated equipment shall conform to the plans submitted
- B6.** Should the applicant discontinue using the antennas and dish 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).
- B8.** A signed copy of the Affidavit of Zoning Code Development Standards and each of the pages of the Record of Decision shall be scanned and inserted as a general sheet(s) in the plan set for any building permit submittal associated with this project.

[Back to Table of Contents](#)

Exhibit 1G – SMUD Letter



P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

October 09, 2009

Clearwire
 Attention: Jacob Reeves
 3117 File Circle # 102
 Sacramento Ca. 95827

RE: Preliminary Co-Location Approval
 Site Address: 3200 Riverside Blvd.
 SMUD Site ID: 106-11
 SMUD Order Number: 30076376

Dear Mr. Reeves,

Your application received August 28, 2009 has been preliminarily approved for the proposed co-location of your equipment on facilities on and operated by Sacramento Municipal Utility District (SMUD) at the address indicated above. This preliminary Co-Location Approval document is your Letter of Authorization to proceed with zoning applications at your local agency.

The project has been assigned SMUD Service Order Number 30076376.

The following documentation and items must be provided by Clearwire for your project to move into the next application phase with SMUD:

- ✓ Final SMUD Application to SMUD, 1708 59th Street, Sacramento Ca 95819-4628.
- ✓ \$12,500 processing fee to be applied toward issuance of SMUD's Site License Agreement, final application review, construction plan approval, construction inspection, and job closure for the proposed site.
- ✓ Clearwire 90% Construction Drawings (CD's), including the Electrical Engineering or "E Sheets" for SMUD review, comment and approval.

Once the above items have been received, SMUD will begin the engineering and licensing review phase in preparation for issuance and execution of a Site License Agreement (SLA) with all known site conditions and restrictions.

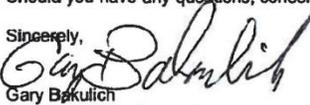
Once SMUD has received all the necessary aforementioned documents and completed final approval of your project a set of approved construction plans will be provided to you along with a Notice to Proceed. At that time you can schedule a pre-construction meeting with SMUD's Senior Line Inspector at 916-869-7666.

ALL CONSTRUCTION IS TO BE PERFORMED BY Clearwire AND / OR IT'S SUB-CONTRACTORS WHILE IN THE PRESENCE OF SMUD'S ASSIGNED INSPECTOR. CONSTRUCTION MUST NOT BEGIN WITHOUT A FULLY EXECUTED SITE LICENSE AGREEMENT, FULLY APPROVED CONSTRUCTION PLANS, A "NOTICE TO PROCEED" (NTP) LETTER AND AT LEAST 20 DAYS' WRITTEN ADVANCE NOTICE OF Clearwire PROPOSED CONSTRUCTION START DATE (AS DIRECTED IN THE NTP LETTER).

Please note that a fully-executed lease with the underlying property owner as well as proof of zoning and building permit approval will be required at the pre-construction meeting prior to construction beginning.

In closing we'd like to thank you for choosing to do business with SMUD and remind you to please allow for longer construction and installation time frames during hotter weather months do to possible operational issues.

Should you have any questions, concerns, or issues please don't hesitate to contact us.

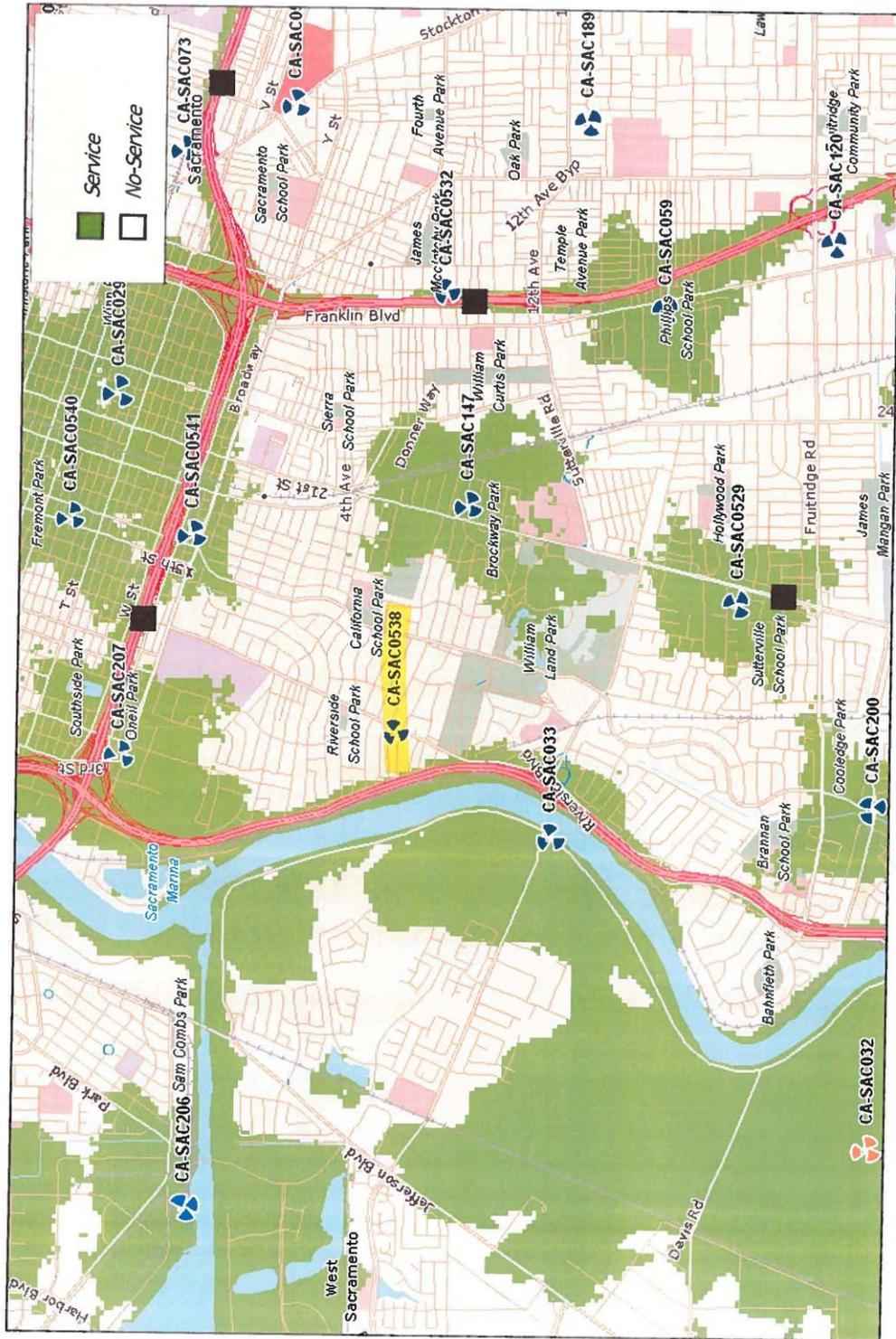
Sincerely,

 Gary Bakulich
 Engineering Designer IV
 New Services, Distribution Services
 916-732-7076

NEW SERVICES • 1708 59th Street, Sacramento CA 95819-4628; (916) 732-5700

[Back to Table of Contents](#)

Exhibit 1H – Propagation Map

Composite Coverage without Site CA-SAC0538

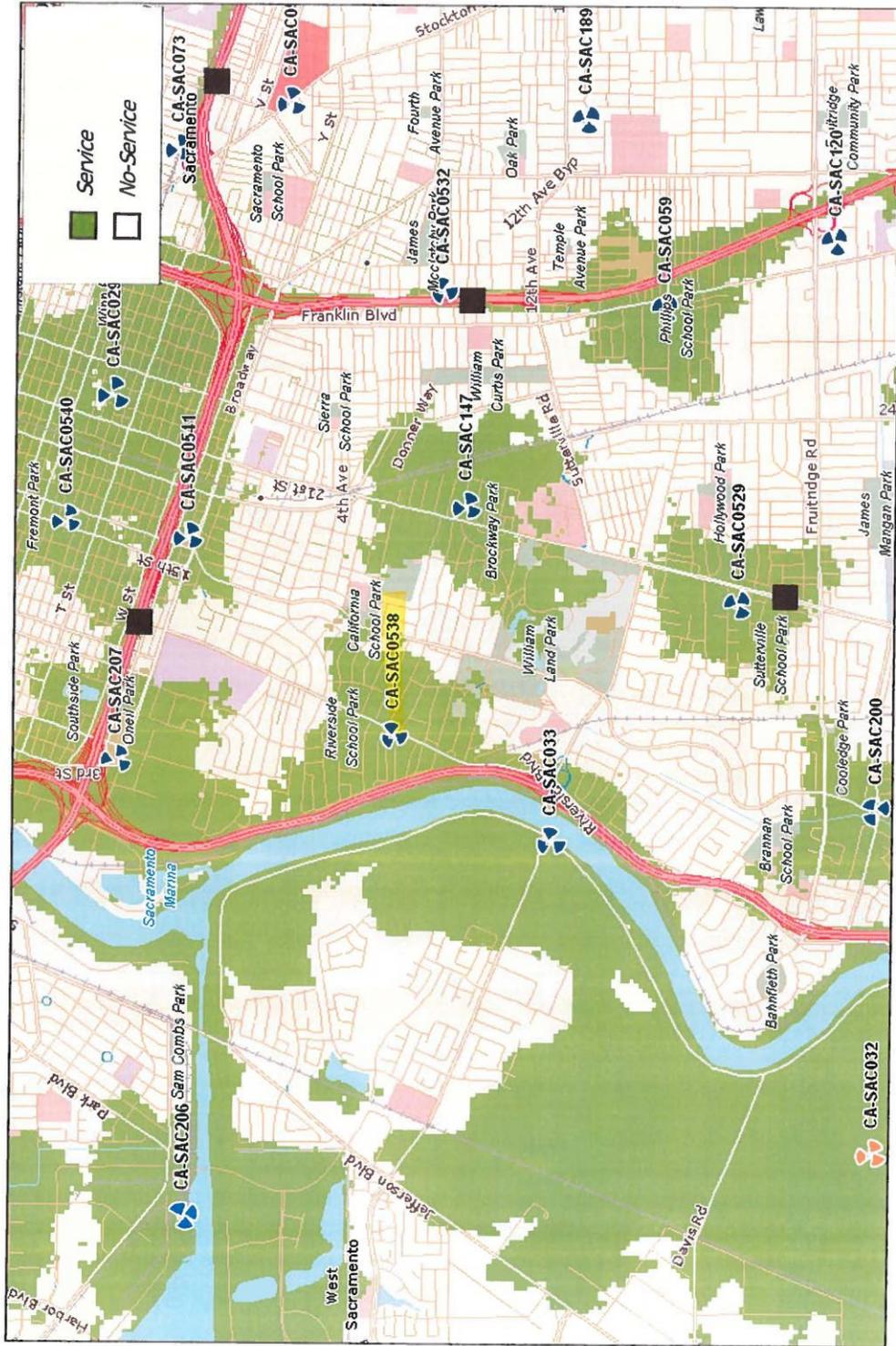


Clearwire Proprietary

[Back to Table of Contents](#)

Exhibit 1I – Propagation Map

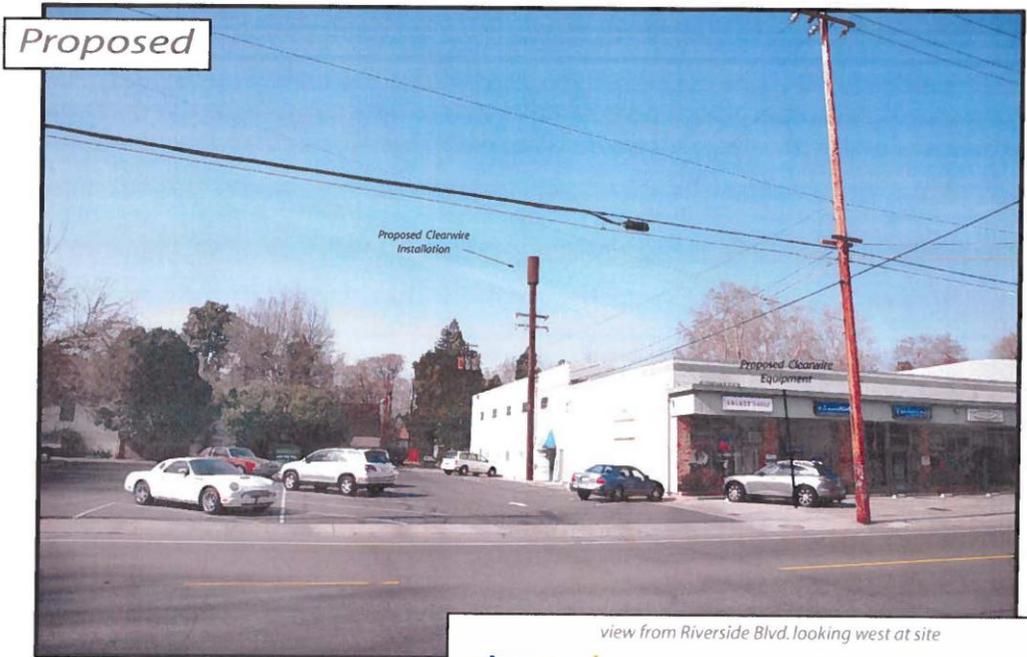
Composite Coverage with Site CA-SAC0538



Clearwire Proprietary

[Back to Table of Contents](#)

Exhibit 1J – Photosimulation



view from Riverside Blvd. looking west at site

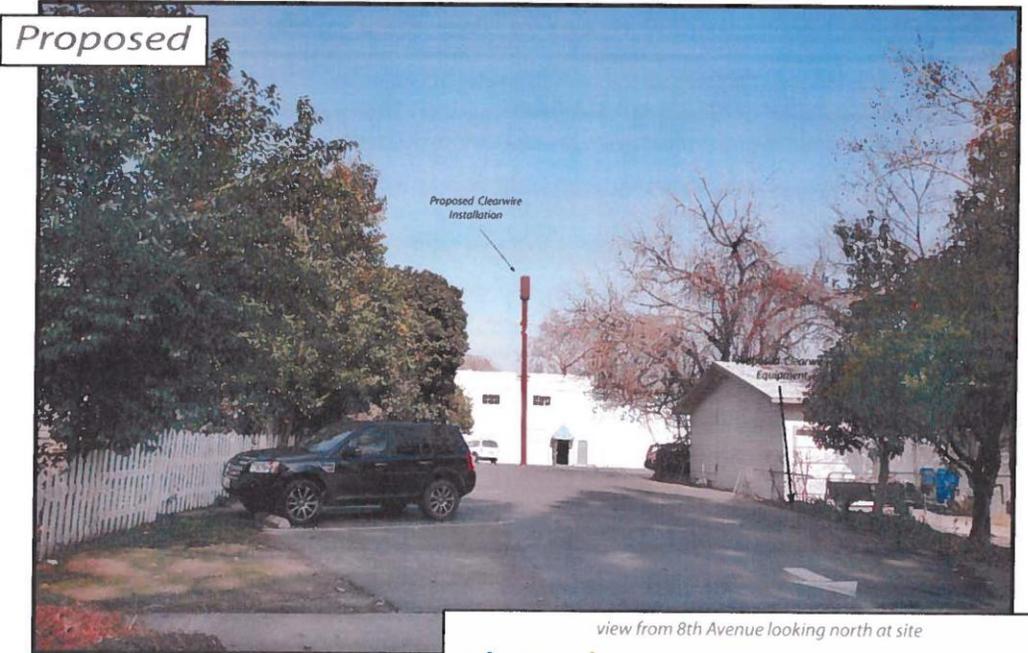
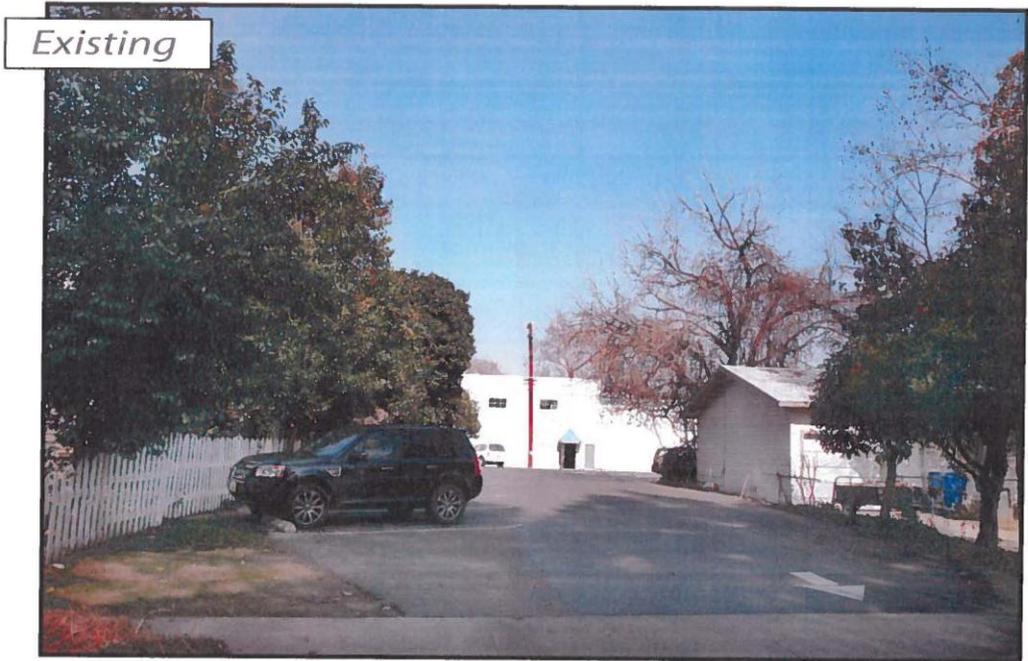
AdvanceSim
Photo Sim. & High Resolution
Format: 925-202-8507

clearwire

CA-SAC538 Riverside
3200 Riverside Blvd., Sacramento, CA

[Back to Table of Contents](#)

Exhibit 1K – Photosimulation



view from 8th Avenue looking north at site

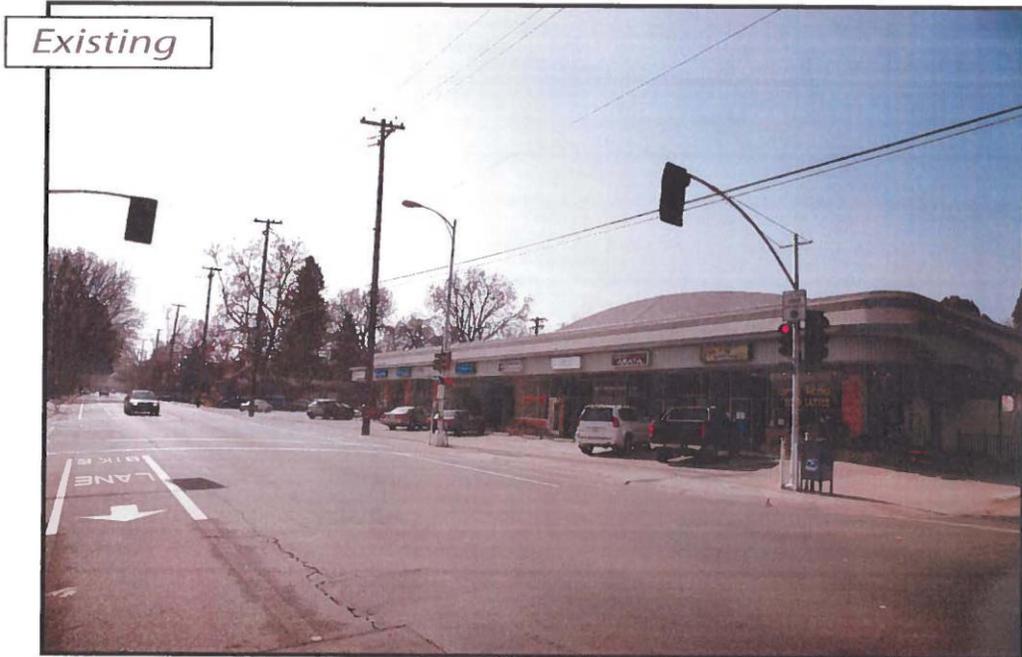
AdvanceSim
Photo Simulation Solutions
Contact: 925-202-8507

clearwire

CA-SAC538 Riverside
3200 Riverside Blvd., Sacramento, CA

[Back to Table of Contents](#)

Exhibit 1L – Photosimulation



view from Riverside Blvd. looking southwest at site

AdvanceSim
PHOTO SIMULATION SOLUTIONS
CONTACT 1-925-202-8507

clearwire

CA-SAC538 Riverside
3200 Riverside Blvd., Sacramento, CA

[Back to Table of Contents](#)

Exhibit 1M – Site Photos

PHOTOS OF THE SITE
CA-SAC0538

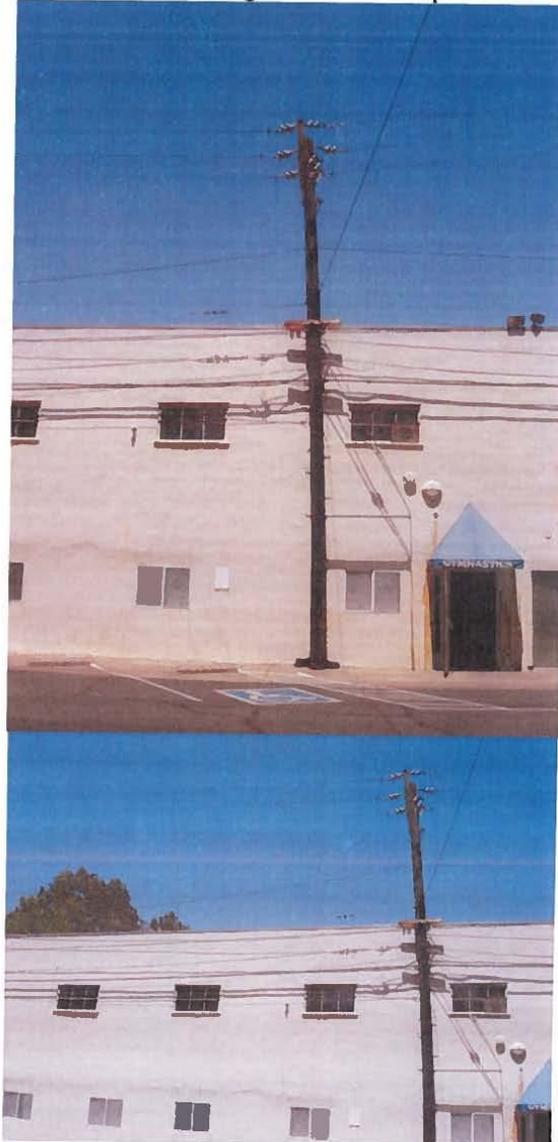
Photo looking North at the SMUD pole being replaced and the equipment location on the second floor of the existing building.



[Back to Table of Contents](#)

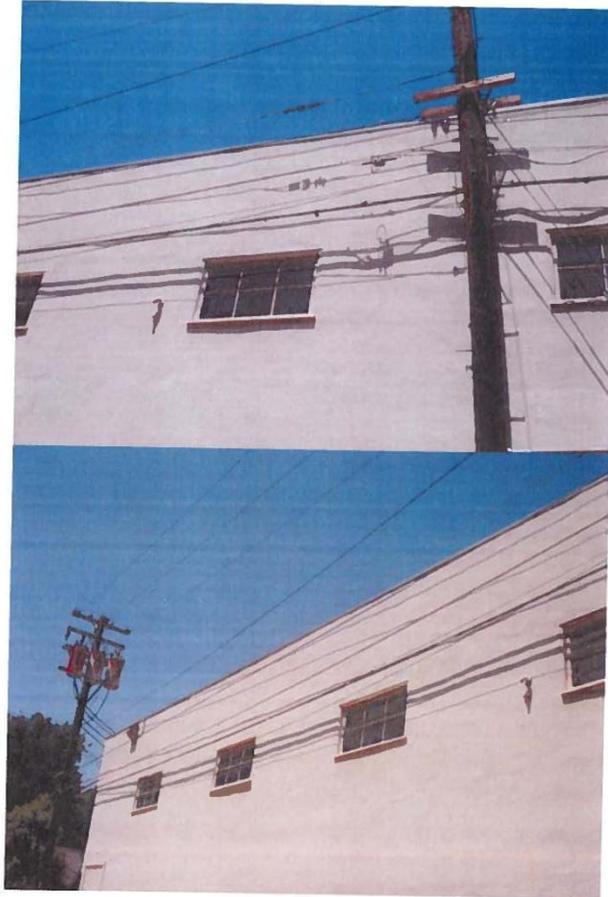
Exhibit 1N – Site Photos

Photo Looking North at SMUD pole.



[Back to Table of Contents](#)

Exhibit 10 – Site Photos



[Back to Table of Contents](#)

Exhibit 1P – Site Photos

Looking East from Pole



Looking West From Pole



[Back to Table of Contents](#)**Exhibit 1Q – Site Justification**

February 22, 2010

City Sacramento
Attn: Planning Department
300 Richards Boulevard 3rd Floor
Sacramento, CA 95811

RE: ClearWire Zoning Application for Collocation and pole replacement on an existing SMUD utility pole, and placing the equipment inside the existing commercial building on the second floor located at 3200 Riverside Blvd, Sacramento, CA.

Dear Planning Department:

Clearwire is proposing to replace an existing SMUD utility pole (37'-10") with a new metal utility pole that will have a stealth radome painted brown to match the proposed utility pole that houses three (3) antennas and one (1) microwave dish. The new utility pole will be 55'-6" to the top of the radome. The radio cabinet will be located on the second floor of the existing commercial building next to the pole, so the equipment will not be visible from the public, and a small AC unit will be placed on the roof of the existing building. This proposed site will require a Major Special Use Permit and a hearing by the Planning Commission.

PROPOSED EQUIPMENT:

Clearwire is proposing to locate three 42" x 12.7" x 2.8" antennas 52'-1" centerline, and locate one VHLPI (1') microwave dishes 54'-8" centerline inside the proposed stealth SMUD utility pole and radome. The equipment cabinet will be located on the second floor of the commercial building, so it will not be visible by the public. The equipment cabinet that is 54" x 25" x 25". The new utility pole and radome housing the antennas and microwave dish will be the painted a non-reflective brown color to match the other existing wood utility poles in the area.

JUSTIFICATION:

Clearwire is seeking approval for a collocation for this particular site because Clearwire's coverage is very minimal compared to cell phone providers. Clearwire's radius for coverage is only around .25 of a mile. The other existing buildings within the area are all two stories or less, and they do not provide the needed height to clear the existing trees in this area.

Clearwire reviewed the Crocker/Riverside Elementary School for a possible candidate, which is located to the North of the proposed location. Clearwire's looked at locating the equipment on the existing roof of the building in the rear, but due to the existing tree heights, height of the building, which did not provide the line of site to an existing site to provide a clear microwave connection, the site did not provide the height needed. The site also was too far North of the search ring for Clearwire's engineer to approve the proposed location. The option to replace an existing utility pole or place a stealth monopole was also reviewed, but the height needed for to clear the existing trees pushed the needed height up to 75'+. Clearwire also has been discouraged by DSA (school) to locate on elementary schools too, but that was not a determining factor in the candidate selection.

[Back to Table of Contents](#)**Exhibit 1R – Site Justification**

The second candidate Clearwire also pursued the water tank and power facility location on 10th and Riverside, but the location was too far South of the search ring area (needed coverage area) to work for Clearwire's engineer. Since it was too far South, the candidate was never pursued because it did not matter if Clearwire received 100' in height, it would still not provide the needed coverage.

The third candidate Clearwire pursued was the SMUD utility poles to the East near the gas station across Riverside Blvd. Since the utility poles were a little taller, and they would provide greater height for Clearwire, there was not location for the equipment that would not require an equipment enclosure, and they were in the Riverside Blvd right of way, so Clearwire legal and the site acquisition manager recommended going with the proposed location, which will provide the needed height, location, stealthing from the existing buildings and trees, and able to hide the equipment inside the existing building.

In order for Clearwire to provide the needed coverage in this area, there are no other alternatives in this area that will provide the needed coverage. This location was chosen because it is hidden and stealth design, which provides less visual impact than all the alternative site reviewed by Clearwire, and it meets Clearwire's objective for coverage.

Here are the details of the equipment:

1. **Wattage output data: 40W/Sector**
2. **Horizontal and vertical datum values for the equipment: 86/7.05**
3. **The radio frequency range in Megahertz: 2496-2690MHz**
4. **Site inventory including numbers of antenna: 3 RF panel antennas, 1 GPS, base receivers (3, 1 per sector).**

LEASE:

Clearwire has a 25 year lease with the property owner.

If there are any questions or concerns, please let me contact me.

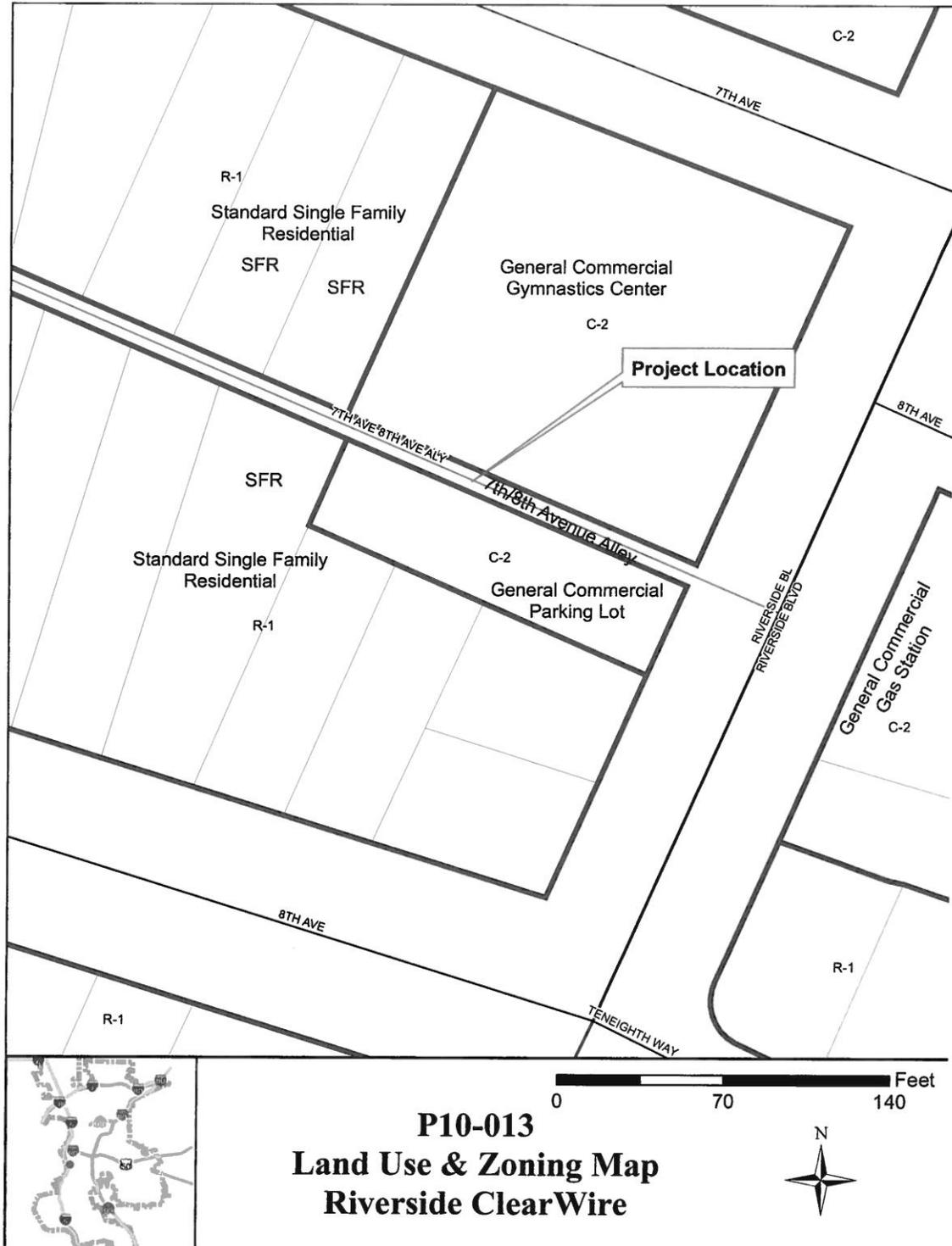
Sincerely,



Jacob Reeves
156 Gilded Rock Circle
Folsom, CA 95630
619-212-1686

[Back to Table of Contents](#)

Attachment 2 – Land Use & Zoning Map





REPORT TO PLANNING COMMISSION City of Sacramento

4

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
August 12, 2010

To: Members of the Planning Commission

Subject: AT & T Odd Fellows Cemetery Monopine. A request to construct a 104-foot monopine (pine tree cellular antenna) at the Odd Fellows Cemetery on approximately 15 acres in the Single-Family Residential (R-1) Zone. (P10-001)

- A. Environmental Determination: Exempt per CEQA 15303
- B. Special Permit to construct a 104-foot monopine (pine tree cellular antenna) at the Odd Fellows Cemetery in the Single-Family Residential (R-1) Zone.

Location/Council District:

2720 Riverside Blvd., Sacramento, CA

Assessor's Parcel Number: 009-0030-014-0000, and 009-0030-048-0000

Council District 4

Recommendation: Staff recommends approval of the requested 104 foot high monopine based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision is appealable to City Council. Staff recommends approval of this request as staff believes that the subject site is a proper location for a monopine as there are a number of 70-80 foot evergreen trees surrounding the antenna location and the applicant has agreed to allow T-mobile to collocate on the monopole at a height of 91 feet. Staff has received both opposition and support for this monopine antenna request.

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

Applicant: Frank Schabarum for AT&T, (530) 722-0743, 10516 Quail Hollow Lane, Redding, CA 96003

Owner: Tony Pruitt, Sutter Realty Company, 2720 Riverside Boulevard, Sacramento, CA 95818



Summary: The request to construct a new 94-foot monopine at the Odd Fellows Cemetery was heard by the Planning Commission on May 27, 2010. Staff recommended that the Planning Commission approve this request as the proposed monopole was located and designed for a reduced visual impact. Immediately prior to the public hearing on this project, the Planning Commission conducted a public hearing for a request to construct a new T-Mobile monopole at 2661 Riverside Boulevard (P07-153). The decision on that particular application was tabled in order to gain more information about potential collocations at both sites in an attempt to minimize the number of monopoles in this neighborhood.

During the hearing, the Planning Commission discussed the following:

- The approval of two new monopoles in light of the City's Telecommunications Siting Guidelines which list new monopoles as the least favorable siting option for new antennas;
- The visibility of the AT & T 94-foot monopole from adjacent streets;
- The possibility of collocating other antennas (namely T-mobile) on the subject site;
- The possibility of collocating the requested antennas on the monopole requested for 2661 Riverside Boulevard;
- The feasibility of future collocations given the surrounding tree canopy; and
- The improvement of signal coverage with the requested new monopole.

After discussing the project, a motion was made to approve staff's recommendation to approve the monopole request. This motion failed on a 6-3 vote. A second motion was made to continue the item with the direction that the applicant work with both staff and the applicant for the 2661 Riverside Boulevard monopole site.

Staff met with both applicants on June 3rd and directed the applicants to share with each other information that would allow the respective Radio Frequency (RF) Engineers to determine if collocation on either of the proposed monopoles was feasible. The AT & T applicant has stated that a collocation at a height of 70 feet on the Balshor site (2661 Riverside Boulevard) would overlap with an existing site at 1520 X Street and would not meet the coverage objectives to the south (See Attachment 3). The T-Mobile applicant has stated that they would need to locate at a height of 91 feet on the AT & T Odd Fellows site (2720 Riverside Boulevard) to replicate the coverage that would be provided at the Balshor site. The AT & T applicant is willing to allow T-Mobile to locate at 91 feet on its monopole while its antennas remain at 81 feet. The applicant has revised its application from a 94 foot monopole to a 104 foot monopole to accommodate this collocation.

Table 1: Project Information
General Plan designation: Public/Quasi Public
Existing zoning of site: Standard Single-Family (R-1)
Existing use of site: Odd Fellows Cemetery
Property area: 15.4 Acres

Background Information: The monopine antenna and associated equipment are proposed to be located at the southwest corner of the 15 acre Odd Fellows Cemetery adjacent to an existing maintenance yard. The site is in the Single-Family Residential (R-1) Zone. The zoning code allows cellular antennas to be located on residentially zoned parcels if they are occupied by a non-residential use. To the north of the site are the Masonic and Old City Cemeteries, to the south are residential uses, to the west is a neighborhood market surrounded by residential uses, to the east is the remainder of the Odd Fellows Cemetery. There is no history of previous entitlements for the subject site.

The project was heard by the Planning Commission on May 27, 2010. A summary of the public hearing is located in the “Summary” section.

Public/Neighborhood Outreach and Comments: The proposed project was routed to the Land Park Community Association, as well as to landowners within a 1,000 foot radius of the project site for the May 27th hearing. The applicant presented the project to the Land Park Community Association who has forwarded staff its support of the project. In addition, staff has received verbal opposition to this Special Permit request due to the site’s proximity to residential properties.

Public notices have been sent to property owners within 1000 feet of the subject site and to the Land Park Community Association for the August 12th hearing. As of the date of writing this report, no comments have been received.

Environmental Considerations: The City of Sacramento’s Environmental Planning Services has reviewed this project and determined that it is exempt from review under the following provisions of the California Environmental Quality Act and/or Guidelines: CEQA Guidelines Section 15303, New Construction Of Small Structures.

Policy Considerations:

General Plan: The subject site is designated Public/Quasi-Public in the 2030 General Plan. This designation is generally reserved for community services and/or educational, cultural, administrative, and recreational facilities often located within a well landscaped setting. Specifically regarding telecommunications facilities, the proposed project supports the following goals and policies:

Subject: Odd Fellows Cemetery Monopine (P10-001)

May 27, 2010

- Provide state-of-the-art telecommunication services for households, businesses, institutions, and public agencies throughout the city (Goal U 7.1).
- The General Plan promotes working with service providers to ensure access 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 (Policy U 7.1.1).
- The City shall work with utility companies to retrofit areas that are not served by current telecommunications technologies and shall provide strategic long-range planning of telecommunication facilities for newly developing areas, as feasible (Policy U 7.1.2).

The proposal will improve wireless cellular capacity and coverage for residential and business customers in the area and is consistent with the City's Guidelines for Telecommunications Facilities.

Guidelines for Telecommunication Facilities: The City's Telecommunications Policy does not specifically prohibit the approval of new monopoles altogether, but lists the approval of new monopoles as the least desirable option for locating new telecommunication antennas. When a new monopole is proposed, the facility location and design guidelines emphasize minimizing the visibility of the new telecommunication facilities through location, construction, and design techniques. The proposed antenna, a 104 foot pine tree pole, meets these guidelines, as it has been designed to mimic existing trees in the immediate area which average approximately 80 feet in height with a few trees exceeding 100 feet in height.

After initially reviewing this proposal, staff had asked the applicant to explore the possibility of re-locating the monopine north to the Old City Cemetery, or east to a location on the Odd Fellows Cemetery that would be virtually invisible to surrounding properties. Regarding the Old City Cemetery site, the applicant submitted an exhibit showing that its coverage needs would not be met in that location (Exhibit J – Coverage with Old City Cemetery Site). With an on-site relocation, the applicant would be required to extend utilities through the site. This would not be desirable as the only method to extend utilities through the site would be via overhead lines.

Staff believes that this proposal is consistent with the intent of the Telecommunication Policy to prevent the proliferation of new monopoles in the City of Sacramento. The approval of a 104-foot monopine at this location will allow the collocation of AT & T and T-Mobile antennas. Due to a lack of existing tall structures, there is a history of cellular carriers not being able to locate new antennas in the Land Park neighborhood. The number of mature trees at the Odd Fellows site allows this new pole to mimic the surrounding landscape.

The project is consistent with the following additional design guidelines as described in the City Telecommunication Policy:

- a) Antenna panels should match the building colors and/ or architectural character so as to not be visible.
- b) Antennas should be screened with stealthing materials (i.e., paint or camouflage) to minimize visibility.
- c) Monopoles should be constructed of materials that match the prevalent poles and/or buildings and landscaping in the area or provide stealthing for the pole (such as slim-line poles). Also carriers should consider using close proximity/bi polar or tight antenna array configurations on monopoles instead of traditional top hat antenna arrays.
- d) Monopoles should be painted to match either the sky line (dull matte grey) or other prevalent architectural or natural features like trees.
- e) Carriers should consider the distance from residentially zoned properties when considering the placement of additional antennas on an existing monopole (or other collocation), or when installing a façade mounted antenna. The objective is to have the facility be invisible when viewed from the residentially zoned property.
- f) Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from streetscape view.

Staff supports the proposed location of the facility. The pole has been designed to match the surrounding mature trees, and existing landscaping will serve to screen view of the proposed monopole.

Project Design

The applicant is proposing to locate a 104-foot tall monopine with two antenna arrays in the R-1 zone. The applicant, AT & T has redesigned the monopole to allow T-Mobile antennas to be placed at a height of 91 feet. The AT & T antennas will remain at 81 feet as they were in the original application. The branches of the proposed monopole will be brought down to 20 feet and the applicant proposes full bark cladding on the pole. Staff is supportive of the design, and finds that generally, the proposed project complies with the General Plan, the Zoning Code, and the City's Guidelines for Telecommunications Facilities.

The applicant is requesting a 104-foot pine tree to provide maximum coverage by providing antenna height above the average height of the surrounding trees. AT & T proposes to place its antenna array at a height of 81 feet on this pole. The array consists of 12 panel antennas. The proposed monopine is located approximately 100 feet to the north of the residential properties to the south of the cemetery. The applicant

has engineered the monopole to accept future collocations below the 91-foot T-Mobile collocation and the 81-foot AT & T collocation. The applicant has stated that individual carriers will have to determine whether the antenna locations will provide enough coverage to justify collocating on the pole.

In reviewing the height of a proposed new cellular tower, the main criteria that staff considers are: a) the height of existing structures and landscaping in the immediate vicinity, and b) whether increased height will allow for the collocation of future antennas and minimize the need to construct new towers. Staff believes that the proposed 104-foot monopine meets these criteria.

The applicant proposes to place the associated ground equipment within an existing fenced area the southwest corner of the site. This area has been sized to accommodate the ground equipment of any future cellular service providers. This area is not visible from the street and the applicant will replace the existing vinyl slats to screen this area from the interior of the cemetery.

Land Use

The applicant is requesting a Special Permit to construct a new 104 foot pine tree monopole with one new antenna array and two future antenna array collocation opportunities. 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.

The facility will improve wireless coverage for the area with a contextual design that will largely be hidden from view from surrounding properties. In addition, the location will be available for the collocation of additional antennas.

- 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.

The installation of the monopole, antennas, and the associated equipment will not be detrimental to public health, safety or welfare because the installation of the facility will be subject to City building permits and Federal Communications Commission (FCC) regulations related to the transmission of radio signals. Furthermore, the applicant has submitted a Radio Frequency (RF) analysis to show that the proposed site complies with current FCC's guidelines that limit human exposure to RF energy (Exhibit 11).

- 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.

Subject: Odd Fellows Cemetery Monopine (P10-001)

May 27, 2010

The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City and the Guidelines for Telecommunication Facilities.

Conclusion

The antennas are proposed to be installed on a new monopine that has been designed to blend into the park-like setting of the Odd Fellows Cemetery so that it will have a minimal visual impact on the surrounding area. Staff believes that the increase in height to 104 feet is an appropriate compromise to the alternative of approving a second new monopole in the immediate area. The project will provide wireless cellular coverage for residential and business customers in the area. Staff finds that 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: 
ANTONIO A. ABLOG
Associate Planner

Approved by: 
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

GREGORY BITTER, AICP
Principal Planner

Subject: Odd Fellows Cemetery Monopine (P10-001)

May 27, 2010

Attachments:

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	Site Plan
Exhibit 1B	Site Detail
Exhibit 1C	Northeast Elevation
Exhibit 1D	Southeast Elevation
Exhibit 1E	Northwest Elevation
Exhibit 1F	Southwest Elevation
Exhibit 1G	Topographic Survey
Exhibit 1H	Photosimulations
Exhibit 1I	Radio Analysis
Exhibit 1J	Propagation Maps
Attachment 2	Land Use Map
Attachment 3	Applicant letter to staff June 25, 2010

[Back to Table of Contents](#)

Attachment 1
Proposed Findings of Fact and Conditions of Approval
Odd Fellows Cemetery Monopine
2720 Riverside Boulevard

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 the California Environmental Quality Act Guidelines Section 15303, New Construction of Small Structures as follows:

The proposed project consists of the new construction and location of a new pine tree monopole with 2 new antenna arrays and an equipment lease area for a telecommunications facility on a 15± acre square cemetery in the Single-Family Residential (R-1) zone.

B. The Special Permit to construct a 104-foot Monopine (pine tree monopole) at the Odd Fellows Cemetery in the Single-Family Residential (R-1) Zone is hereby approved based upon the following findings:

1. Granting the Special Permit is based upon sound principles of land use in that:
 - A. The facility will improve telecommunications coverage for the area;
 - B. The proposed monopole complies with the intent of the Guidelines for Telecommunications Facilities to create "invisible" cellular facilities in that the monopine design is appropriate the subject location that has a number of mature trees.
 - C. The proposed location allows the monopine to be of such height that future collocation opportunities will be available.
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. Installation of the monopole and antennas will be subject to building permits;

- B. The monopole will be located approximately 100 feet from the nearest residential use and has been designed to mimic the existing trees on the subject site.
 - C. The monopole and equipment shelter will be within a fenced area restricted from easy public access; and
 - D. The electronic equipment will be within an enclosed shelter with locked access.
3. The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City as well as the Guidelines for Telecommunications Facilities (GP Section 7-10).

Conditions Of Approval

- B.** The Special Permit to construct a 104-foot Monopine (pine tree monopole) at the Odd Fellows Cemetery in the Single-Family Residential (R-1) Zone is approved subject to the following conditions:
- B1. The applicant shall obtain all necessary building and/or encroachment 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. Size and location of the panels shall conform to the plans submitted. The panels shall be painted to match the monopole. The applicant shall use non-reflective paint on all equipment on the tower to prevent glare. Each new item on the tower including cables, brackets, supports, etc. shall be painted to match the monopole.
 - B5. The height of the antennas and related support structure shall be limited to 104 feet with the top of the antennas not exceeding 95 feet.
 - B6. Full bark cladding shall be provided for the monopine as noted on the attached plans.
 - B7. The minimum height for attached needles shall be no greater than 20' as noted on the attached plans.

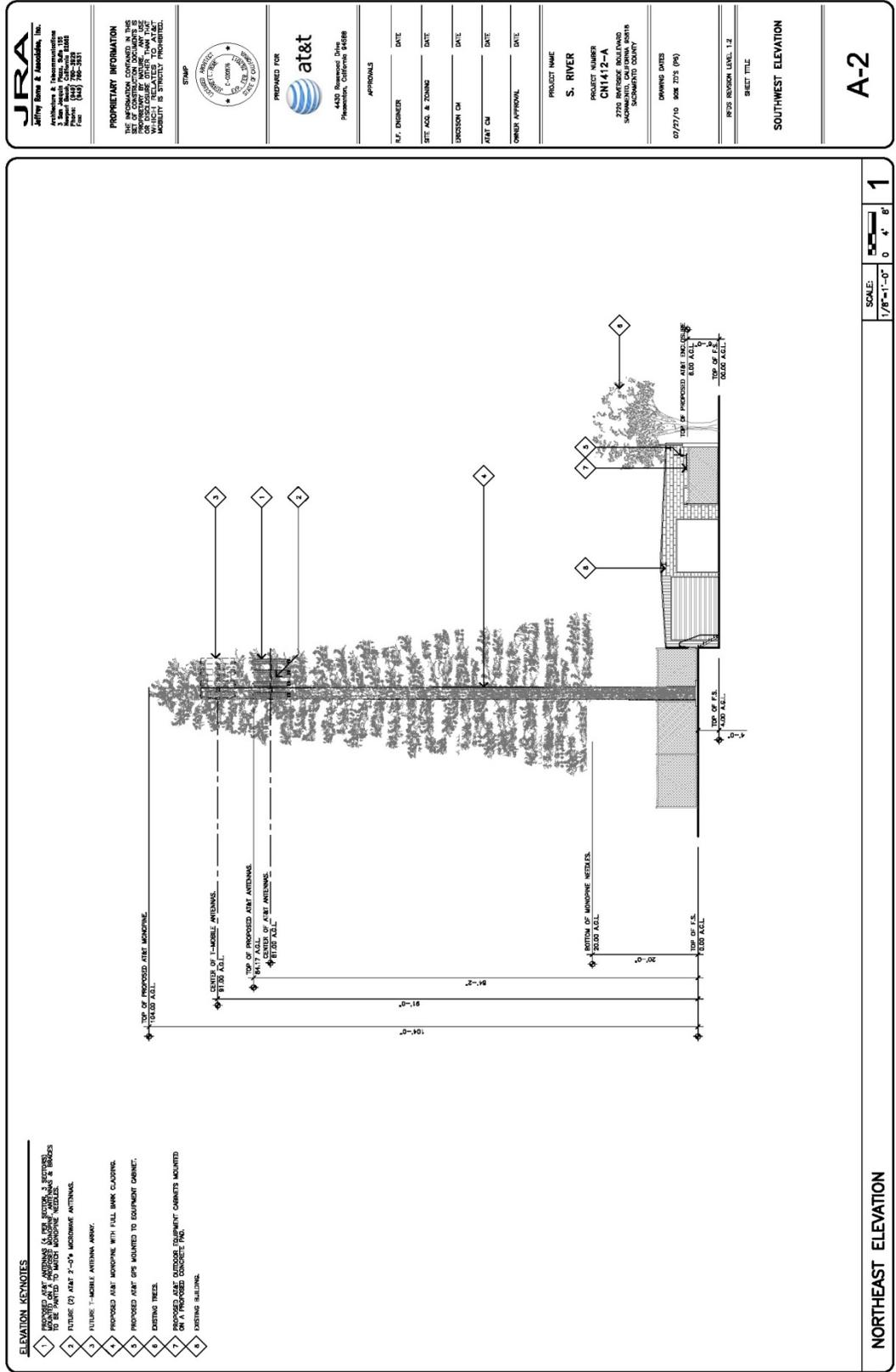
Subject: Odd Fellows Cemetery Monopine (P10-001)

May 27, 2010

- B8. Should the applicant ever discontinue using the tower for wireless services then the applicant shall remove all equipment on the tower and the equipment cabinets within six months of termination.
- B9. KNOX access shall be provided, per Fire Department.
- B10. Any graffiti and garbage/trash shall be removed in a timely manner.
- B11. The chain link fence for the equipment enclosure shall have vinyl slats painted to match the existing building facade. It shall remain graffiti free and in sound structural condition for the duration of the operation of the facility. No barbed wire of concertina wire shall be permitted. Removal of graffiti and /or repair of damage to the monopole or fencing are the responsibility of AT & T.
- B12. The applicant shall be responsible for all maintenance of the tower, antennas, and associated equipment and shall maintain such equipment so as to be consistent with the approved plans.

[Back to Table of Contents](#)

Exhibit 1C – Northeast Elevation



JRA
 Jeffrey Rowe & Associates, Inc.
 Architects & Interiors
 2000 West 10th Street, Suite 100
 Phoenix, AZ 85015
 Phone: (602) 998-2821
 Fax: (602) 998-2821

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF JRA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF JRA IS PROHIBITED.

STAMP
 ARCHITECT
 REGISTERED ARCHITECT
 STATE OF ARIZONA
 NO. 12345

PREPARED FOR

 4430 Riverwood Drive
 Phoenix, California 94088

APPROVALS

R.F. ENGINEER	DATE
SITE, ACQ. & ZONING	DATE
DISCUSSION CH	DATE
ARAT CH	DATE
OWNER APPROVAL	DATE

PROJECT NAME
 S. RIVER

PROJECT NUMBER
 CH1412-A

2700 INVERSIPOLE BOULEVARD
 PHOENIX, AZ 85018

DRAWING DATE
 07/27/10 006 075 (PS)

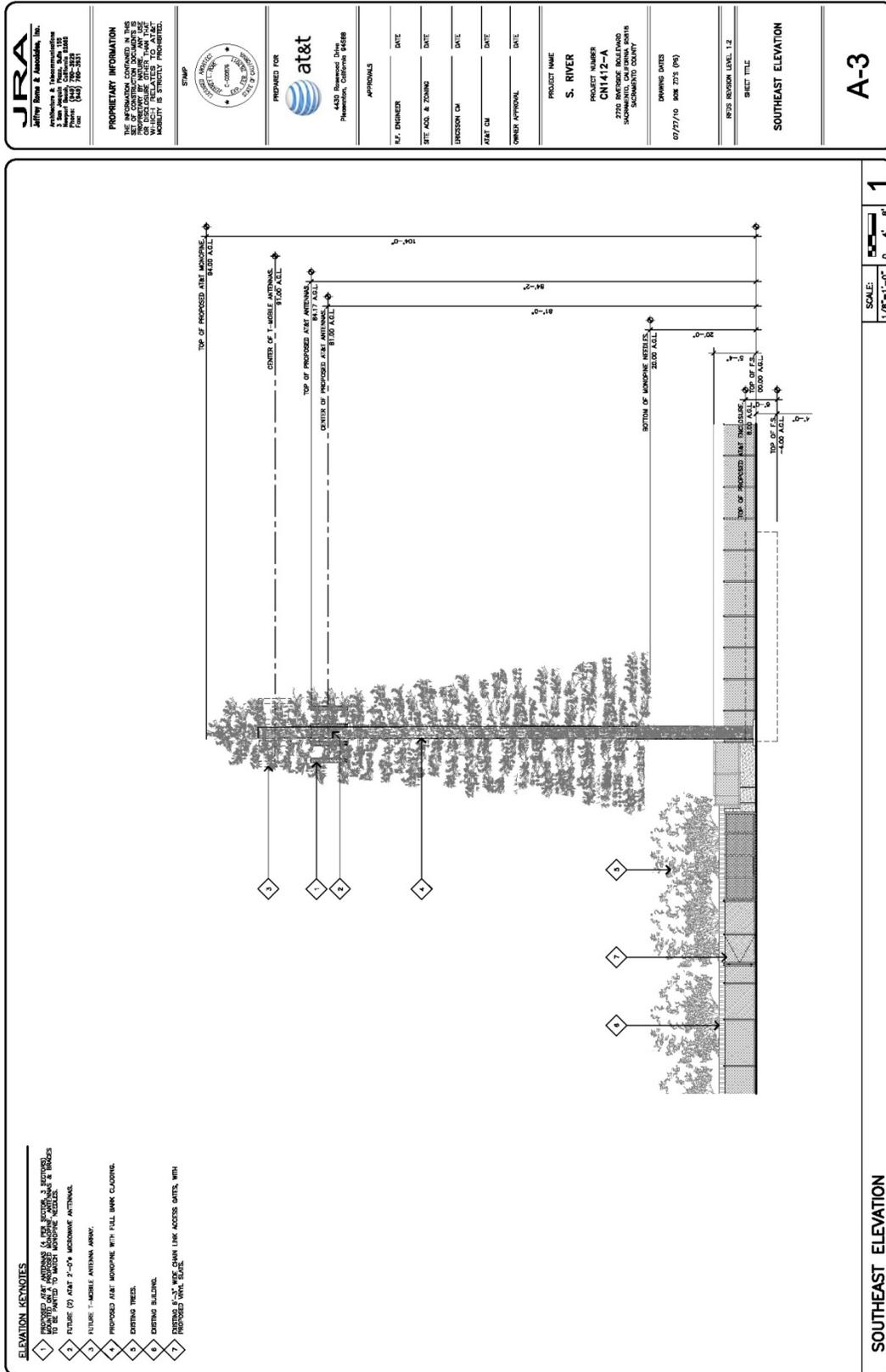
REVISION LEVEL: 1.2

SHEET TITLE
 SOUTHWEST ELEVATION

A-2

[Back to Table of Contents](#)

Exhibit 1D – Southeast Elevation



[Back to Table of Contents](#)

Exhibit 1G – Topographic Survey

JRA
Jeffrey R. Rivers & Associates, Inc.
Architectural & Interdisciplinary
Services
2000 Franklin Blvd., Suite 1000
Sacramento, CA 95811
Phone: (916) 486-3333
Fax: (916) 486-3335

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SURVEY REPORT IS THE PROPERTY OF JRA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JRA. THIS DOCUMENT IS STRICTLY CONFIDENTIAL.

CAL VADA
SURVEYING, INC.
Professional Surveyors
1000 Northgate Blvd., Suite 100
Sacramento, CA 95833
Tel: 916.486.3333

PREPARED FOR
at&t
AT&T Intellectual Property
Professional Services Group

APPROVALS

DATE	DATE
SAC AND JUNIOR	DATE
ENCLERSON CM	DATE
KARF CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME
S. RIVER

PROJECT NUMBER
CH1412-A

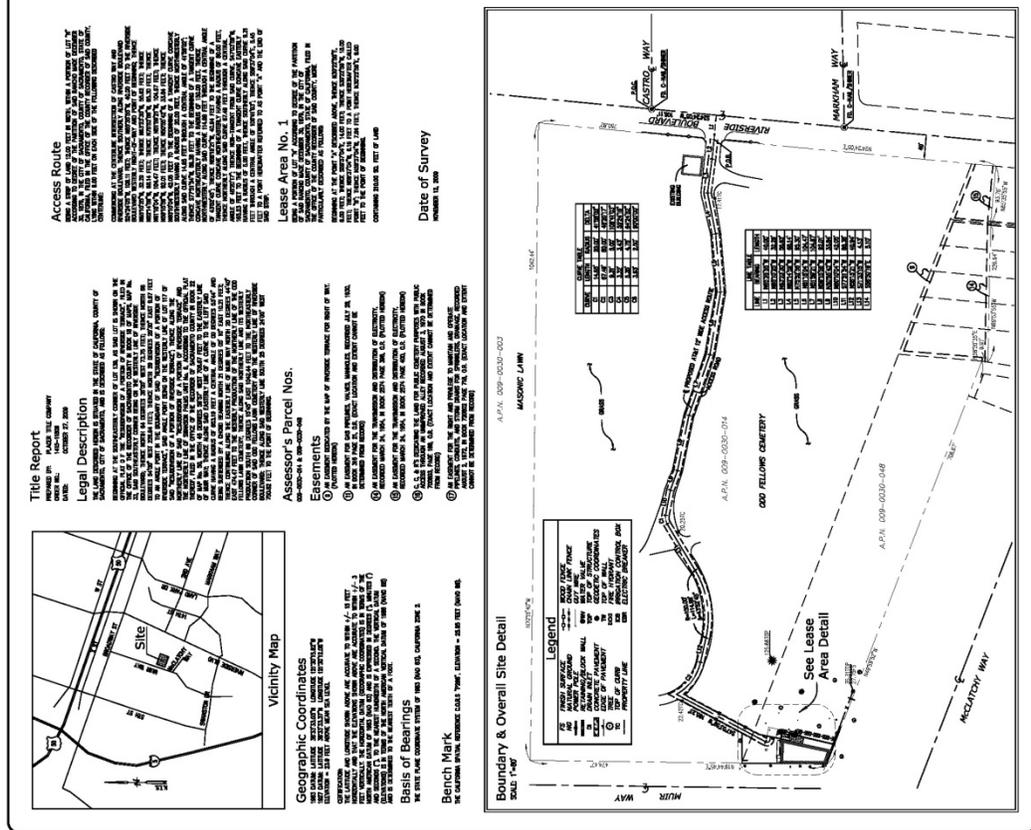
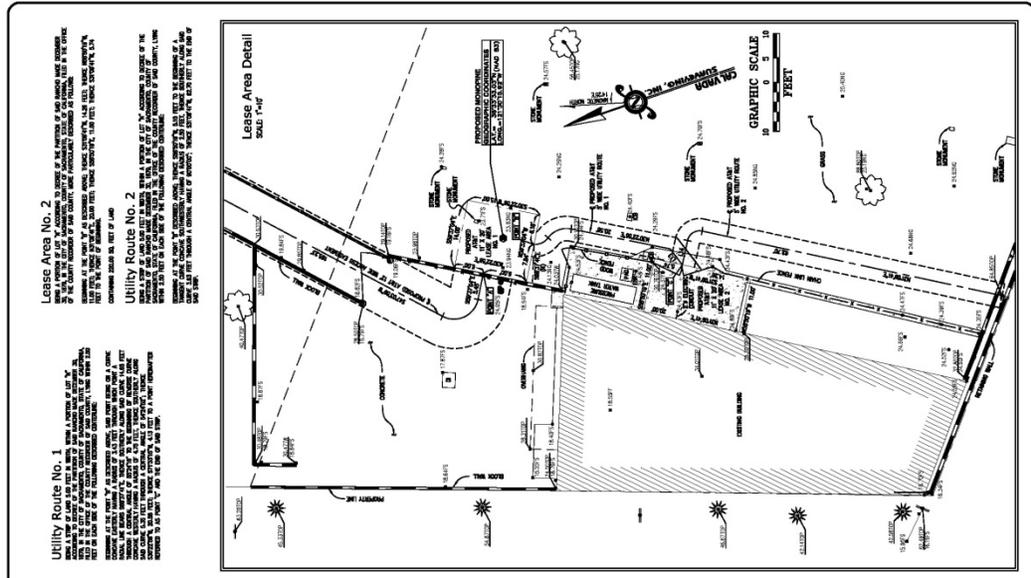
SITE LOCATION
2000 Franklin Blvd., Suite 1000
Sacramento, CA 95811
SACRAMENTO COUNTY

DATE
11/13/09 PRELIMINARY
1/8/10 TITLE REPORT / FINAL

BY
M/R
RMS

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1
SHEET 1 OF 1

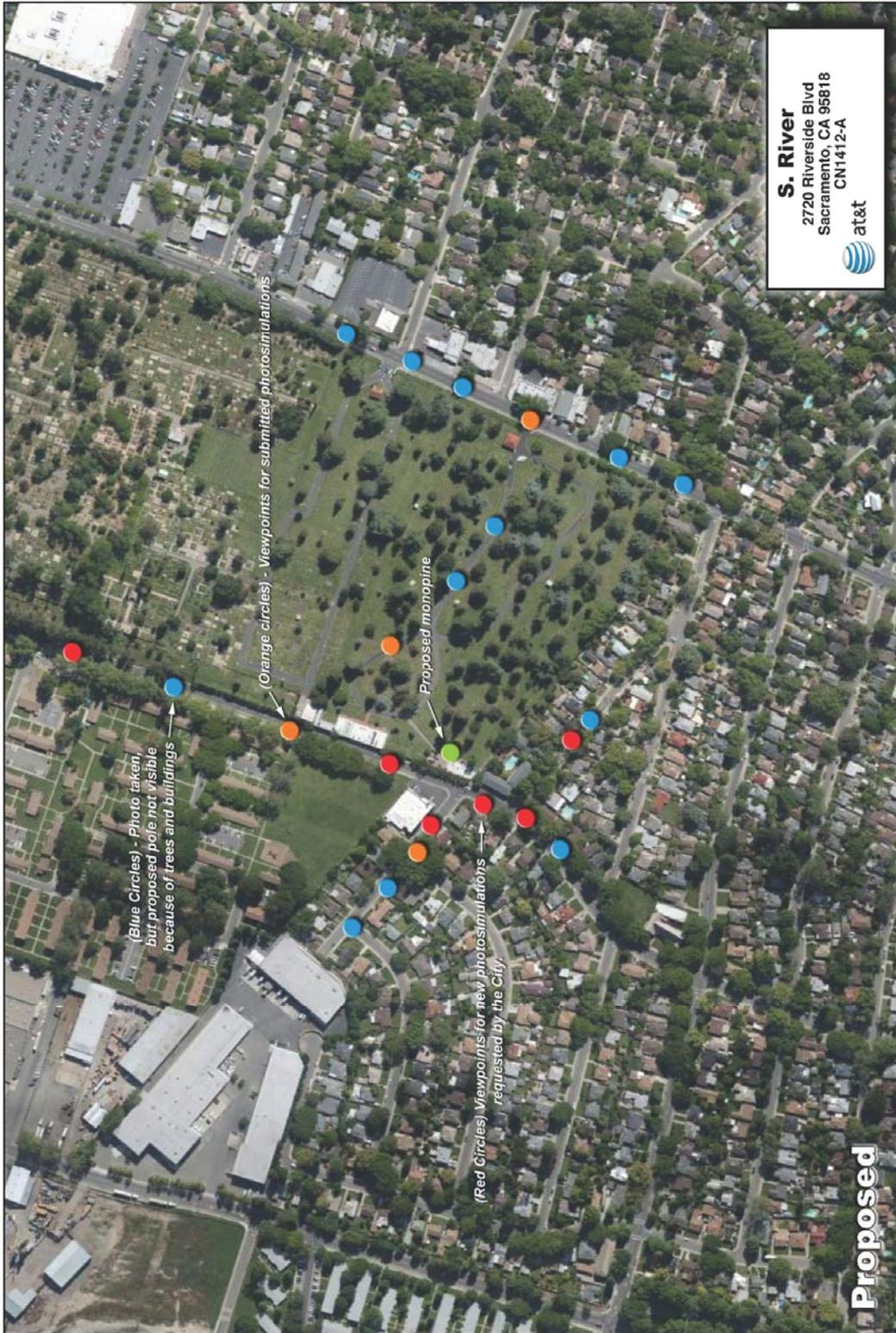


[Back to Table of Contents](#)

Exhibit 1H - Photosimulations

July 2010

Aerial photograph showing photosimulation viewpoints.



July 31, 2010

Photosimulation of view looking south along Muir Way.



Location of proposed monopine, completely screened in this view.

S. River
 2720 Riverside Blvd
 Sacramento, CA 95818
 CN1412-A



Proposed

© Copyright 2009, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws. This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists
 Creative Computer Graphics, Inc.

July 31, 2010

Photosimulation of view looking southeast from Muir Way.



Location of proposed monopine not visible because the viewpoint is too close to the foreground trees

S. River
 2720 Riverside Blvd
 Sacramento, CA 95818
 CN1412-A

at&t

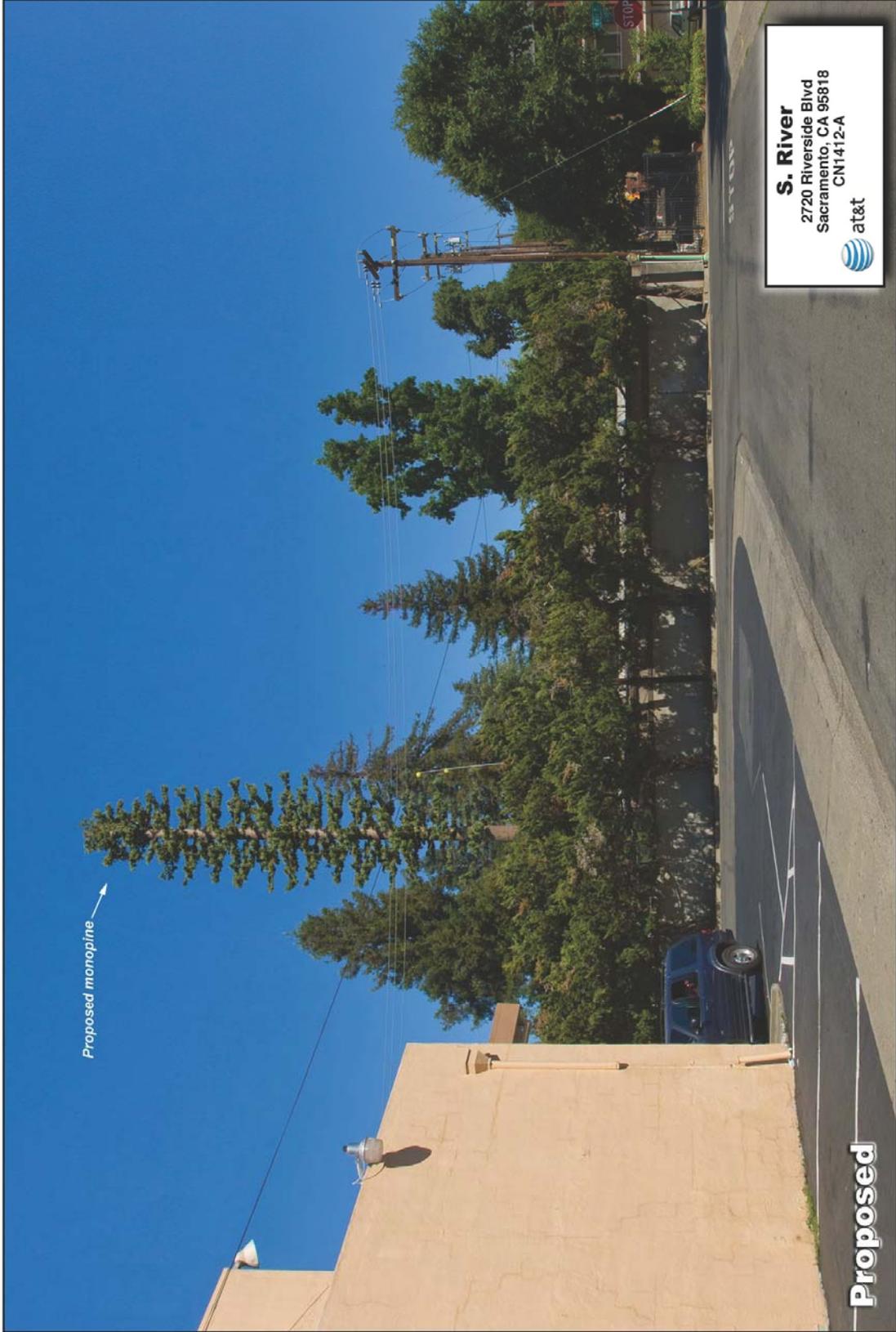
Proposed

© Copyright 2009, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws.
 This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists
 The Computer Graphics Experts

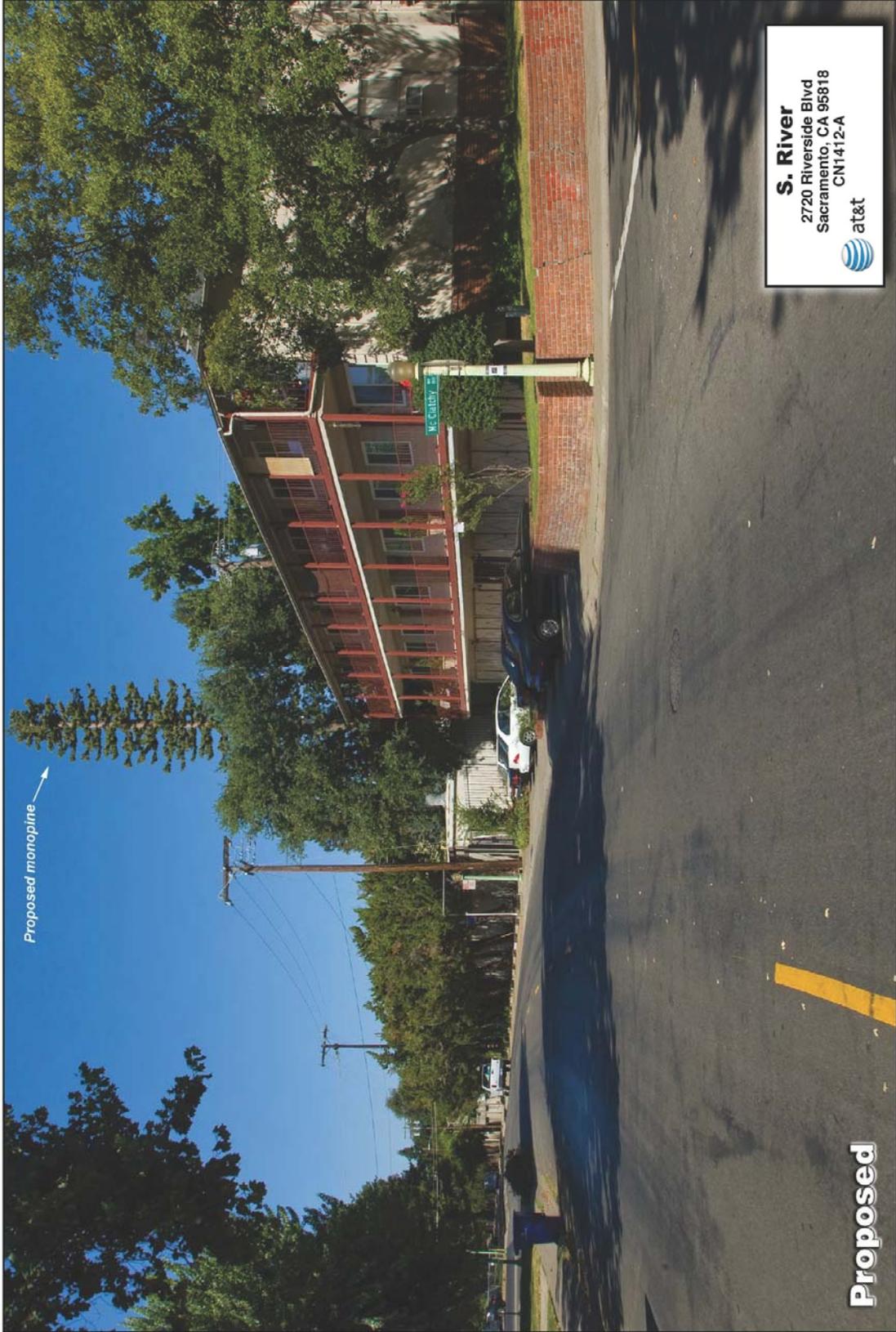
July 31, 2010

Photosimulation of view looking east from McClatchy Way towards Muir Way, south of the market.



July 31, 2010

Photosimulation of view looking north along northbound Muir at McClatchy Way.



July 31, 2010

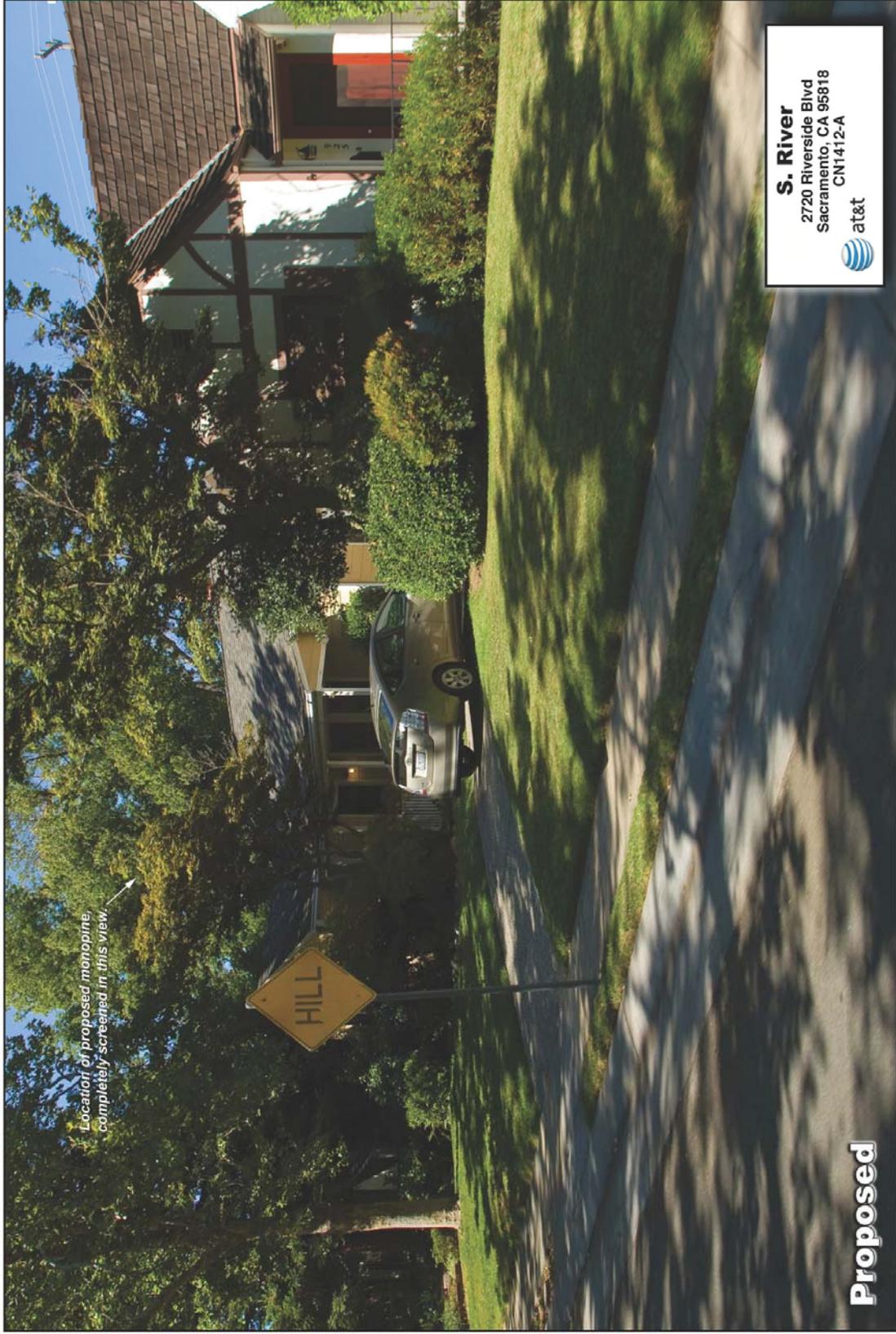
Photosimulation of view looking north from the sidewalk along Muir Way.



© Copyright 2010, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws. This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

July 31, 2010

Photosimulation of view looking northwest from McClatchy Way, east of Muir Way.



Proposed

S. River
 2720 Riverside Blvd
 Sacramento, CA 95818
 CN1412-A




© Copyright 2009, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws. This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Subject: Odd Fellows Cemetery Monopine (P10-001)

May 27, 2010

[Back to Table of Contents](#)

Exhibit 1I – Radio Analysis



Radio Frequency Analysis

AT&T Mobility

Site # CN1412

“S. River”

2720 Riverside Boulevard,

Sacramento, CA 95818

By: Evan Wappel

Last Update: Devan Knight

Date: 7/28/2010

**Report Summary**

Based upon information provided by AT&T Mobility and the design engineer, and using the calculated method for determining RF field strength, it is the engineer's opinion that the proposed AT&T Mobility site to be located at 2720 Riverside Boulevard, Sacramento, CA 95818 will comply with the FCC's current prevailing standard for limiting human exposure to RF energy.

Due to the mounting method utilized, the general public would not normally be able to approach the antennas. Therefore, no significant impact on the general population is expected. The calculated electromagnetic field strength level in publicly accessible areas is less than the existing standard allows for exposure of unlimited duration. Additionally, due to the mounting method used, no significant impact on the environment is expected.

For personnel who work within 11' of the face of an antenna, a training program in exposure to RF fields is recommended. Maintenance personnel should be instructed to contact the appropriate Carrier prior to working in front of an antenna.

Recommended Signage

There is no RF caution signs required at the site.

Background

Evan Wappel is the Market RF Safety Coordinator for AT&T Mobility and is responsible for conducting a Radio Frequency (RF) electromagnetic analysis for the AT&T Mobility site to be located at 2720 Riverside Boulevard, Sacramento, CA 95818. This analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the antennas, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) recommended guidelines for human exposure to RF electromagnetic fields.



Site Description

Based upon the information provided by AT&T Mobility, 12 AT&T Mobility panel antennas are mounted on a monopine. The antennas will be mounted approximately 78' (to bottom of antennas) above ground level. The antennas will be oriented such that the main lobes are oriented toward the horizon. Normal public access to the front of the antennas is not expected due to the mounting location and method utilized. Occupational access to the front of the antennas is not normally expected.

RF Field Strength Calculation Methodology

A generally accepted method is used to calculate the expected RF field strength. The method uses the FCC's recommended equation¹ which predicts field strength on a worst case basis by

$$\text{Equation 1} \quad S = \frac{(2)^2 PG}{4\pi R^2} = \frac{PG}{\pi R^2} = \frac{EIRP}{\pi R^2}$$

doubling the predicted field strength. The following equation is used to predict maximum RF field strength:

Where:

S = power density

P = power input to the antenna

G = power gain of the antenna in the direction of interest relative to an isotropic radiator

R = distance to the center of radiation of the antenna

¹ Reference Federal Communication Commission Office of Engineering Technology Bulletin 65



Cumulative Study

The ground level effect of the AT&T Mobility and other carriers' emissions was calculated using a maximum ERP of 349 watts. Results were calculated for a height of 6' above ground level. Using these factors, the maximum calculated AT&T Mobility fields at ground level are 0.15% of the existing standard for general population uncontrolled exposure. The additional antennas are for evaluation purposes only and the calculations for the two additional carriers are not based on actual data for any carrier.

See Table 1 for the FCC's guidelines on Maximum Permissible Exposure (MPE). Note that the RF ranges referenced for this analysis are the ranges of 300 – 1500 Mhz, and 1500 – 100,000 Mhz shown in Table 1, which is included in Appendix A.

Exposure Environments

The FCC guidelines incorporate two separate tiers of exposure limits that are dependent on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. The decision as to which tier applies in a given situation should be based on the application of the following definitions.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.



For purposes of applying these definitions, awareness of the potential for RF exposure in a workplace or similar environment can be provided through specific training as part of a RF safety program. Warning signs and labels can also be used to establish such awareness as long as they provide information, in a prominent manner, on risk of potential exposure and instructions on methods to minimize such exposure risk. For example, a sign warning of RF exposure risk and indicating that individuals should not remain in the area for more than a certain period of time could be acceptable.

Another important point to remember concerning the FCC's exposure guidelines is that they constitute *exposure* limits (not *emission* limits), and they are relevant only to locations that are *accessible* to workers or members of the public. Such access can be restricted or controlled by appropriate means such as the use of fences, warning signs, etc., as noted above. For the case of occupational/controlled exposure, procedures can be instituted for working in the vicinity of RF sources that will prevent exposures in excess of the guidelines. An example of such procedures would be restricting the time an individual could be near an RF source or requiring that work on or near such sources be performed while the transmitter is turned off or while power is appropriately reduced.

Qualifications of Reporting Engineer

Mr. Wappel has been involved in the analysis of RF emissions since 1999. He has designed numerous RF systems including both site design and RF system design. He is an Electrical Engineer, and all contents of this report are true and correct to the best of his knowledge.

Signed:  Date: 7/28/2010
Evan Wappel, BSc,EE



APPENDIX A Term Definitions

Exposure Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.

Exposure, partial-body. Partial-body exposure results when RF fields are substantially nonuniform over the body. Fields that are nonuniform over volumes comparable to the human body may occur due to highly directional sources, standing-waves, re-radiating sources or in the near field.

General population/uncontrolled exposure. For FCC purposes, applies to human exposure to RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Maximum permissible exposure (MPE). The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor.

Occupational/controlled exposure. For FCC purposes, applies to human exposure to RF fields when persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see definition above), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.



Table 1
LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz

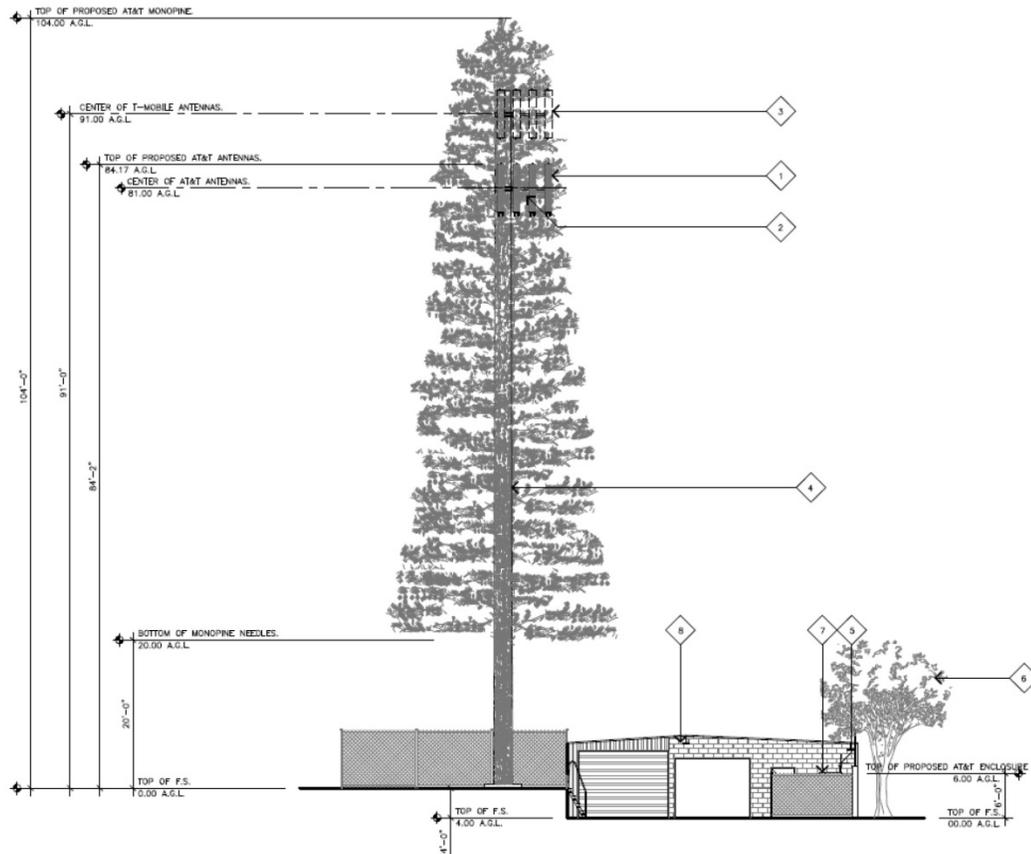
*Plane-wave equivalent power density

NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.

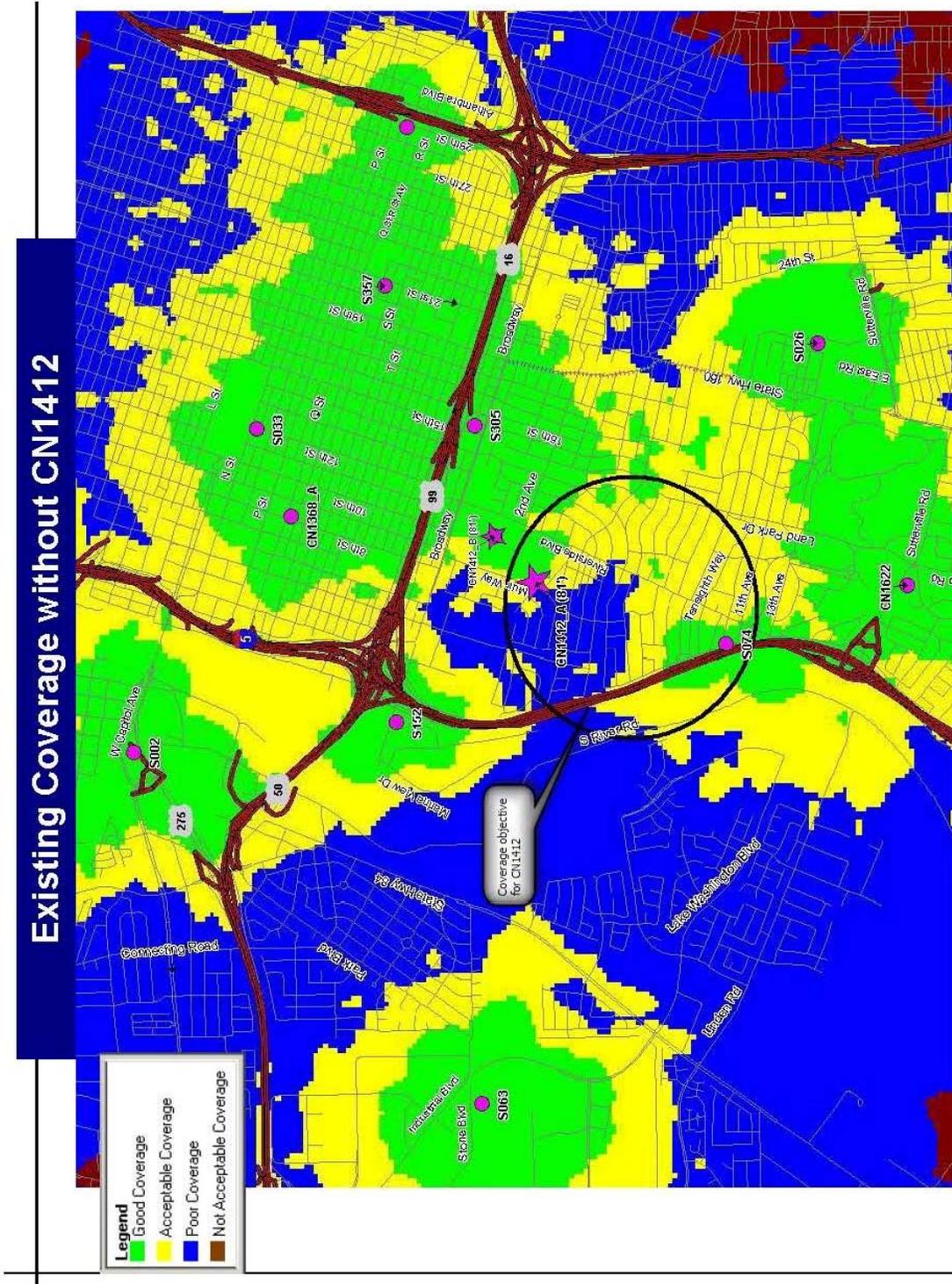


Drawing of site layout:



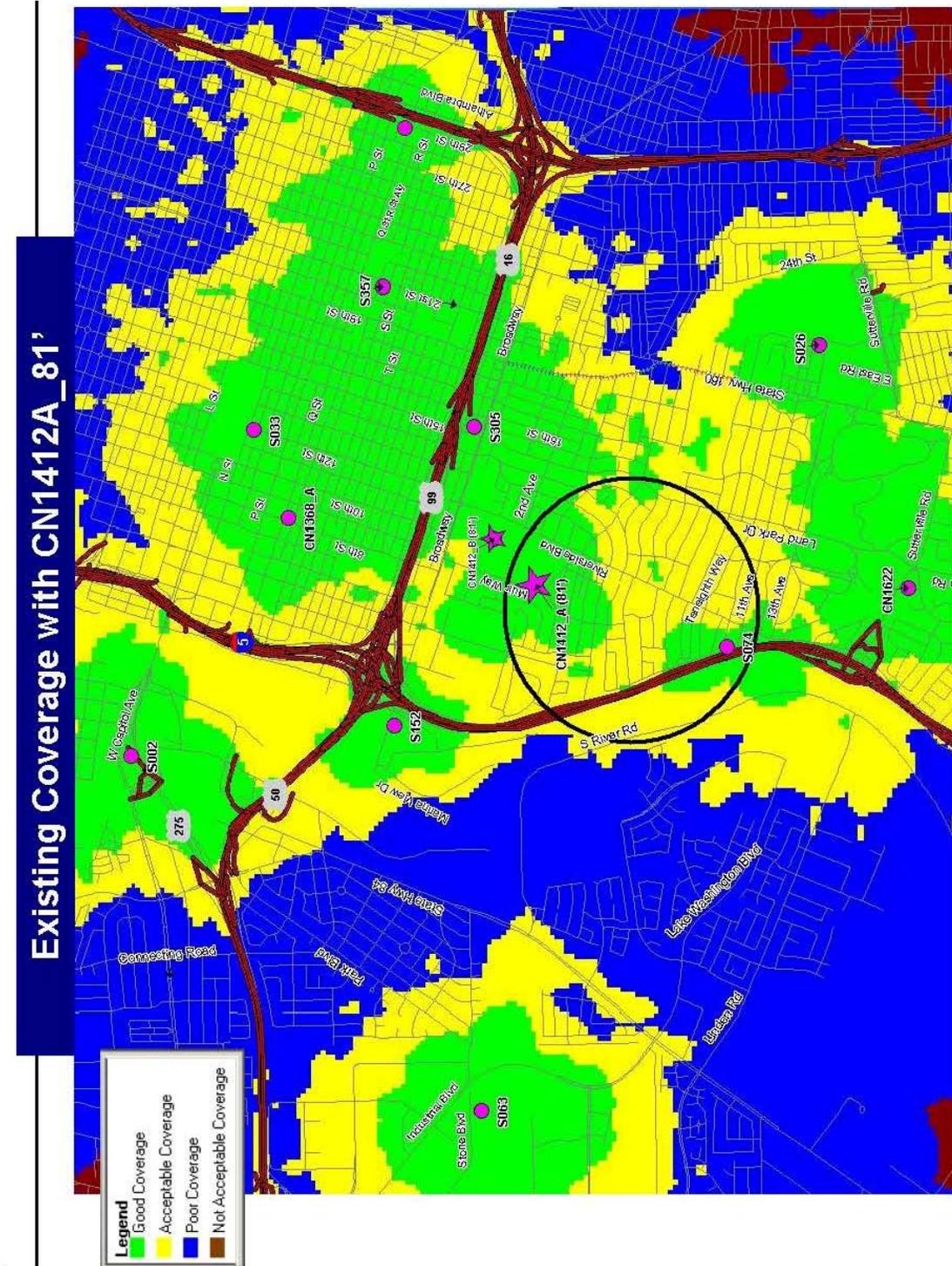
[Back to Table of Contents](#)

Exhibit 1J – Propagation Maps
Existing Coverage



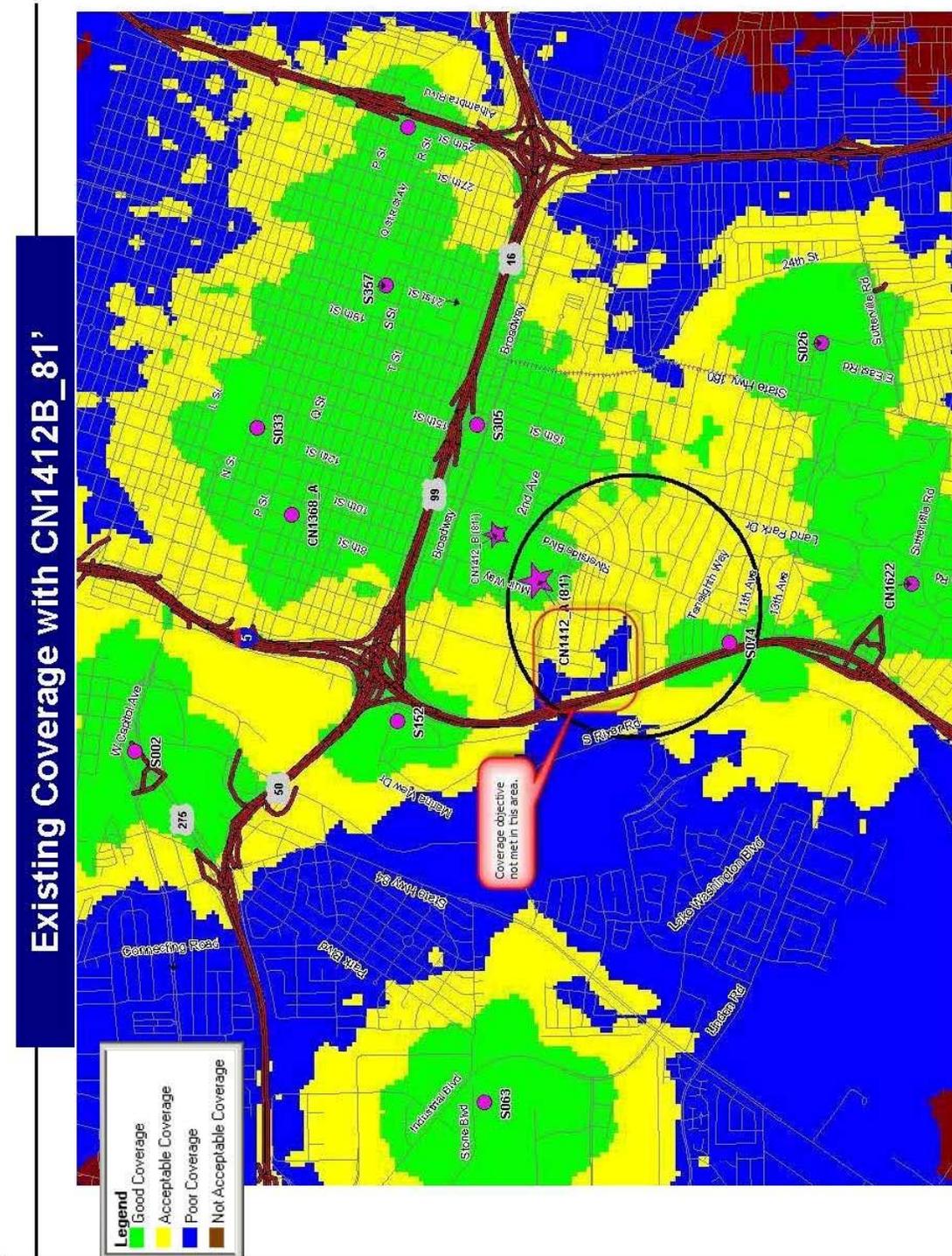
[Back to Table of Contents](#)

Coverage with Odd Fellows Site



[Back to Table of Contents](#)

Coverage with Old City Cemetery Site



[Back to Table of Contents](#)

Attachment 2 – Land Use & Zoning Map



Subject: Odd Fellows Cemetery Monopine (P10-001)

May 27, 2010

[Back to Table of Contents](#)

Attachment 3 – Applicant letter to Staff June 25, 2010



June 25, 2010

T-Mobile
 C/O Ms. Rama Gulati
 6728 Fair Oaks Blvd., Suite 400
 Carmichael, CA 95608

Re: T-Mobile Special Permit P07-153
 2661 Riverside Blvd., Sacramento
 AT&T Special Permit P10-001
 2720 Riverside Blvd., Sacramento

Dear Rama,

Prior to the City of Sacramento Planning Commission meeting on May 27, 2010, I was confident that Special Permit P10-001, calling for a new AT&T 94' tall monopine at Odd Fellows Cemetery, was going to be approved by the Planning Commission. I had high hopes that the following merits or support of the project would end in a favorable decision:

- Proposed site was deemed acceptable by AT&T RF Engineering in meeting their coverage objectives by improving signal strength and coverage along 4th Avenue from 5th Street to Riverside Blvd. and along Riverside Blvd. from 2nd Avenue to 13th Avenue. This site has also been designed improve coverage in areas bounded by Interstate 5, 11th Ave, Land Park Drive, Robertson Way and 4th Avenue;
- The proposed project was supported by the Land Park Community Association's (LPCA) Land Use Committee, conditional support of the project by the Association Board subject to receiving more information as to the quality of the proposed tree and public testimony by a representative of LPCA indicating support of the project;
- Support of the project by Councilman Robert Fong's office;
- City of Sacramento Planning Department Staff recommendation to the Planning Commission for approval of the Special Permit because Staff believed the subject site is a proper location for a monopine since there are a number of existing tall evergreens surrounding the proposed site at the cemetery.

On a motion by a member of the Planning Commission to approve the Special Permit, the Motion did not carry on a 6 to 3 vote. Subsequently, a motion was made to continue this project to allow AT&T and T-Mobile representatives and Staff, time to meet and see if either Carrier could collocate on the others project or find an alternative location where both Carriers could collocate and report back to the Planning Commission.

On June 3rd, you and I met with Lindsey Alagozian, Senior Planner assigned to our respective projects. I believe you would agree we left the meeting with the clear direction to share with our RF Engineers, each other's project site coordinates and multiple RAD centers to see if one or more RAD centers would allow either Carrier to collocate on the others pole while meeting the coverage objective. You were to see if the 81', 91' and 101' RAD centers would work and I was to see if 57', 67' and 77' RAD centers would work for AT&T.

27271 Las Ramblas – Suite 200 | Mission Viejo, CA 92691 | 949.502.3800 tel | 949.502.3899 fax
WWW.BLACKDOTWIRELESS.COM

Subject: Odd Fellows Cemetery Monopine (P10-001)

May 27, 2010



Prior to our meeting that day, I took the initiative to contact my RF engineer to see if your site could work at the 70' RAD Center. The engineer replied by telling me that this site would not work because your site was not centrally located between 3 existing AT&T Sites (S305, S153 and S074) and that it was too close to S305, which is the SMUD utility pole at 1520 X Street. The distance between your site and S305 is only .34 miles while the Odd Fellows Cemetery site is .68 miles away. Naturally, a collocation at your site so close to an existing site would not be a good use of resources and would not allow the signal propagation we would need going South.

On June 8th, I had provided you with the site coordinates for my AT&T project and suggested RAD centers. I followed up on June 10th and again on June 17. On June 17th, you responded by saying you should have your RF Engineers analysis on Friday, June 18th. I have not yet received a response from you.

I recently learned that you had forwarded your site information to John Bramow at AT&T requesting that he have your site evaluated for a collocation at the 70' RAD center even after I had previously shared with you that this RAD center would not work for AT&T. Be that as it may, I would like to encourage you to provide the results of your RF propagation studies since you, I and Staff agreed that we would do just that. Also, this would be in line with the direction given to us by the Planning Commission. Please share your RF Engineer's propagation results to myself and Staff at your earliest convenience which I hope can be on or before next Friday, July 2, 2010.

In conclusion, I would like to inform you that AT&T is intending to proceed with our proposed project and would welcome and "encourage" a joint use of a new wireless facility at Odd Fellows Cemetery. I have already spoken to the general manager at the Cemetery and we have found an ideal location for both party's equipment in close proximity of the proposed monopine location. I also feel, if the need be, would could increase the size of the monopine to allow for higher RAD centers to accommodate T-Mobile and AT&T.

I remain optimistic that you and I can work together and look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink that reads "Frank Schabarum".

Frank Schabarum
Authorized Representative for AT&T Mobility
Office: 530-722-0743
Mobile: 619-743-0309

cc: Doug Murphy, Bruce Piland, John Bramow, Lindsey Alagozian, Tasha Skinner, Antonio Ablog

27271 Las Ramblas - Suite 200 | Mission Viejo, CA 92691 | 949.502.3800 tel | 949.502.3899 fax

WWW.BLACKDOTWIRELESS.COM



REPORT TO PLANNING COMMISSION City of Sacramento

5

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
August 12, 2010

To: Members of the Planning Commission

Subject: T-Mobile Riverside Boulevard Monopine. A request to construct a 65 foot monopine (pine tree cellular antenna) with 3 antennas and associated radio equipment on approximately 0.47 acres in the General Commercial (C-2) zone. (P07-153)

- A. Environmental Determination: Exempt per CEQA 15303
- B. Special Permit to construct a new 65 foot pine tree monopole with antennas and associated equipment in the General Commercial (C-2) zone.

Location/Council District:

2661 Riverside Blvd., Sacramento, CA

Assessor's Parcel Number: 009-00321-061

Council District 4

Recommendation: Staff recommends that the Planning Commission deny the requested 65 foot high monopine as staff believes that there is a suitable alternative to the construction of the requested new pole. The applicant has submitted a statement indicating that an antenna mounted at the height of 91 feet at the Odd Fellows Cemetery located at 2720 Riverside Boulevard, would achieve coverage comparable to the site requested with this application (Attachment 5). The applicant proposing the antenna at the Odd Fellows site has revised the application to allow T-Mobile to locate antennas at 91 feet. Though this redesign raises the overall height of the tower by 10 feet for an overall height of 104 feet, staff believes that this compromise is preferable to the approval of two new monopoles. The applicant maintains that two smaller poles will integrate better with existing trees, have minimal impact on the neighborhoods, and allow for future collocation opportunities. At the time writing of this staff report, this project is considered controversial.

Subject: Riverside Monopine (P07-153)

August 12, 2010

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

Applicant: Rama Gulati, (916) 402-4019, 6728 Fair Oaks Blvd., Carmichael, CA 95608

Owner: Balshor Family Trust, 1101 Theo Way, Sacramento, CA 95822

Summary: This project was heard by the Planning Commission on May 27, 2010. Staff recommended denial of the request as staff believed that there was a competing application by AT & T (P10-001) that provided the opportunity to collocate two sets of cellular antennas on a single pole. After hearing testimony from the applicant and from members of the public, the Commission closed the Public Hearing to discuss the merits of the project. Confounding the discussion was the competing request for a new monopole on the Odd Fellows cemetery located at 2720 Riverside Boulevard.

The Planning Commission discussed the following:

- The approval of two new monopoles in light of the City's Telecommunications Siting Guidelines which list new monopoles as the least favorable siting option for new antennas;
- The possibility of collocating other antennas (namely AT & T) on the subject site; and
- The improvement of signal coverage with the requested new monopole.

The Commission agreed that the competing application from AT & T should be heard before making a decision and voted to table the item until the hearing for the Odd Fellows application was completed.

After hearing both projects, the commission voted to continue both Special Permit requests and directed the applicants to work with staff to determine if collocation on either of the sites was feasible, or if there was an alternative site that could accommodate both antennas on a single pole.

Staff met with both applicants on June 3rd and directed the applicants to share with each other information that would allow the respective Radio Frequency (RF) Engineers to determine if collocation on either of the proposed monopoles was feasible. The applicant for the Odd Fellows site has stated that a collocation at a height of 70 feet on the Balshor site would overlap with an existing site at 1520 X Street and would not meet the coverage objectives to the south. The T-Mobile applicant has stated that they would need to locate at a height of 91 feet on the Odd Fellows site to replicate the coverage that would be provided at the Balshor site. The applicant for the Odd Fellows site is willing to allow T-Mobile to locate at 91 feet on its monopole. The applicant, however,

maintains that two shorter towers are superior to one 104 foot tower on the Odd Fellows site.

The options available for Planning Commission at this site include: A) direct that the applicant to collocate on the Odd Fellows site if that site is approved by the commission; or B) approve the requested monopole. The approval of option A, which Staff supports, would result in the construction of one tower and a withdrawal of the request to construct a monopole at the Balshor site at 2661 Riverside Boulevard. The approval of option B would allow the construction of two new monopoles in close proximity if the Odd Fellows pole request is also approved. Staff believes that this option is inconsistent with the telecommunications siting guidelines as indicated in subsequent sections of this staff report.

Table 1: Project Information
General Plan designation: Traditional Center
Existing zoning of site: General Commercial (C-2)
Existing use of site: Florist
Property area: 20,434 square feet

Background Information: The subject site is approximately half an acre and zoned General Commercial (C-2). To the north and south are commercial properties also on the C-2 zone. To the west is Cemetery in the Single Family Residential (R-1) zone, and to the east are apartments in the Multi-Family (R-2A) zone. The original project application was submitted in November of 2007. The submittal included a request to construct a 75-foot slim-line monopole antenna. Staff did not support this original design and requested that the applicant consider either redesigning or relocating the proposed antenna. The applicant redesigned the pole as a 75 foot monopine (pine tree cellular antenna) and submitted a statement related to the infeasibility of locating the proposed antennas on nearby structures (see discussion in the Guidelines for Telecommunications Facilities).

Based on the redesign and analysis of the other sites, staff scheduled the project to be heard by the Planning Commission on April 23, 2009. At the time, staff supported the project as the applicant agreed to reduce the height of the monopole to 65 feet. However, prior to the scheduled hearing, the Land Park Community Association (LPCA) expressed opposition to the proposal and requested that the proposal be presented at an LPCA meeting. Due to this request, the original hearing was continued so that the applicant could meet with the community association.

The project to construct a 65 foot tall monopine was heard by the Planning Commission on May 27th, 2010. The public hearing is summarized in the previous summary section.

Public/Neighborhood Outreach and Comments: The proposed project was routed to the Land Park Community Association, as well as to landowners within a 500 foot radius of the project site. Representatives of the Land Park Community Association have expressed opposition to the project as proposed. They have suggested preliminary

Subject: Riverside Monopine (P07-153)

August 12, 2010

alternatives to the proposed siting, and have asked that the applicant explore these alternatives. The applicant is of the position that they have explored all feasible alternatives and they have elected to proceed to a hearing. The applicant has also submitted a petition to staff with 60 unique signatures in support of the proposed monopine (Attachment 4).

Public notices have been sent to property owners within 500 feet and the Land Park Community Association for the August 12th hearing. As of the date of this report, no comments have been received.

Environmental Considerations: Staff is recommending that the applicant be directed to collocate on another monopole within close proximity which is also seeking approval. Should the Commission support Staff's recommendation, the project would be determined to be exempt from review under the following provisions of the California Environmental Quality Act and/or Guidelines: CEQA Guidelines Section 15303, New Construction of Small Structures.

General Plan: The subject site is designated Traditional center in the 2030 General Plan. The General Plan promotes working with service providers to ensure access 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 (U7.1.1). Though the monopine meets the intent of the General Plan to promote access to telecommunication services, the proposed antennas are inconsistent with the City's Telecommunications Siting Guidelines. Staff believes that the cellular provider can provide comparable telecommunications coverage on a site that is more consistent with the telecommunications siting guidelines than the site presented with this application.

Project Design

The applicant is proposing to locate one antenna array (three panels), and one future array on a pine tree monopole behind an existing building in the C-2 zone. The applicant is requesting a 65 foot pine tree pole to mimic existing evergreen trees of similar height on the adjacent multi-family property. The applicant has stated that a 55 foot monopole at the location would not provide enough increased coverage to be worth pursuing. Although it does not provide maximum coverage, the applicant agreed to pursue 65 foot option. Staff originally supported this option, as the tree pole at this height would better blend with surrounding trees than the originally requested slim-line monopole. Along with the monopole, the associated telecommunications equipment would be placed in a 25 foot by 15 foot area to the rear of the existing commercial building. This equipment area would not be visible from any public streets.

Based on the plans submitted, the proposed monopine would be located approximately 10 feet from the adjacent residential parcel. Though the subject site is a commercial parcel, staff typically prefers a greater separation between new monopoles and residential properties.

Subject: Riverside Monopine (P07-153)

August 12, 2010

Guidelines for Telecommunication Facilities: The City has developed policies concerning siting preferences and facility location and design. A primary objective of these policies is to reduce or minimize the number and visibility of telecommunication facilities. The City's Telecommunications Policy does not specifically prohibit the approval of new monopoles altogether, but lists the approval of new monopoles as the least desirable option for locating new telecommunications antennas.

The applicant explored, as a possible location, the existing tower at KXTV-Channel 10, located at 400 Broadway. This site however, was too close to an existing T-Mobile site. A light standard changeout was proposed at 915 Broadway, but this location was also too close to an existing site. A rooftop site at 2725 Riverside Boulevard was also explored by the applicant, but was ruled out as it did not provide enough height to the coverage objectives. Although acceptable to T-Mobile's radio-frequency engineers, the following candidates were not interested in a long-term lease for a telecommunications site: 1) Target, 2505 Riverside Boulevard, 2) California Bank and Trust, 1331 Broadway, 3) Sacramento Business Journal, 1400 X Street.

The Guidelines for Telecommunication Facilities emphasize minimizing the number and visibility of new telecommunication facilities through location and design. At the time that this monopine request was scheduled to be heard by the Planning Commission in April of 2009, staff believed that the 65' monopine was appropriate for the subject site. The applicant had lowered the height and changed the design from the original application. Furthermore, the 65 foot height allowed for a second antenna array for future cellular carriers to collocate.

As discussed in the summary of the May 27 Planning Commission hearing. The applicant was directed to investigate the possibility of collocating on a separate monopole application proposed by AT & T located on the Odd Fellows cemetery at 2720 Riverside Boulevard. The applicant has stated that its antennas would need to be placed at a height of 91 feet on the Odd Fellows site to provide comparable service to the intended service area. In response to this, AT & T has revised its application to allow T-Mobile to locate its antennas at the Odd Fellows site. AT & T has agreed to keep its 81 foot antenna height at that location and while allowing T-Mobile to locate at 91 feet. To accommodate the additional antennas, the design of the Odd Fellows monopole has been raised from 94 feet to 104 feet. Staff believes that this collocation option is superior to the approval of two new poles.

Land Use

The applicant is requesting a Special Permit to construct a new 65 foot monopine in the General Commercial (C-2) zone. 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.

Subject: Riverside Monopine (P07-153)

August 12, 2010

Based on the City's Telecommunications siting guidelines, new monopoles are the least preferred option for siting new antennas. Staff is currently processing two requests for new poles in the same general vicinity and recommends that the two carriers share one new pole. Staff believes that the competing location, at the Odd fellows Cemetery, is a preferable site for a new monopole as it is less visually intrusive than the 2661 Riverside location. Furthermore, the location requested allows for only a 10-foot separation to the adjacent residential parcel, staff typically requires a much greater separation. Recommending approval of a second new monopole would not constitute a sound land use decision and is contrary to the siting guidelines.

- 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.

The installation of the monopine will result in the creation of a visual nuisance. While there are a few mature evergreen trees on the property to the east of the subject location, they are not enough to for a proper backdrop to camouflage a monopine tree antenna.

- 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.

The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City and the Guidelines for Telecommunication Facilities.

Conclusion

Staff recommends denial of the requested 65-foot monopine based upon staff's inability to make all of the necessary findings for approval. Staff believes that the collocation opportunity at 91 feet on the Odd Fellows site is a superior alternative as it necessitates the construction of only one new pole and will be less visually intrusive.

Respectfully submitted by:



ANTONIO A. ABLOG
Associate Planner

Subject: Riverside Monopine (P07-153)

August 12, 2010

Approved by: 
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:


GREGORY BITTER, AICP
Principal Planner

Attachments:

Attachment 1	Recommended Findings of Fact
Exhibit 1A	Survey
Exhibit 1B	Site/Equipment Layout Plan
Exhibit 1C	Elevations
Exhibit 1D	Photosimulations
Exhibit 1E	Propagation Maps
Attachment 2	Letters from Applicant and owner including Alternative Site Analysis
Attachment 3	Letter from the Land Park Community Association
Attachment 4	Petition for Support of the Monopine
Attachment 5	June 29 Letter to Staff

[Back to Table of Contents](#)

**Attachment 1
Proposed Findings of Fact T-Mobile Riverside Boulevard Monopole
2661 Riverside Boulevard**

Staff is recommending denial of the requested new monopole and is recommending that the applicant be directed to collocate on a proposed monopole at the Odd Fellows Cemetery which is also seeking approval. The following Findings of fact relate to the denial of the requested Special Permit for a new 65 foot monopole.

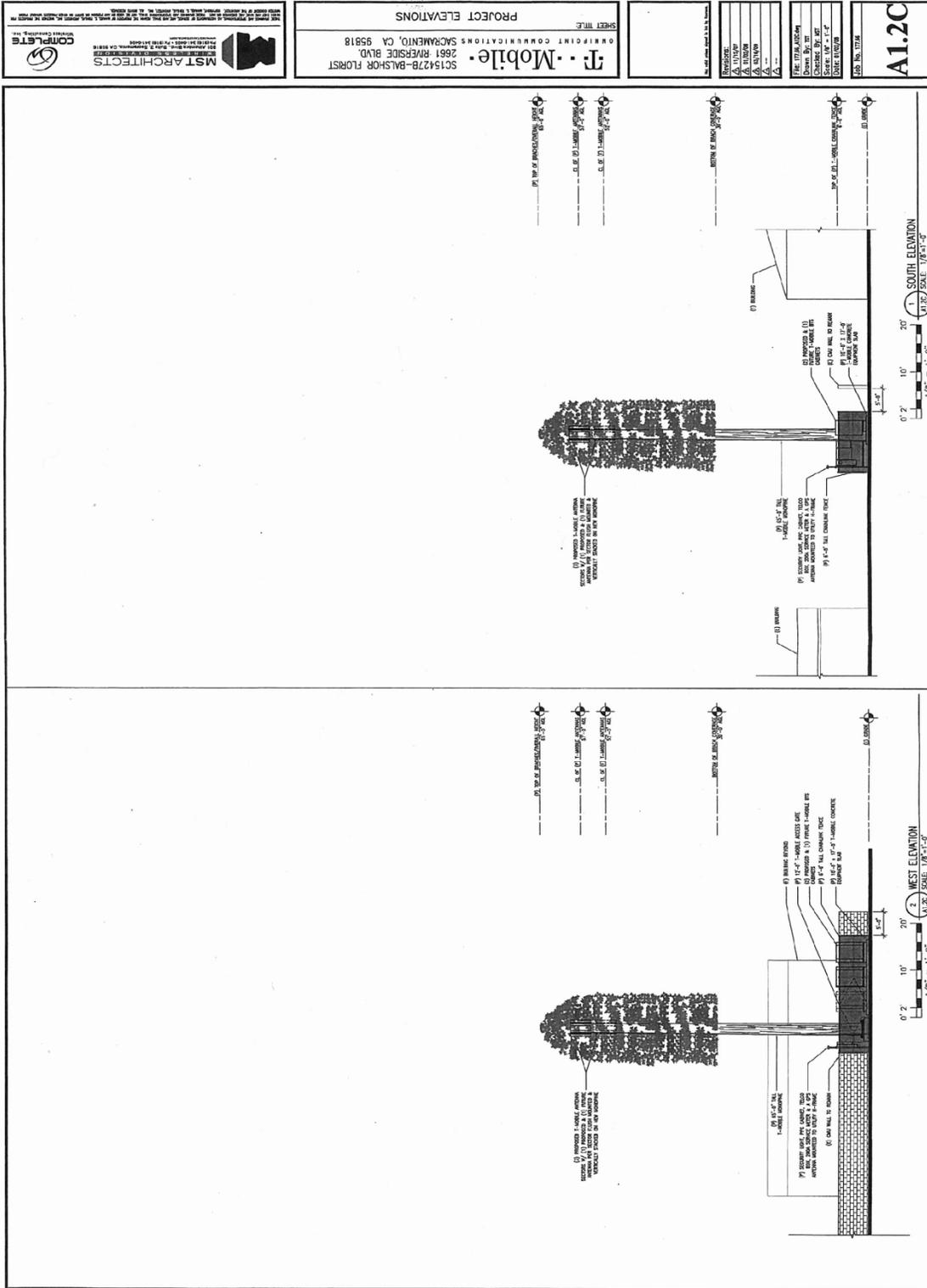
Should the Commission support Staff's recommendation and direct the applicant to locate on the alternative site, the findings and conditions of approval currently association with the application for the Odd Fellows Cemetery (P10-001), would apply.

Findings of Fact

- A. **Environmental Determination:** The project is denied, and the California Environmental Quality Act (CEQA) does not apply to projects that are denied by the public agency. No action or further findings pursuant to CEQA are required.
- B. The Special Permit to construct a new pine tree monopole with antennas and associated equipment in the General Commercial zone is hereby denied based upon the following findings:
 - 1. Granting the Special Permit is not based upon sound principles of land use in that:
 - A. A new monopine will be visually obtrusive against the backdrop of only a few mature evergreen trees;
 - B. The monopine will be located only 10 feet from the nearest residentially zoned parcel.
 - C. The construction of a new monopine represents the least desirable siting option in the Telecommunications Siting Guidelines.
 - 2. Granting the Special Permit would be detrimental to the public welfare or result in the creation of a public nuisance in that:
 - A. The installation of the monopine will result in the creation of a visual nuisance. While there are a few mature evergreen trees on the property to the east of the subject location, they are not enough to for a proper backdrop to camouflage a monopine tree antenna
 - 3. The proposed project is consistent with the General Plan Policy of promoting and supporting communications facilities within the City as well as the Guidelines for Telecommunications Facilities (GP Section 7-10).

[Back to Table of Contents](#)

Exhibit 1C - Elevations

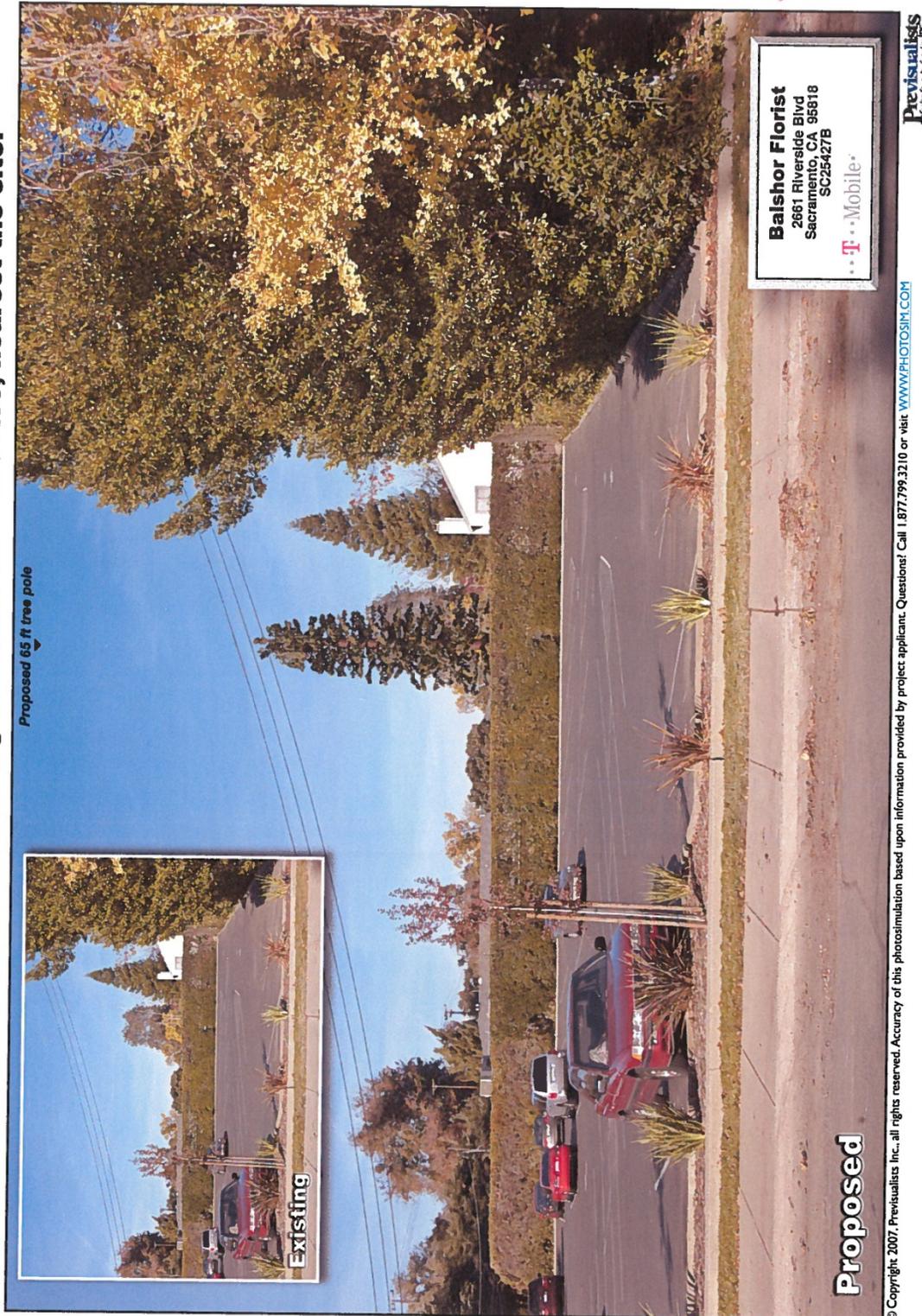


[Back to Table of Contents](#)

Exhibit 1D - Photosimulations

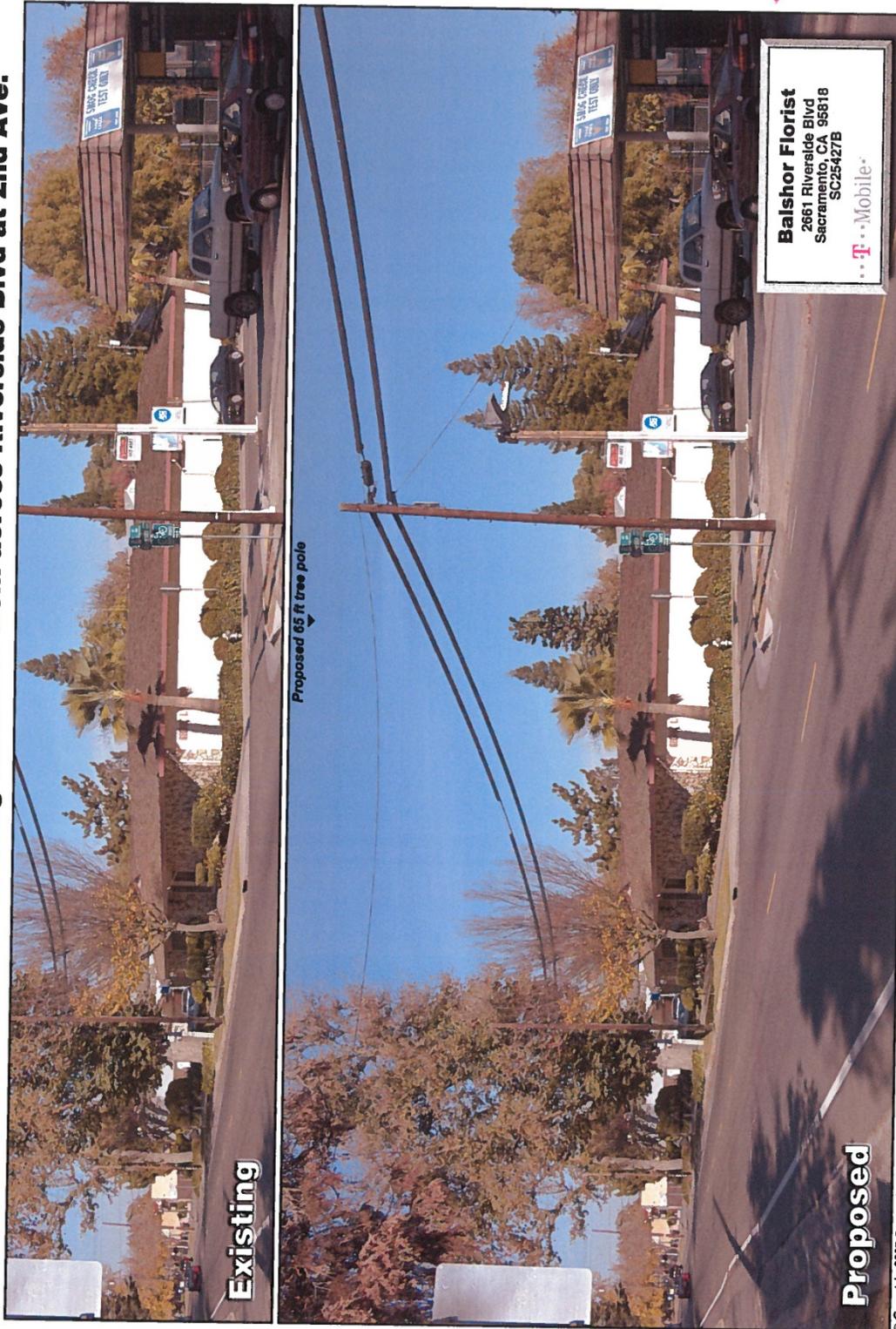
February 22, 2009

Photosimulation of view looking due north from 2nd Ave, nearest the site.



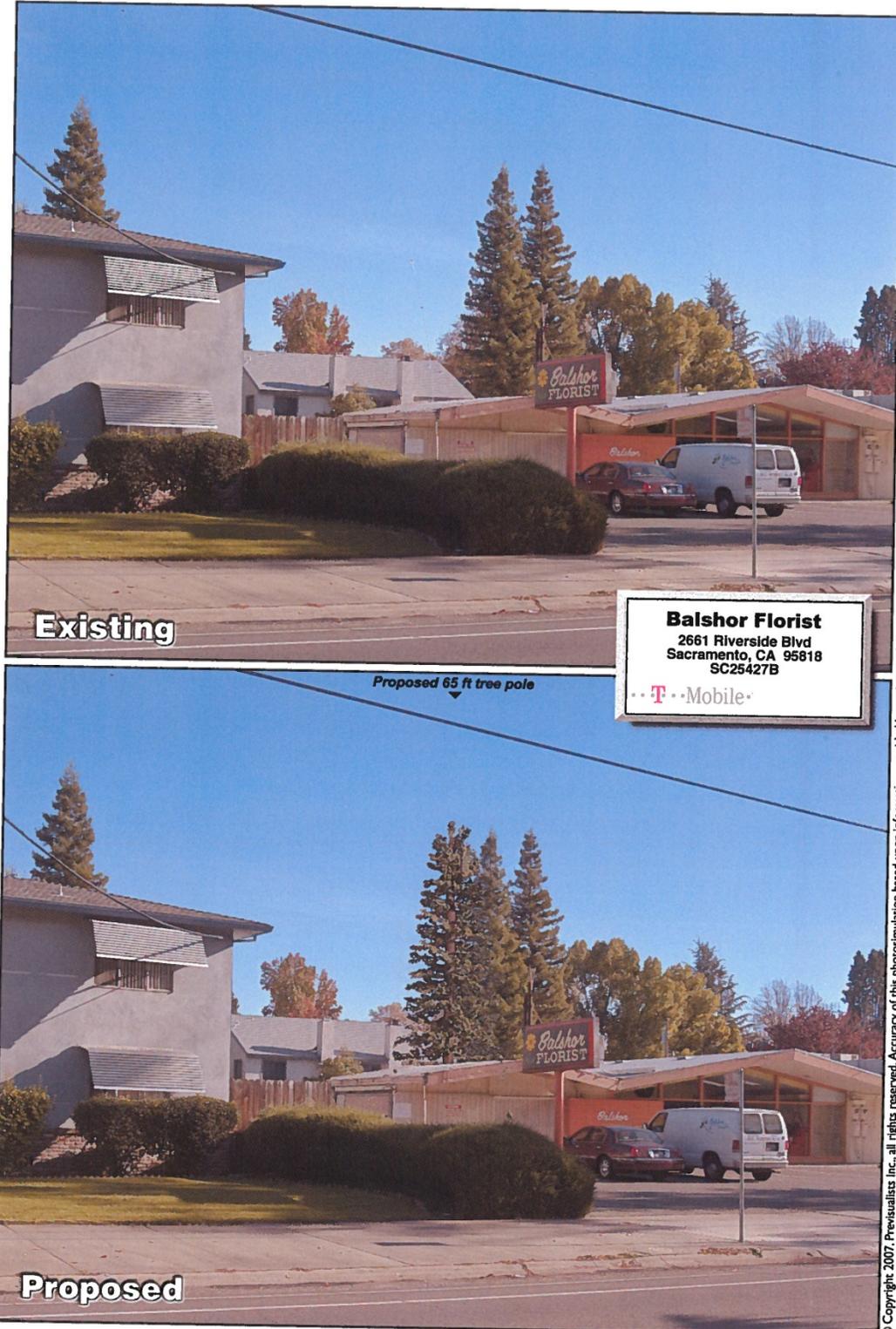
February 22, 2009

Photosimulation of view looking northeast from across Riverside Blvd at 2nd Ave.



February 22, 2009

Photosimulation of view looking east from across Riverside Blvd.



Previsualists
www.previsualists.com
Copyright 2007. Previsualists Inc., all rights reserved. Accuracy of this photosimulation based upon information provided by project applicant. Questions? Call 1.877.799.3210 or visit WWW.PHOTOSIM.COM

[Back to Table of Contents](#)

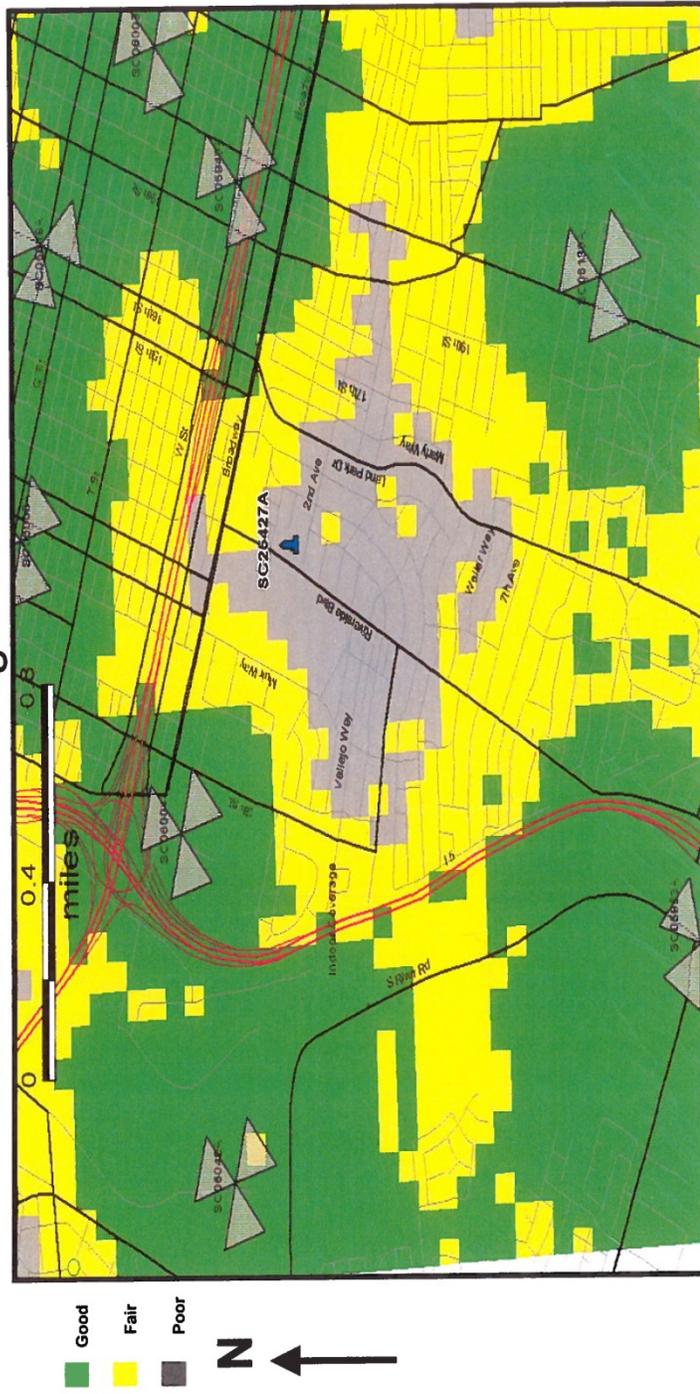
Exhibit 1E – Propagation Maps
Existing Coverage



...T-Mobile...T-Mobile®

Get more from life®

SC25427A – Coverage without the site



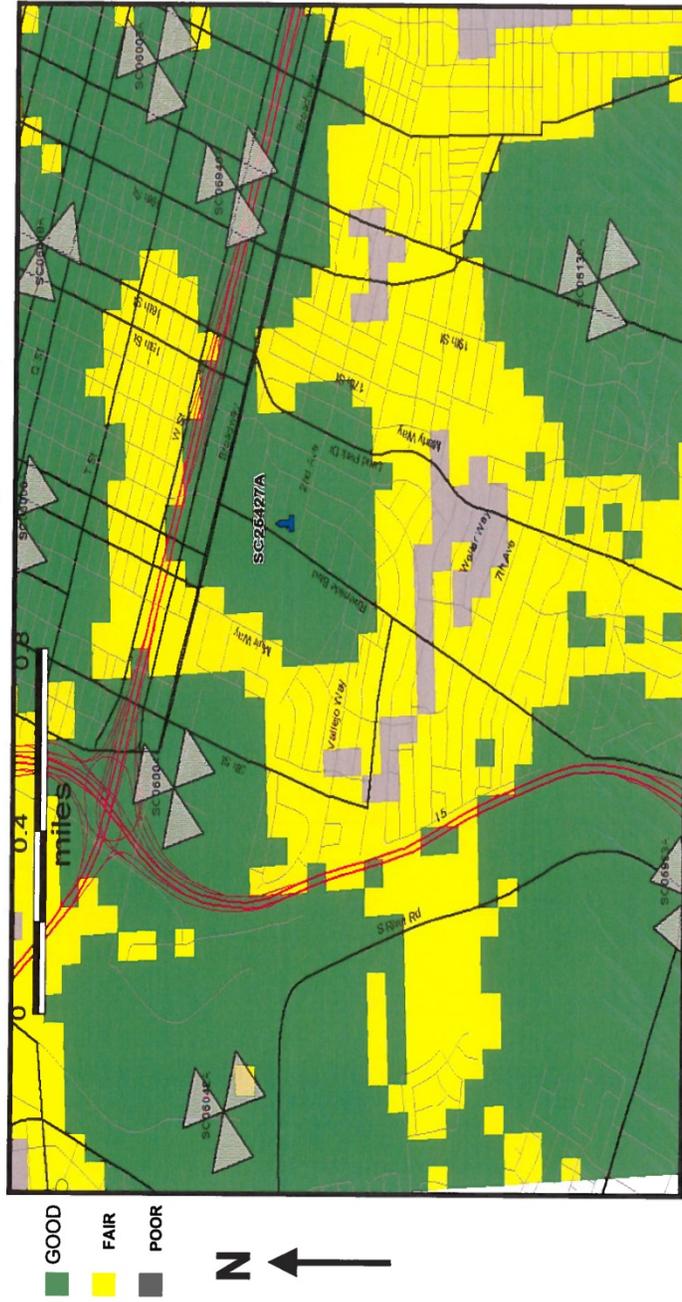
ROCKSOLID
COVERAGE

Coverage with Subject Site



...T-Mobile...T-Mobile...

Get more from life®
SC25427A – Coverage at 57'



ROCKSOLID
COVERAGE

Subject: Riverside Monopine (P07-153)

August 12, 2010

[Back to Table of Contents](#)

Attachment 2 – Letters from Applicant and owner including Alternative Site Analysis



January 29, 2009

Antonio Ablog
City of Sacramento
Development Services Department
300 Richards Blvd
Sacramento, CA 95811

Subject: P07-153/ T-Mobile site SC25427 (Balshor Florist)

Dear Antonio:

Thank you for meeting with us last week. As we discussed, we would like to have this project scheduled for the earliest available Planning Commission hearing. Attached please find an alternative site analysis describing the various locations T-Mobile considered but were deemed infeasible either because the location did not meet T-Mobile's RF engineering needs, the property owner was not interested or because the site was incongruent with siting guidelines or a combination of these factors. In particular, please note that T-Mobile initially reviewed the Odd Fellows Cemetery site in January 2009 (and then again in July 2009) and the only space available on the cemetery grounds was too far west from T-Mobile's coverage objective (see attached propagation maps).

As this project has changed hands multiple times, it may be helpful to briefly recap its history as follows: The subject application was filed in November 2007. After extensive review by planning staff which included multiple meetings with the project planner and senior planning staff as well as an independent review by the City's engineer, Scott Andrews, the project was noticed and scheduled for a hearing in April 2009 with a staff recommendation of approval. Two days before the April 2009 hearing, planning staff called me to request that the hearing be continued in order to give LPCA additional time to review the project. We agreed to the continuance and worked closely with various members of LPCA to help answer any questions regarding the project.

Unfortunately, despite our best efforts, we were unable to find a suitable collocation option with the requisite height necessary to meet our RF engineering needs. With all other factors being equal, the subject site is an ideal location as it allows T-Mobile to provide enhanced wireless coverage, with little, if any, visual impact. The proposed treepole will be tucked behind the Balshor Florist building and is specifically designed to blend with the existing mature pine trees. All in all, the subject location is an ideal site for a treepole.

Subject: Riverside Monopine (P07-153)

August 12, 2010

We are committed to working with the City of Sacramento in bringing this project to fruition. Please let me know if you have any questions or require additional information. Thank you.

Sincerely,
Rama S. Gulati
Applied Wireless Consulting representing T-Mobile
916.402.4019 mobile
916.482.6235 fax

6728 Fair Oaks Blvd., Suite 400 • Carmichael, CA 95608 • Fax: 916.482.6235

Brief History

- Site search started in March 2007
- From March to October 2007, five candidates were considered before SUP application for Balshor Florist was submitted on November 19, 2007.
- Original design was for a 75’ slimline pole.
- After multiple meetings with planning staff, design is changed to treepole with staff now in support.
- Scheduled for PC for February 2009. Notices sent out to neighbors with no calls or correspondence opposing the site.
- February hearing continued at request of planning staff.
- Dozens of neighbors have signed petition in support of project.

Sites Evaluated

- Collocation on Channel 10 tower at 400 Broadway. Unfortunately too close to existing T-Mobile site SC06004A.
- A light standard change out at 915 Broadway, but this location is also too close to existing T-Mobile site SC06004A.
- New facility at Odd Fellows Lawn Cemetery. Only space available is at end of cemetery grounds which is too far from T-Mobile's coverage area.
- Target store, 2505 Riverside Boulevard: Not interested in a long-term lease for a telecommunications site.
- California Bank & Trust, 1331 Broadway: Not interested in a long-term lease.
- Sacramento Business Journal, 1400 X Street: Not interested in a long-term lease.
- Rooftop site at 2725 Riverside Blvd. Building does not provide sufficient height for T-Mobile's RF engineering needs.

Subject: Riverside Monopine (P07-153)

August 12, 2010

January 26, 2010

Al and Marie Balshor
Balshor Florist Owners
2661 Riverside Boulevard
Sacramento, CA 95818

Personal Residence
1101 Theo Way
Sacramento, CA 95822

To: City Planning Commission

Re: T. Mobile Proposed Riverside Cellular Tower (P07-153) AT 2661 Riverside Boulevard, Sacramento, CA 95818

Background of the Project

In 2007, we were approached by representatives from T. Mobile to place a cellular tower in the rear parking lot of our commercial property at 2661 Riverside Boulevard. We were shown photos of the tree like devise that would allow for improved telecommunication services without impact on our business or the surrounding neighborhood.

We entered into a lease/option at that time and T. Mobile engaged in planning and engineering reports to implement the tower plan. The lease/option was again renewed in 2008 and 2009.

In October 2007, T. Mobile did their preliminary survey with photo simulation. T Mobile submitted in 2008 the completed City's requirements.

In April of 2009, the City Planning Commission set a meeting to approve this permit, but was suddenly cancelled by objection from the Land Park Community Association, Land Use Committee. This was the first and only objection received. The objection from the three (3) members of the Land Use Committee does not reflect the local residences.

The City sent us a list of residents within 300 feet of the area giving notice of the "Mono Pine Project". We obtained signatures of all home with "approval". Not a single area resident offered any objection. This was completed in October 2009.

The Land Use Committees' objections were not reasonable. They wanted the tower located in the City Cemetery which is not commercial property. This idea is not supported by the City Cemetery. The Cemetery Historical society and the City of Sacramento do not want the "Mono Pine Project" at the City Cemetery. A cemetery is a place for quiet reflection and is not commercially zoned.

The Land Use Committee also suggested a SMUD pole. High voltage electrical poles can be extremely dangerous. Multiple special precautions would be required. Currently, the Balshor Florist rear parking yard provides an ideal location for placement and servicing the tower without impacting the neighboring traffic or parking demands.

The above options were not desired by T. Mobile. T. Mobile selected this location and has invested their time and money because of its ideal location, commercial zoning, minimal impact and beneficial specifications to the telecommunication needs of this community.

Personal Background

As owners of 6 parcels in the City of Sacramento, most in Land Park, and native Sacramentans for over 80 years, we care about this community. We have operated Balshor Florist for over 60 years and would not agree to anything that would damage or detract from the neighborhood or the City of Sacramento. However, we do believe in a free enterprise system and especially in the current market, we need to support businesses, not over regulate or restrict their development.

Please find enclosed letters from our many years of support in this community.

Conclusion

The fact that the Land Park Land Use Committee can find existing structures or alternatives should not prevent people from constructing projects permitted within the City Zoning Code. The impact is minimal compared to other locations and given the existing commercial uses at our Florist Shop, there will be no difference and no impact once installed.

Subject: Riverside Monopine (P07-153)

August 12, 2010

T. Mobile invested significant moneys and resources in developing this site. The "Mono Pine" structure was developed to minimize the aesthetic impact to the community. The lone objector, (Land Park Community Association, Land Use Committee) does not even represent the majority of Land Park residences who work and live in the area of this project. (See attached consent forms from the surrounding neighborhood).

T. Mobile simply wishes to conveniently service their customers with a non-obtrusive structure placed in a rear parking lot on an existing commercial business property. Infrequently, service personnel may need access to the "Mono Pine" but for the most part no one will know this project even exists. There will be no significant noise, traffic or pollution impact.

Please approve this project without further delay.

Sincerely,



Al Balshor



Marie Balshor

Subject: Riverside Monopine (P07-153)

August 12, 2010

[Back to Table of Contents](#)

Attachment 3 – Letter from the Land Park Community Association



December 6, 2009

Jamie Cutlip, Assistant Planner
City of Sacramento
300 Richards Blvd, 3rd Floor
Sacramento CA 95811

RE: 2661 Riverside Blvd. Cell Tower (P07-153)

Dear Ms. Cutlip,

The purpose of this letter is to advise you that the Land Park Community Association (LPCA) opposes the construction of a new cell tower at the above location.

City of Sacramento Guidelines for Telecommunications Facilities provide that construction of a new monopole such as the one proposed is the least desirable of six alternative siting preferences.¹ Five other alternatives, including ones for placement on an existing structure or collocation on an existing pole or light standard, are considered more desirable. In this case, there are two locations that are within these more desirable types of locations where telecommunications equipment could be placed. The first is an existing power pole located next to an equipment storage site on City Cemetery grounds west of the proposed site. The second is an existing SMUD power pole on the west side of Riverside Blvd. across from the proposed site. Both have been declared viable alternatives from a technical perspective by T-Mobile, the planned user of the proposed tower.

The proposed tower would be new construction in an essentially residential area that results in an outsized artificial tree whereas the two alternatives would be located in an area where the City Cemetery is the backdrop and would require no additional concealment.

Consistent with longstanding LPCA policy, the organization has attempted to work with the proposed site developer, Ms. Rama Gulati, to consider one of the two more desirable sites. In our view, the location on the grounds of the City cemetery adjacent to the equipment storage site is clearly superior to any other. We have offered to provide Ms. Gulati our support in resolving any issues associated with location of telecommunications equipment here. Unfortunately, Ms. Gulati has advised us she has instead chosen to pursue development of the 2661 Riverside location.

Sincerely yours,

Signed by

Jon Jensen
LPCA Land Use Chair

Cc: City Councilmember Rob Fong
Ms. Rama Gulati
Mr. Albert Balshor

¹ <http://www.cityofsacramento.org/planning/policies-and-programs/telecomm.cfm>

[Back to Table of Contents](#)

Attachment 4 – Petition for Support of the Monopine

T-Mobile at Balshor Florist

Yes! I support T-Mobile's proposed "monopine" project at Balshor Florist as shown on T-Mobile's drawings dated 11/8/07 and photosimulation dated January 6, 2008.

Name	Address	Phone	Email
Michelle Silva	2622 12th St	(714) 613-2065	silvums@yahoo.com
Janice	3008 24th St	916-873-3269	joharcel@pecbell.net
Cathy Fures	2757 Quartz Way	916 (451-5667)	
Tim Franco	2558-17th St	916-446-1492	FRANCOJTM@AOL.COM
Vincent Leza	1101 Broadway	916 442 2327	
Max Carson	6669 14th St	916-716-5014	MaxwellCarson@aol.com

2/1/10

T-Mobile at Balshor Florist

Yes! I support T-Mobile's proposed "monopine" project at Balshor Florist as shown on T-Mobile's drawings dated 11/8/07 and photosimulation dated January 6, 2008.

Name	Address	Phone	Email
Fred J. Bonetti III	2713 13th Street	(916) 768-9360	tbonetti@co.kreality.net
Mary Collins	2665 Riverside	(916) 448-7575	Marysa1ver@ms002
Ashley Rittedge	1120 Marian Way	(916) 443-2613	
Ashley Rittedge	3177 - Riverside Village Terrace	(916) 443-2613 4693	
Shelie Furl	7722 Seal Rock Way	(916) 425-4554	
Maibeth D. Thebus	2505 U St SAC	(916) 307-2329	maibeth255203@yahoo.com
Lothy Gaurzgo	6750 Lamorell way	(916) 341-4057	
Melissa Yeager	4300 Rosser Way Sacramento	(916) 600-8966	
Judith Plummer	635 Orleans Way	(916) 393-8003	
Kit Fog	1250 Marian Way	916 444 3354	rick@rogerslawfirm.net
MARTIN GABURU	6750 Langford Unit	916 391 4297	

T-Mobile at Balshor Florist

Yes! I support T-Mobile's proposed "monopine" project at Balshor Florist as shown on T-Mobile's drawings dated 11/8/07 and photosimulation dated January 6, 2008.

Name	Address	Phone	Email
* L. STEVE WINLOCK	2753 13th St CA 95818	916 718-8664	
* Barbara Hudson	952 G Street 95811	916 446-1351	
* JOE RADAN	1985 4th AVE	916 9958932	
* Michele Ramirez	1816 78th Ave	916-381-7747	
* Maria Ramirez	"	"	
* Jerry Balshor	848 - 38th St	916-451-0877	
* Sally Casseman	5413 Del Rio Rd	916 447-7474	
* Patricia Valle	2951 19th St	916-446-4627	
* Paul Tomei	2731-17th St.	916-447-5559	
* Doug Enos	1800 2nd Ave		
* MARLENE DENVER	2691 RIVERSIDE	916-443-7917	

T-Mobile at Balshor Florist

Yes! I support T-Mobile's proposed "monopine" project at Balshor Florist as shown on T-Mobile's drawings dated 11/8/07 and photosimulation dated January 6, 2008.

Name	Address	Phone	Email
DOROTHY KLISHENICH	1140 2nd Ave.	7091430	
Norie Zindel	1148 2nd Ave		
JIM CAGNIE	2761 14TH ST	916 442-7846	
Chacha Brode	1150 - 2nd Ave	916 442-0289	
Darcy Wegner	2700 13th St.	916 447-4513	
Eleanor Kuecker - Van Arden	2712 - 13th St.	441-1624	
John Meyers	2687 13th St	441-6581	
MIKE GONZALES	1151 2nd Ave.	447-1790	
Marilyn Gumper	1116 Beverly Way	443-5469	
Lynn Roby	1124 Beverly Way	448-2033	
Paulina			
Selma Santos	1232 Beverly		

T-Mobile at Balshor Florist

Yes! I support T-Mobile's proposed "monopine" project at Balshor Florist as shown on T-Mobile's drawings dated 11/8/07 and photosimulation dated January 6, 2008.

Name	Address	Phone	Email
Bernadette Tuton	2638 13th St.	916-254-0508	
Kathleen Rowan	2001 Patten Way	916-302-7625	
Kelly Loring	2009 Patten Way	916-47305367	
Ed Nuyt	2612 12th St	916-441-3622	
Kevin Williams	2600 12th St	447-1974	
Mike Spencer	2600 12th St.	447-1974	

T-Mobile at Balshor Florist

Yes! I support T-Mobile's proposed "monopine" project at Balshor Florist as shown on T-Mobile's drawings dated 11/8/07 and photosimulation dated January 6, 2008.

Name	Address	Phone	Email
PETER WAMBOLD	1221 LARKIN WAY	916-443-6030	pa.gaylord@yahoo.com
Melinda Shapiro	1177 Larkin Wy	916 628-5831	
paul adel'sbach	1155 Larkin Wy	916 947 5394	
ARTHUR TEJADA	1171- LARKIN Wy	916 442-8379	
Eiva Duran	1150 Larkin Way	916-448-9844	
Grillian Shively	1144 Larkin Way	916 599-7352	
Nichelle Anapolsky	1144 Larkin Way	916-998-9731 416-998-9731	m-anapolsky@yahoo.com

T-Mobile at Balshor Florist

Yes! I support T-Mobile's proposed "monopine" project at Balshor Florist as shown on T-Mobile's drawings dated 11/8/07 and photosimulation dated January 6, 2008.

Name	Address	Phone	Email
Ludo-Ricci	2701 13th Street	916 447-1944	lricci@doneman.com
Jackie Wang	2657 RIVERSIDE	916 413-3560	

T-Mobile at Balshor Florist

Yes! I support T-Mobile's proposed "monopine" project at Balshor Florist as shown on T-Mobile's drawings dated 11/8/07 and photosimulation dated January 6, 2008.

Name	Address	Phone	Email
Kyla Christoffersen	1232 Larkin Way		
Criss Speake	1224 Larkin Way	916 441 3939	crisspeake@hotmail.com
Mary A. Monteiro	1208 Larkin Way	916-442-6848	marygen@comcast.net
Fuzuko Mizushima	2939 Riverside Blvd	916-441-0251	
Yong Ch. Kim	2735 Riverside Blvd	916-442-2631	
Eugene Chade	2611		
Dominique Garcia	1201 Larkin Way	(916) 541-2435	dls@comcast.net

Subject: Riverside Monopine (P07-153)

August 12, 2010

[Back to Table of Contents](#)

Attachment 5 – June 29 Letter to Staff



June 29, 2010

Antonio Ablog
City of Sacramento
Development Services Department
300 Richards Blvd
Sacramento, CA 95811

Subject: P07-153/ T-Mobile site SC25427 (Balshor Florist)

Dear Antonio:

As directed by the planning commission and planning staff, T-Mobile's RF engineers have reviewed the possibility of locating its antennas at the Odd Fellows Cemetery location. We have studied several height options (81', 91' and 101') and in order to provide a thorough response, it is important to understand the history and context of both the T-Mobile and AT&T projects so that the best informed decision can be made.

In May 2007, T-Mobile began its search for a suitable location for its wireless facility with the understanding that planning staff would not support any project above 65-70' in the Land Park area as the tallest wireless facility supported by LPCA to date was 55'. (See attached email from planning staff asking T-Mobile to lower the height of the proposed facility at Balshor Florist from 75' to 65' in order for staff to recommend approval). In fact, at our initial meeting with LPCA representative, Mr. Dennis Kellog, informed us that the LPCA would not support any new structures that were not collocations.

With these parameters, T-Mobile spent over 6 months combing the subject area for a suitable location. As a part of its search, T-Mobile reviewed the Odd Fellows Cemetery as a possible location at a height of 70' **back in May 2007** but it did not meet T-Mobile's RF engineering needs due to interference by the existing 80'± trees onsite. After exhausting all possible collocation options, T-Mobile submitted its application for a 75' slimline pole at the Balshor Florist site in November 2007 and worked diligently with planning staff to modify the design of the proposed facility from a 75' slimline pole to a 65' treepole as staff felt that a smaller tree would integrate better with the existing trees. In March 2009, T-Mobile was scheduled for a planning commission hearing with a **staff recommendation of approval**; however at the request of the LPCA representative, Mr. Dennis Kellog, T-Mobile agreed to continue the hearing and worked with LPCA representatives to address their concerns.

While working with LPCA representatives, T-Mobile revisited the Odd Fellows Cemetery **in July 2009** (prior to the AT&T application being filed), and again working with the height guidelines set out by

6728 Fair Oaks Blvd., Suite 400 • Carmichael, CA 95608 • Fax: 916.482.6235

Subject: Riverside Monopine (P07-153)

August 12, 2010

LPCA and planning staff, we deemed the location unsuitable for T-Mobile as the signal would not be able to propagate at a height of 70' due to the tall, dense trees in the area.

We are now being asked to re-revisit the Odd Fellows Cemetery for the third time but for a facility at a height that was unthinkable just 7 months ago; and with very different parameters from what has been the LPCA's policy to date. T-Mobile has spent over 3 years and thousands of dollars working on this project with the support of Mrs. and Mr. Al Balshor who have patiently worked with us to accommodate the City's guidelines and direction to design a low profile treepole that would blend with the existing environment.

While T-Mobile has studied the option of locating its antennas at the Odd Fellows Cemetery site (T-Mobile will need a minimum antenna mounting height of 91' to achieve coverage that is comparable to the Balshor Florist site which would raise the overall height of the proposed treepole to over 104'.

We, however, feel that two smaller treepoles – one at Balshor Florist and one at Odd Fellows Cemetery will integrate better with the surrounding trees, have a minimal impact on the neighborhoods and allow for future collocation opportunities (thus limiting the need for additional poles in the area).

Sincerely,
Rama S. Gulati
Applied Wireless Consulting representing T-Mobile
916.402.4019 mobile
916.482.6235 fax

6728 Fair Oaks Blvd., Suite 400 • Carmichael, CA 95608 • Fax: 916.482.6235

This page is left intentionally blank.



REPORT TO PLANNING COMMISSION City of Sacramento

6

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
August 12, 2010

To: Members of the Planning Commission

Subject: Informational Report on the River District Specific Plan Effort (M09-003)

Location/Council District:

The River District Specific Plan area is bounded by Downtown and the Railyards on the south, the Sacramento River on the west, the American River on the north, and 16th and 18th Streets on the east.

Council District 1

Recommendation: Staff requests the Commission review and comment on the draft Specific Plan and Design Guidelines for the River District and approve a Statement of Initiation to direct staff to draft necessary changes for the Special Planning District.

Contact: Evan Compton, Associate Planner, (916) 808-5260
Greg Taylor, Senior Architect, (916) 808-5268
Stacia Cosgrove, Senior Planner, (916) 808-7110

Summary: For the 748-acre River District Area, the City proposes adopting policy documents to support a transit-oriented mixed-use urban environment that would include up to 8,144 dwelling units, 3.9 million square-feet of office, 854,000 square-feet of retail, 1.4 million square feet light industrial, and 3,044 hotel units. City staff has drafted a new Specific Plan and Design Guidelines and proposes a new River District Special Planning District to replace the existing Richards Boulevard Special Planning District, to establish policy direction on how the River District area (see Attachment 1 for map boundaries) will develop in the future. The River District Specific Plan effort addresses items such as zoning, historic resources, infrastructure, circulation, parks and open spaces, and urban design. The Specific Plan will also include an updated financing plan for public infrastructure to set development impact fees, and an updated nexus study which will examine the costs of public infrastructure and fairly distribute those costs between Downtown, the River District, and the Railyards.

Background Information: On December 13, 1994, the City adopted the Richards Boulevard Area Plan (M93-119), commonly referred to as the "RBAP." The RBAP is a community plan establishing land uses and development standards to guide decisions on development and growth in the River District. On December 11, 2007, the City

Subject: River District Specific Plan (M09-003)

August 12, 2010

Council adopted Resolution 2007-915 directing staff to proceed with an update to the RBAP. As a result, staff has drafted the proposed River District Specific Plan.

In addition to the original Richards Boulevard Specific Plan and Special Planning District, which are being updated as a part of this proposal, an historic properties survey was conducted in 1999/2000 for both the Richards Boulevard and Railyards areas. In 2001 the City Council adopted Ordinance 2001-027, which identified certain properties within both the Richards Boulevard and Railyards Special Planning Districts for consideration under the City's Historic Preservation Chapter of the City Code for review of proposals involving those properties' demolition. With the adoption in 2007 of the Railyards Specific Plan and Special Planning District, the City conducted a concurrent process to update the survey of the historic properties within the Railyards area and list the historic properties in the Sacramento Register of Historic & Cultural Resources as Landmarks or Historic Districts/Contributing Resources. A similar process has been undertaken with this update of the River District Specific Plan, including an update of the historic properties survey. A concurrent process is now underway to list the historic properties in the Sacramento Register of Historic & Cultural Resources as Landmarks or Historic Districts/Contributing Resources.

Public/Neighborhood Outreach and Comments: The draft River District Specific Plan is being presented in a series of Review and Comment hearings for public input. The Preservation Commission (August 4, 2010), Parks Commission (August 5, 2010), Planning Commission (August 12, 2010), and Design Commission (August 18, 2010) will also review and comment on this project. Staff anticipates the final public hearings to be scheduled in October 2010 with a City Council adoption date by the end of this year.

Public outreach has been ongoing since this project was initiated in 2008. In February and March of 2008 staff conducted three community "Visioning Workshops" to identify issues requiring focused study and to formulate the vision and guiding principles for the future of the district.

In February of 2009, staff conducted targeted "Property Owner Meetings" to introduce the draft land use and circulation elements of the Specific Plan, the historic properties survey update, explain the Specific Plan's potential impacts to individual property owners, and to capture their feedback. Those in attendance were largely supportive of the proposed land use and circulation elements.

Staff meets regularly with the River District Development Committee, a group of River District property owners; those meetings have been ongoing from September of 2008 to the present.

Public outreach is a very important component of this planning project and every effort is being made to engage with area residents, property owners, public agencies, not-for-profits, and other stakeholders. The following is a compilation of those efforts to date:

- Visioning Workshops (2/20/08, 2/21/08, and 3/19/08);
- Stakeholder Group monthly meetings;
- Property owner workshops (2/11/09 and 2/12/09);
- Historic Properties Survey workshops/community meetings (02/11/09, 03/23/09,09/24/09);
- Individual meetings with key area stakeholders, including Regional Transit, Sacramento Municipal Utility District (SMUD), Pacific Gas and Electric (PG&E), Sacramento Housing and Redevelopment Agency (SHRA), Sacramento County, Sacramento Metropolitan Air Quality Management District (SMAQMD), Twin Rivers Unified School District, and the State of California.
- Regional Parks Advisory Group (4/17/09)
- External Stakeholder Meeting (5/28/09)
- Meeting with Real Estate Brokers (06/02/2009)
- Sacramento Area Flood Control Agency (SAFCA) and American River Flood Control District (ARFCD) on 10/30/2009
- Rezoning Workshops on 4/27/2010 and 4/29/2010
- Staff also maintains and regularly updates a page on the City's website dedicated to this project.

Policy Considerations: The Specific Plan will contain a comprehensive set of goals and policies to achieve the vision and guiding principles of the Plan. The policies will be consistent with the recently adopted 2030 General Plan as well as with other guiding policy documents, such as the Central City Community Plan, Parks Master Plan, and the American River Parkway Plan. Some of the applicable policies are listed below for review and consideration.

2030 General Plan Policies

LU 1.1.5 Infill Development. *The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.*

LU 2.1.2 Protect Established Neighborhoods. *The City shall preserve, protect, and enhance established neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, and requiring new development, both private and public, to respect and respond to those existing physical characteristics, buildings, streetscapes, open spaces, and urban form that contribute to the overall character and livability of the neighborhood.*

LU 2.2.1 World-Class Rivers. *The City shall encourage development throughout the city to feature (e.g., access, building orientation, design) the Sacramento and American Rivers and shall develop a world-class system of riverfront parks and open spaces that provide a destination for visitors and respite from the urban setting for residents.*

LU 2.3.1 Multi-functional Green Infrastructure. *The City shall strive to create a comprehensive and integrated system of parks, open space, and urban forests that frames and complements the city's urbanized areas.*

LU2.4.1 Unique Sense of Place. *The City shall promote quality site, architectural and landscape design that incorporates those qualities and characteristics that make Sacramento desirable and memorable including: walkable blocks, distinctive parks and open spaces, tree-lined streets, and varied architectural styles.*

LU 2.6.1 Sustainable Development Patterns. *The City shall promote compact development patterns, mixed use, and higher-development intensities that use land efficiently; reduce pollution and automobile dependence and the expenditure of energy and other resources; and facilitate walking, bicycling, and transit use.*

LU 2.7.1 Development Regulations. *The City shall promote design excellence by ensuring city development regulations clearly express intended rather than prohibited outcomes and reinforce rather than inhibit quality design.*

LU 2.7.6 Walkable Blocks. *The City shall require new development and redevelopment projects to create walkable, pedestrian-scaled blocks, publicly accessible mid-block and alley pedestrian routes where appropriate, and sidewalks scaled for the anticipated pedestrian use.*

LU 2.7.7 Buildings that Engage the Street. *The City shall require buildings to be oriented to and actively engage and complete the public realm through such features as building orientation, build-to and setback lines, façade articulation, ground-floor transparency, and location of parking.*

LU 2.7.8 Screening of Off-street Parking. *The City shall reduce the visual prominence of parking within the public realm by requiring most off-street parking to be located behind or within structures or otherwise fully or partially screened from public view.*

LU 2.8.3 High-Impact Uses. *The City shall avoid the concentration of high-impact uses and facilities in a manner that disproportionately affects a particular neighborhood, center, or corridor to ensure that such uses do not result in an inequitable environmental burden being placed on low-income or minority neighborhoods.*

LU 4.1.4 Alley Access. *The City shall encourage the use of well-designed and safe alleys to access individual parcels in neighborhoods in order to reduce the number of curb cuts, driveways, garage doors, and associated pedestrian/automobile conflicts along street frontages.*

LU 5.5.2 Transit-Oriented Development. *The City shall actively support and facilitate mixed-use retail, employment, and residential development around existing and future transit stations.*

LU 7.2.3 Industrial Uses along Rivers. *The City shall prohibit new heavy industrial uses along the American River Parkway and prevent incompatible industrial development adjacent to the American and Sacramento Rivers.*

LU 7.2.5 Industrial Development Design. *The City shall require that new and renovated industrial properties and structures incorporate high-quality design and maintenance including . . . control of on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other factors that may impact adjoining nonindustrial land uses.*

LU 9.1.3 Connected Open Space System. *The City shall ensure that new development does not create barriers to the connections among the various parts of the city's parks and open space systems.*

HCR 2.1.5 National, California, and Sacramento Registers. *The City shall pursue eligibility and listing for qualified resources including historic districts and individual resources under the appropriate register(s).*

HCR 2.1.6 Planning. *The City shall take historical and cultural resources into consideration in the development of planning studies and documents.*

HCR 2.1.13 Adaptive Reuse. *The City shall encourage the adaptive reuse of historic resources when the original use of the resource is no longer feasible.*

M 1.2.2 LOS Standard. *The City shall allow for flexible Level of Service (LOS) standards, which will permit increased densities and mix of uses to increase transit ridership, biking, and walking, which decreases auto travel, thereby reducing air pollution, energy consumption, and greenhouse gas emissions.*

M 1.3.2 Private Complete Streets. *The City shall require large private developments (e.g., office parks, apartment complexes, retail centers) to provide internal complete streets that connect to the existing roadway system.*

M1.3.3 Eliminate Gaps. *The City shall eliminate "gaps" in roadways, bikeways, and pedestrian networks. A) The City shall construct new multi-modal crossings of the Sacramento and American Rivers. B) The City shall plan and seek funding to construct grade-separated crossings of freeways, rail lines, canals, creeks, and other barriers to improve connectivity. C) The City shall construct new bikeways and pedestrianways in existing neighborhoods to improve connectivity.*

M 1.4.4 Off-Peak Deliveries. *The City shall encourage business owners to schedule deliveries at off-peak traffic periods.*

M 2.1.3 Streetscape Design. *The City shall require that pedestrian-oriented streets be designed to provide a pleasant environment for walking including shade trees; plantings; well-designed benches, trash receptacles, news racks, and other furniture; pedestrian-scaled lighting fixtures; wayfinding signage; integrated transit shelters; public art; and other amenities.*

M 2.1.4 Cohesive Network. *The City shall develop a cohesive pedestrian network of public sidewalks and street crossings that makes walking a convenient and safe way to travel.*

M 3.1.1 Transit for All. *The City shall support a well-designed transit system that meets the transportation needs of Sacramento residents and visitors including seniors, the disabled, and transit-dependent persons. The City shall enhance bicycle and pedestrian access to stations.*

M 3.1.6 Safe System. *The City shall coordinate with Regional Transit to maintain a safe, clean, comfortable, and rider-friendly waiting environment at all transit stops within the city.*

M 4.1.1 Emergency Access. *The City shall develop a roadway system that is redundant (i.e., includes multiple alternative routes) to the extent feasible to ensure mobility in the event of emergencies.*

M 4.2.1 Adequate Rights-of-Way. *The City shall ensure that all new roadway projects and major reconstruction projects provide appropriate and adequate rights-of-way for all users including bicyclists, pedestrians, transit riders, and motorists except where pedestrians and bicyclists are prohibited by law from using a given facility.*

M 5.1.2 Appropriate Bikeway Facilities. *The City shall provide bikeway facilities that are appropriate to the street classifications and type, traffic volume, and speed on all right-of-ways.*

M 6.1.4 Reduction of Parking Areas. *The City shall strive to reduce the amount of land devoted to parking through such measures as development of parking structures, the application of shared parking for mixed use developments, and the implementation of Transportation Demand Management plans to reduce parking needs.*

M 7.1.5 Truck Traffic Route Designation. *The City shall designate official truck routes to minimize the impacts of truck traffic on residential neighborhoods and other sensitive land uses.*

M 7.1.6 Truck Traffic Noise Minimization. *The City shall seek to minimize noise and other impacts of truck traffic, deliveries, and staging in residential and mixed use neighborhoods.*

U 1.1.7 Infrastructure Finance. *The City shall develop and implement a financing strategy and assess fees to construct needed water, wastewater, stormwater drainage, and solid waste facilities to maintain established service levels and to mitigate development impacts to these systems (e.g., pay capital costs associated with existing infrastructure that has inadequate capacity to serve new development). The City shall also assist developers in identifying funding mechanisms to cover the cost of providing utility services in infill areas.*

U 1.1.9 Joint-Use Facilities. *The City shall support the development of joint-use water, drainage, and other utility facilities as appropriate in conjunction with schools, parks, golf courses, and other suitable uses to achieve economy and efficiency in the provision of services and facilities.*

U 1.1.11 Underground Utilities. *The City shall require undergrounding of all new publicly owned utility lines, encourage the undergrounding of all privately owned utility lines in new development, and work with electricity and telecommunications providers to underground existing overhead lines.*

U 2.1.5 Comprehensive Water Supply Plans. *The City shall prepare, implement, and maintain long-term, comprehensive water supply plans.*

U 3.1.1 Sufficient Service. *The City shall provide sufficient wastewater conveyance, storage, and pumping capacity for peak sanitary sewer flows and infiltration.*

U 4.1.1 Adequate Drainage Facilities. *The City shall ensure that all new drainage facilities are adequately sized and constructed to accommodate stormwater runoff in urbanized areas.*

ERC 2.2.1 Parks and Recreation Master Plan. *The City shall maintain and implement a Parks and Recreation Master Plan to carry out the goals and policies of this General Plan. All new development will be consistent with the applicable provisions of the Parks Master Plan.*

ERC 2.2.10 Range of Experience. *The City shall provide a range of small to large parks and recreational facilities. Larger parks and complexes should be provided at the city's edges and along the rivers as a complement to smaller sites provided in areas of denser development.*

PHS 1.1.6 Co-Location of Facilities. *The City shall seek to co-locate police facilities with other facilities, such as fire stations, to promote efficient use of space and provision of police protection services within dense, urban portions of the city.*

PHS 2.1.6 Locations of New Stations. *The City shall ensure that new fire station facilities are located strategically throughout the city to provide optimal response times to all areas.*

PHS 5.1.4 Homeless Population. *The City shall work with public and private social service agencies to site facilities to address the human service needs of the city's homeless populations.*

ER 2.1.2 Conservation of Open Space. *The City shall continue to preserve, protect, and provide access to designated open space areas along the American and Sacramento rivers, floodways, and undevelopable floodplains.*

ER 3.1.3 Trees of Significance. *The City shall require the retention of trees of significance (such as heritage trees) by promoting stewardship of such trees and*

ensuring that the design of development projects provides for the retention of these trees wherever possible. Where tree removal cannot be avoided, the City shall require tree replacement or suitable mitigation.

ER 7.1.1 Protect Scenic Views. *The City shall seek to protect views from public places to the Sacramento and American rivers and adjacent greenways, landmarks, and urban views of the downtown skyline and the State Capitol along Capitol Mall.*

ER 7.1.2 Visually Complimentary Development. *The City shall require new development be located and designed to visually complement the natural environment/setting when near the Sacramento and American rivers, and along streams.*

EC 2.1.7 Levee Setbacks for New Development. *The City shall prohibit new development within a minimum distance of 50 feet of the landside toe of levees. Development may encroach within the 50-foot area provided that “oversized” levee improvements are made to the standard levee section consistent with local, regional, State, and Federal standards.*

EC 2.1.9 Oversized Levees for Infill Development. *The City shall support the construction of “oversized” levees that can increase levee stability and improve site characteristics, recreation, and river access where infill development and redevelopment occurs next to a levee.*

EC 2.1.12 Roadway Systems as Escape Routes. *The City shall require that roadway systems for areas protected from flooding by levees be designed to provide multiple escape routes for residents in the event of a levee failure.*

Central City Community Plan Policies

CC.LU 1.1 Industrial Areas. *The City shall upgrade the industrial-designated areas of the Central City and minimize incompatibilities with adjacent land uses.*

CC.LU 1.6 Office Development. *The City shall encourage public and private office development, where compatible with the adjacent land uses and circulation system, in the Central Business District, Southern Pacific Railyards, and Richards Boulevard area.*

CC.H 1.1 Mixed-Use Buildings. *The City shall provide the opportunity for mixture of housing with other uses in the same building or on the same site at selected locations to capitalize on the advantages of close-in living.*

CC.M 1.2 Adequate Parking. *The City shall provide adequate off-street parking to meet the needs of shoppers, visitors, and residents.*

CC.M 1.5 Richards Boulevard and Business 80 Connection. *The City shall designate the connection of Richards Boulevard and Business 80 as a potential transportation corridor that may be considered in the future for various modes of travel.*

CC.M 1.6 Commuter Bikeways. *The City shall prioritize the addition of commuter routes to existing bikeways. The plan recommends that the City identify a north/south route and an east/west bike route that would be improved for commuter use. Improvements would involve modification of the streets to accommodate bicycle commuters rather than exclusively for auto use.*

CC.ERC 1.3 Sutter's Landing Park. *The City shall develop the Sutter's Landing Park area as a regional park in accordance with an adopted Park Master Plan for the area.*

CC.ERC 1.4 Sutter's Landing Park Connections. *The City shall develop riparian trail connections between the Sutter's Landing Park area, Tiscornia Park, and Glen Hall Park.*

CC.ERC 1.5 Sacramento River Parkway. *The City shall develop the Sacramento River Parkway and Sutter's Landing Park facilities in conjunction with American River Parkway trail linkages.*

2008-2013 Housing Element:

H-1.2.4 *The City shall actively support and encourage mixed-use retail, employment and residential development around existing and future transit stations, centers and corridors.*

H-2.1.1 *The City shall maintain an adequate supply of appropriately zoned land with public services to accommodate the projected housing needs in accordance with the new General Plan.*

H-3.2.3 *The City shall support the efforts of the Sacramento City and County Ten-Year Plan to End Chronic Homelessness and the Continuum of Care to meet the needs of homeless families and individuals.*

Sacramento Riverfront Master Plan:

The Sacramento Riverfront Master Plan is a study plan, as opposed to a regulatory plan, that was completed in July 2003. It provides an overall vision for the riverfront and is intended as a blueprint for future actions. Proposed policies include:

- Site housing and other adjacent mixed uses to capture maximum orientation to the river and to the riverfront open space, as well as to parkways and streets.
- Provide continuous, uninterrupted pedestrian and bicycle circulation along the riverfront, connecting to regional networks including the American River Parkway and into Southport.
- Provide new non-vehicular bridge crossings designed with public safety considerations. The proposed pedestrian and bicycle bridge would connect the Jibboom Area of the River District to the proposed marina and state park on the West Sacramento side.

- Provide people-oriented land uses, public space, and amenities that attract people and activity.
- Provide for land uses that are flexible and can respond to market conditions and/or public/private financing opportunities (avoid single-use “dead-zones”).
- Vary development densities, intensities, and mix of uses along the riverfront edge.

American River Parkway Plan:

The American River Parkway is an open space greenbelt which extends approximately 29 miles from Folsom Dam at the northeast to the American River’s confluence with the Sacramento River at the southwest. The Parkway Plan addresses the entire length of the Parkway which crosses jurisdictional boundaries. The plan is a policy document that is referenced in the City of Sacramento’s General Plan.

The policies in the American River Parkway Plan that address the River District include the following:

10.4.1: Construct the Two Rivers Trail to a Class 1 construction standard bike/pedestrian trail along the left bank (south levee) of the American River from Tiscornia Park to Sutter’s Landing Park.

10.4.3: Support construction of a trail from Tiscornia Park to West Sacramento including a bike/pedestrian bridge across the Sacramento River.

10.4.4: Bike/pedestrian access shall be incorporated into future bridge construction or renovation projects affecting Interstate 5, Highway 160, and Regional Transit’s Downtown-Natomas Airport (DNA-RT) line.

Environmental Considerations: An Environmental Impact Report (EIR) has been prepared for the River District Specific Plan. The EIR considers issues such as traffic, land use, air quality, and historic resources. On August 20, 2009, a Public Meeting was held on the Notice of Preparation/Initial Study for the EIR and a copy of the River District Specific Plan Draft EIR is attached. The Draft EIR was released for a 45-day public review period on July 27, 2010.

Historic Landmarks and N.16th Street Historic District: In 2009, as part of the River District Specific Plan/Special Planning District efforts, the City conducted a River District area update of the earlier Richards Boulevard/Railyards historic properties survey which had been completed in 1999/2000. The survey identified properties that are potentially-eligible for listing, either individually or as part of a historic district, in the Sacramento Register of Historic & Cultural Resources, the California Register of Historical Resources, and the National Register of Historic Places. The 2009 survey update evaluated properties that had not been 50 years old or older at the time of the original 1999/2000 survey. (See Attachment 3) Multiple individual properties were identified as potentially eligible through these surveys. And, as part of both the original and the

updated survey, a potential North 16th Street Historic District was identified; it should be noted that the N.16th Street Historic District's boundaries extend beyond the boundaries of the current proposed Specific Plan's area boundaries.

On September 24, 2009, staff conducted a workshop to discuss the properties identified in the survey as potentially historic and the proposed nominations of the historic district and the individual Landmarks in the River District. Due to adopted entitlements for Township 9 and the Continental Plaza development projects, the properties identified as potentially historic and approved for demolition within those projects' boundaries will not be brought forward for listing in the Sacramento Register. Also, the State's Printing Plant, which was also identified as potentially historic, will not be brought forward for listing in the Sacramento Register due to the Specific Plan/Special Planning District's key street grid proposals which will significantly affect those properties. The impacts to this structure are evaluated in the River District Specific Plan Draft EIR. For the other properties identified in the survey as potentially eligible, the nominations process to list properties in the Sacramento Register will proceed concurrently with the adoption of the Specific Plan. That process involves a Preservation Director Hearing, a Preservation Commission Hearing, and City Council Hearings, including its Law & Legislation Committee and a full City Council Public Hearing to adopt the ordinance listing the properties in the Sacramento Register. Once listed, proposals for work involving those properties may utilize the California Historical Building Code and will be reviewed in accordance with the provisions of the Historic Preservation Chapter of the City Code, Chapter 17.134, and the River District Specific Plan and Special Planning District. Work involving the properties' site, exterior and publically-accessible interiors is reviewed for compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, which for most historic buildings would likely involve the Rehabilitation Standards. Work involving historic properties that complies with the Secretary of the Interior's Standards would also allow development projects to be exempt from further environmental review if other elements of the environment are not impacted.

Within the N.16th Street Historic District, the zoning changes would be similar to the recently adopted R Street Special Planning District. For form (height, setback and stepback variances) entitlements, the Preservation Commission and Preservation Director would be the hearing body instead of the Planning Commission and Zoning Administrator.

Design Guidelines and Design Review District: The Design Guidelines for the River District articulate the overall vision for the physical form and character of the public and private improvements within the plan area. The Design Guidelines, which were developed based on guiding principles developed with area property owners and stakeholders at a series of workshops, will ensure a quality of design that is consistent with the River District Specific Plan and the larger Central City area.

The new Design Review District, within which the Design Guidelines will apply, will cover a greater area than the Special Planning District and Specific Plan boundary since it will also include the eastern portion of the former Richards Boulevard SPD which includes Blue Diamond and other vacant industrial land.

Guiding Principles for the Design Guidelines include engaging the rivers, encouraging a walkable district, and providing an opportunity to develop mixed use development. The most recent draft of the Design Guidelines may be found in Attachment 5.

Special Planning District: The River District Special Planning District will implement the River District Specific Plan and its goals and policies. The Zoning Ordinance is the planning tool for implementing these goals and policies through regulations and incentives. The existing Richards Boulevard Special Planning District, found in Chapter 17.120 of Title 17 of the City Code, will be completely revised to reflect the new Specific Plan zoning designations, development standards, and land uses. A brief overview of the goals for the new Special Planning District has been included in this report as Attachment 6. A discussion of the zoning changes is listed below by subarea. See Figure 3.5 in the Specific Plan for a map of the subareas.

Jibboom Street Area: Staff is proposing to eliminate all the Highway Commercial (HC) zoning and replace it with General Commercial (C-2). The HC zone is primarily for uses to serve motorists and provide accommodations. Staff recommends that the parcels in the River District that front the Sacramento Riverfront be zoned with a C-2 zone which is a more flexible commercial zone allowing hotels, residential, retail, and office, allowing a broader range of uses that will help to activate the area.

Sequoia Street Area: Staff is proposing to eliminate all Heavy Industrial (M-2) zoning and replace it with Residential Mixed Use (RMX), Office (OB), and Limited Commercial (C-1). This area will have a future light rail station and these zones will provide land uses to encourage public transit use.

Bannon Street Area: Staff is proposing to eliminate all of the heavy industrial zoning with the exception of the Water Treatment Plant. Under the previous Richards Boulevard Special Planning District, the M-2 zoning was restricted already by placing many industrial uses on the prohibited list. The new zoning will allow a wide range of uses including office, residential, commercial, and mixed use.

North 7th Street Area: The portions of the area zoned Heavy Industrial (M-2), would be rezoned to Office Building (OB) for the CHP Campus and Lottery Campus, and to Residential Mixed-Use (RMX) for the industrial land along the American River.

Dos Rios Area: Staff is proposing to rezone Heavy Industrial (M-2) to Heavy Commercial (C-4); Residential Mixed Use (RMX) to Multifamily (R-5); and Heavy Commercial (C-4) to General Commercial (C-2). The changes will encourage more mixed uses along the American River instead of industrial and also encourage residential uses near the existing school.

North 16th Street Area: Staff is recommending to maintain much of the current C-4 zoning in the North 16th Street area along with Single or Two Family (R-1B), Multifamily (R-3A), and General Commercial (C-2). The C-4 zoning allows many of the heavy commercial users to remain but will also allow office, retail, and residential uses, including mixed use and live/work uses. The goal is to create a more economically

Subject: River District Specific Plan (M09-003)

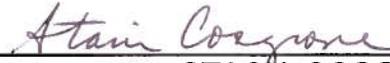
August 12, 2010

vibrant area and also to encourage the adaptive reuse of the properties within the proposed North 16th Street Historic District.

Conclusion: Staff recommends the Planning Commission review and comment on a) the proposed height limits within the River District, b) the treatment of nonconforming uses, c) the zoning code change to allow form entitlements (height, setback, and stepback) in the River District to be approved by the Preservation or Design hearing bodies, d) parking regulations within the new River District Special Planning District, e) the rezoning of industrial land to more mixed uses, f) feasibility of requiring ground floor commercial within specified areas of the district, and g) any potential issues or concerns regarding the draft Specific Plan, Design Guidelines, Special Planning District, and Historic District.

Respectfully submitted by: 
EVAN COMPTON
Associate Planner

Approved by:


STACIA COSGROVE
Senior Planner

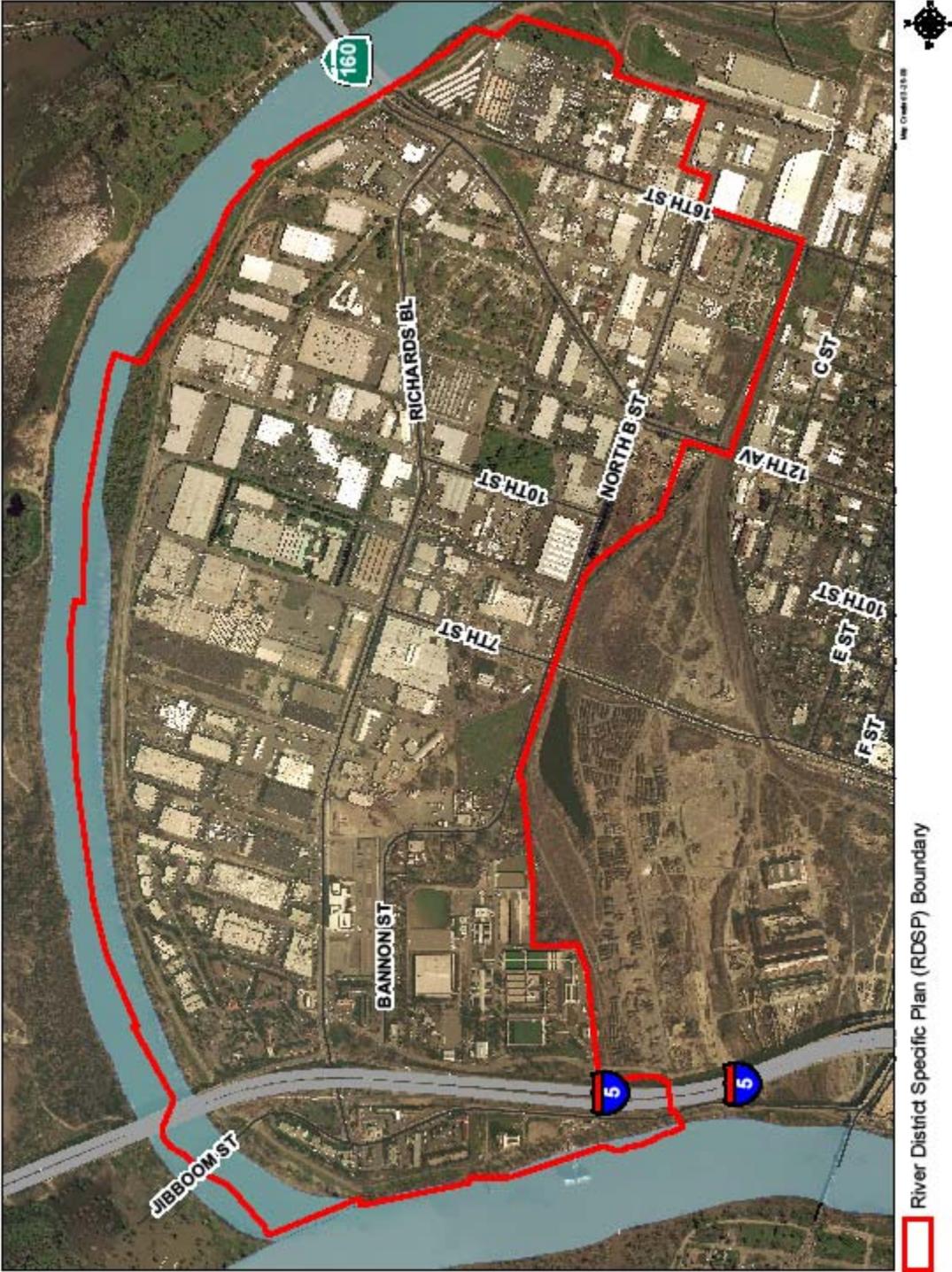
Recommendation Approved:


GREGORY BITTER, AICP
Principal Planner

<u>Attachments:</u>		<u>Page #</u>
Attachment 1	River District Specific Plan Boundaries Map	14
Attachment 2	River District Specific Plan Draft EIR	15
Attachment 3	Cultural Resources Technical Report	16
Attachment 4	Specific Plan Draft	17
Attachment 5	Design Guidelines Draft	18
Attachment 6	Special Planning District Overview	19
Attachment 7	Statement of Initiation	23

[Back to Table of Contents](#)

Attachment 1: River District Boundaries Map



Subject: River District Specific Plan (M09-003)

August 12, 2010

[Back to Table of Contents](#)

Attachment 2: River District Specific Plan Draft EIR

The Draft EIR may be found here:

<http://www.cityofsacramento.org/dsd/planning/environmental-review/eirs/index.cfm>

Subject: River District Specific Plan (M09-003)

August 12, 2010

[Back to Table of Contents](#)

Attachment 3: Cultural Resources Technical Report

The Cultural Resources Technical Report may be found here:

<http://www.cityofsacramento.org/dsd/projects/riverdistrict.cfm>

Subject: River District Specific Plan (M09-003)

August 12, 2010

[Back to Table of Contents](#)

Attachment 4: Specific Plan Draft

The Specific Plan may be found here:

<http://www.cityofsacramento.org/dsd/projects/riverdistrict.cfm>

Subject: River District Specific Plan (M09-003)

August 12, 2010

[Back to Table of Contents](#)

Attachment 5: Design Guidelines Draft

The Design Guidelines may be found here:

<http://www.cityofsacramento.org/dsd/projects/riverdistrict.cfm>

[Back to Table of Contents](#)

Attachment 6: Special Planning District Overview

The proposed River District special planning district (SPD) consists of properties generally bounded by the Sacramento River on the west, the American River on the north, the Railyards on the south, and 18th Street on the east. The SPD is intended to implement the development standards and design guidelines in the River District area plan.

The goals of the River District SPD are as follows:

- Establish a greater mix of land uses and intensities to attract private investment;
- Provide the opportunity for reuse and rehabilitation of heavy commercial and industrial uses to take advantage of the light rail facilities in the area to reduce the number of obsolete and underutilized buildings and sites;
- Allow for the retention and continued operation of industrial and service oriented uses;
- Provide for improved circulation, infrastructure, and community facilities that will serve existing and future needs within the area;
- Provide for the future creation of a significant residential population as industrial uses are replaced or relocated within the River District area to achieve housing objectives of the central city and provide a jobs/housing balance for future office growth;
- Provide for the intensification of commercial and office uses within close proximity to the planned and existing light rail stations and Interstate 5;
- Discourage uses that contribute to visual or economic blight;
- Ensure that properties with hazardous material contamination within the River District area are remediated to the extent necessary to protect the health and safety of all possible site users and users of adjacent properties, consistent with applicable laws and regulations;
- To encourage the preservation of historic structures;
- Promote aesthetic improvements to the area by implementing development standards and design guidelines.

Allowed Heights in the River District

Under the current Richards Boulevard SPD, the maximum heights have ranged from 35 to 85 feet depending on the specific zoning designation. The proposed River District SPD would allow greater heights by right for most of the district with the ability to seek a Special Permit for granting additional height. A height allowance exhibit has been provided in Chapter 1 of the Design Guidelines. The allowed heights have been lowered in areas adjacent to the American River, in the proposed historic district, and near existing single family homes. Greater heights have been proposed adjacent to the Railyards and along the Sacramento River.

Treatment of Nonconforming Uses

A nonconforming use means any land use which does not conform to the zoning regulations for the area the use is located. As an example, a warehouse may be constructed on an industrial zoned property; however, the parcel may be subsequently rezoned to a less intensive zone, and the warehouse use would be considered nonconforming. Any requests to expand the use would trigger planning entitlements and if the building becomes vacant for a specified period of time, the nonconforming use would be discontinued and any further use of the building would have to conform to the requirements of the zone.

The River District SPD treatment of nonconforming uses proposes to be less restrictive than the citywide code so the impact of the implementation of the Specific Plan will not force viable industrial uses out of business. At the same time, it is more restrictive than the existing Richards Boulevard SPD requirements so the desired changes to the district will be more likely to take effect over the life of the plan.

General City Code Requirements for Nonconforming Uses

The City Code generally allows only 1 year before a vacated nonconforming use is considered discontinued. For nonconforming uses that are destroyed more than 50%, they cannot be rebuilt.

Existing Richards Boulevard Requirements for Nonconforming Uses

The Richards Boulevard SPD allows restoring nonconforming uses as long as the use has not been discontinued for more than 4 years. The Planning Commission may extend it for 3 years twice, for a total of 10 years. For nonconforming uses that are destroyed by fire, flood, or other calamity, the use may be restored as long as it is commenced within 3 years. The Planning Commission may extend it for 2 years for a total of 5 years.

Proposed River District Requirements for Nonconforming Uses

The River District SPD would allow operating nonconforming uses to continue. For vacated nonconforming uses, the use would be discontinued after 4 years and the Planning Commission may approve a 2 year extension for a total of 6 years. For nonconforming uses that are destroyed by fire, flood, or other calamity, the use may be restored as long as it is commenced within 2 years. The Planning Commission may extend it for 2 years for a total of 4 years. After the nonconforming use has been discontinued, any new proposed use would have to conform to the current zoning regulations.

Parking Requirements

The Richards Boulevard SPD envisioned the intermodal site at 7th Street with limited parking on the surrounding transit-oriented office uses. In the OB and RMX zones, the amount of parking required in the Richards Boulevard SPD provides both minimum and maximums depending on the size of the buildings. As an example, office requires between 1/500 to 1/600. With the approval of the Railyards project, the location of the intermodal station has changed. Furthermore, by restricting the amount of maximum parking allowed for office development in the Richards Boulevard SPD below citywide standards, some property owners have argued that it has limited potential users who request more onsite parking.

In the proposed River District SPD, parking requirements would be the same as the general Central City parking requirements in the Zoning Code. For example, office would require between 1/400 to 1/450. Other items that would specifically apply to the River District related to parking include:

- No parking would be required for commercial retail, service, or restaurant uses provided the use is a component of a residential project and provided the nonresidential component for the project does not exceed 20% of the total building square footage or 9,600 square feet.
- No parking would be required for outdoor seating located on private property. (The current Zoning Code regulations do not require parking for sidewalk café seating within the public right of way only.)
- Surface parking is required to be located at the rear or interior side of the building unless a Planning Commission Variance is approved.
- For development in the Office Building (OB) zone, projects greater than 40,000 square feet require a Planning Commission Special Permit to utilize surface parking for meeting onsite parking requirements.

Ground Floor Retail Requirements

Currently the Richards Boulevard SPD requires 25% ground floor retail along Richards Boulevard and North 7th Street in the Office Building (OB) zone. Ground floor retail and service uses provide activity for a pedestrian friendly environment. With ground floor retail activity there is less likelihood for dead zones with office building development closed after work hours and on weekends.

With the new River District SPD, staff is proposing ground floor retail requirements in only the most potentially heavy pedestrian traffic areas such as the future transit station in the Sequoia area and Bannon Street between North 5th and North 10th Streets. To avoid rendering a project infeasible by requiring too much retail in the district, the number of blocks subject to the ground floor retail or service requirement has been limited with the new plan.

Height, Yard, and Stepback Requirements

With the River District SPD, any deviation from the required height, yard, and stepback standards would be reviewed and approved by the Design or Preservation hearing bodies. The Design or Preservation hearing bodies would evaluate the intent and purpose of the River District Design Guidelines, to ensure that an adequate and appropriate street tree canopy is created and maintained, and to mitigate visual impacts on listed historic resources.

Subject: River District Specific Plan (M09-003)

August 12, 2010

[Back to Table of Contents](#)

Attachment 7: Statement of Initiation

STATEMENT OF INITIATION

Establishment of the River District Special Planning District

August 12, 2010

In accordance with the procedures for amendments of special planning district boundaries and establishment of new special planning districts as set out in Section 17.92.030 of Title 17 (Zoning Code) of the Sacramento City Code, the Planning Commission hereby initiates establishment of the River District Special Planning District as shown in Attachment 1.

After approval of this Statement of Initiation, it shall be filed with the Secretary of the Planning Commission and thereafter a public hearing shall be noticed and held to consider the proposed establishment of the River District Special Planning District in accordance with the procedures specified in Section 17.208.

Attachment 1 - Proposed River District Special Planning District Boundaries