



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811**

Project Name: AT & T Odd Fellows Cemetery Monopine
Project Number: P10-001
Project Location: 2720 Riverside Boulevard
Assessor's Parcel No.: 009-0030-014-0000, and 009-0030-048-0000
Applicant: Frank Schabarum for AT&T, (530) 722-0743, 10516 Quail Hollow Lane, Redding, CA 96003
Action Status: Approved with Conditions Action Date: 8/12/2010

**REQUESTED
ENTITLEMENT(S):**

- 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.

ACTIONS TAKEN: On 8/12/2010, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved entitlements A and B with conditions

Action certified by:


David Kwong, Planning Manager

Sent to Applicant: 8/16/2010

By:


Staff Signature

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC

18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

PLAN REVIEW: Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before 8/23/2010. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

**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:

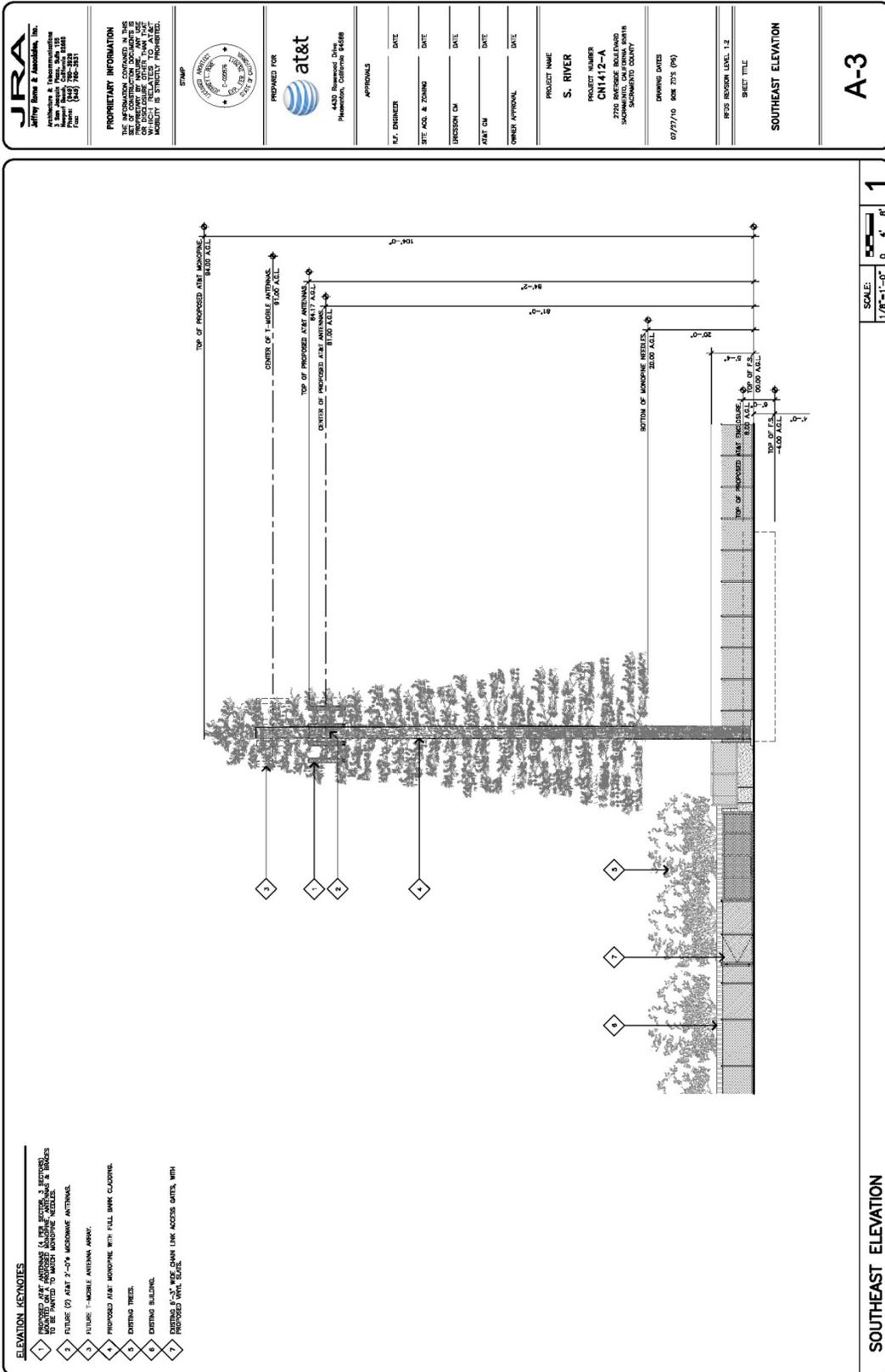
1. Granting the Special Permit is based upon sound principles of land use in that:
 - A. The facility will improve telecommunications coverage for the area;
 - B. The proposed monopole complies with the intent of the Guidelines for Telecommunications Facilities to create "invisible" cellular facilities 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.
- 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.

Exhibit 1B – Site Detail



- ELEVATION KEYNOTES**
- 1 PROPOSED AERIAL ANTENNAS (4 PER SECTION, 3 SECTIONS) WITH 10' WIND SHIELD AND 10' WIND MONOPHINE ANTENNAS & BRACES
 - 2 FUTURE (2) 10' T-MOBILE ANTENNAS
 - 3 FUTURE T-MOBILE ANTENNA ARRAY
 - 4 PROPOSED AERIAL MONOPHINE WITH FULL BANK CLADDING
 - 5 EXISTING TREES
 - 6 EXISTING BUILDING
 - 7 EXISTING 4'-24" WIDE GAWN LINK ACCESS GATES WITH PROPOSED VINYL SIGNAGE

SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0" 0 4' 8' 1

JRA
 Jeffrey R. Anderson, Inc.
 Architects & Interiors
 4430 Riverwood Drive
 Fremont, California 94538
 Phone: (925) 796-2821
 Fax: (925) 796-2821

PROPRIETARY INFORMATION
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STAMP
 ARCHITECT
 REGISTERED
 STATE OF CALIFORNIA
 NO. 12345

PREPARED FOR

 4430 Riverwood Drive
 Fremont, California 94538

APPROVALS

RF. NUMBER	DATE
SITE ASG. & ZONING	DATE
DESIGNION CM	DATE
ART CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME
S. RIVER

PROJECT NUMBER
CH1412-A

2720 INVEREDGE BOULEVARD
 SACRAMENTO, CALIFORNIA 95833
 SACRAMENTO COUNTY

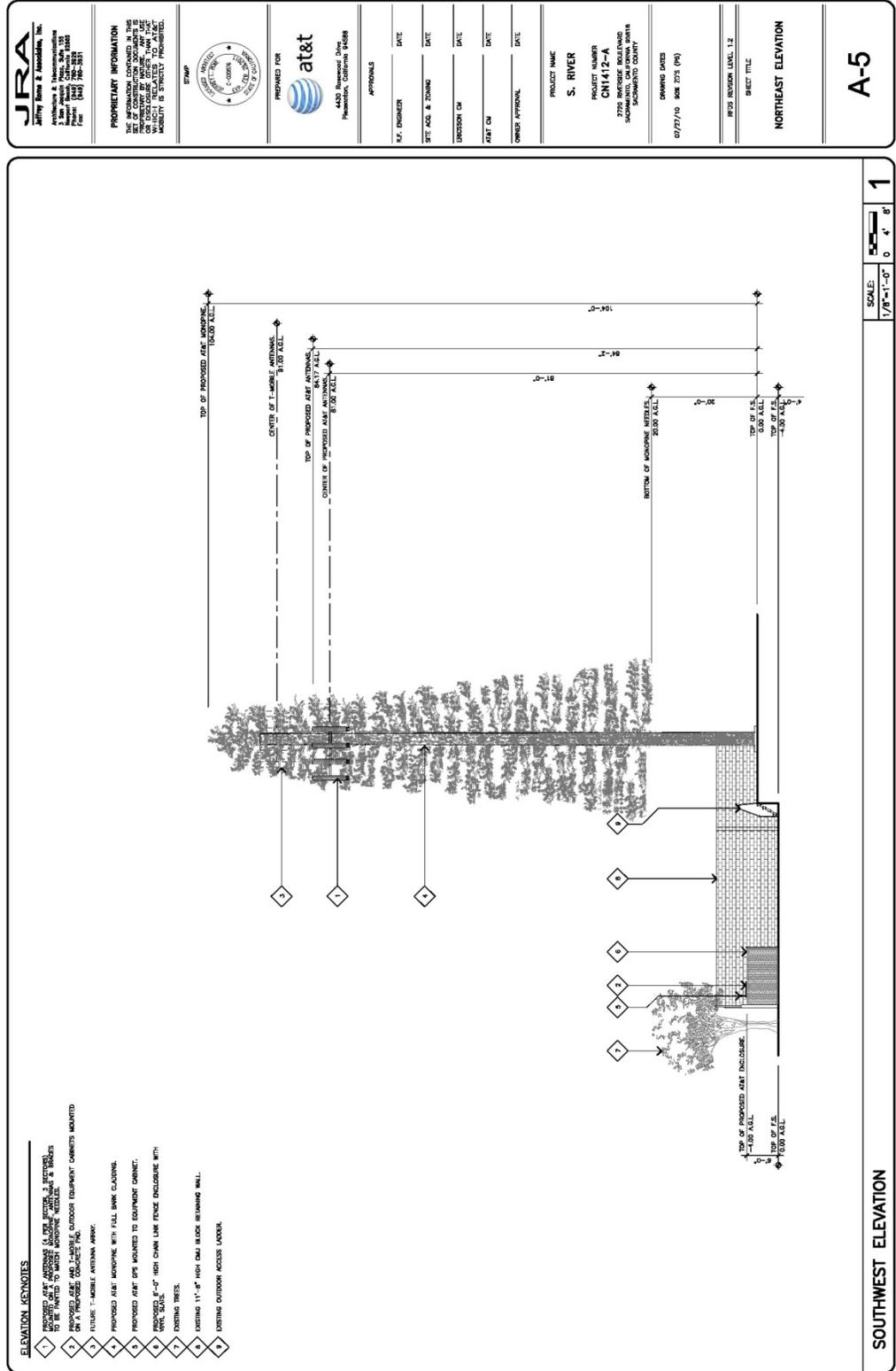
DRAWING DATE
 07/27/10 004 2215 (PK)

RF20 REVISION LEVEL 1.2

SHEET TITLE
SOUTHEAST ELEVATION

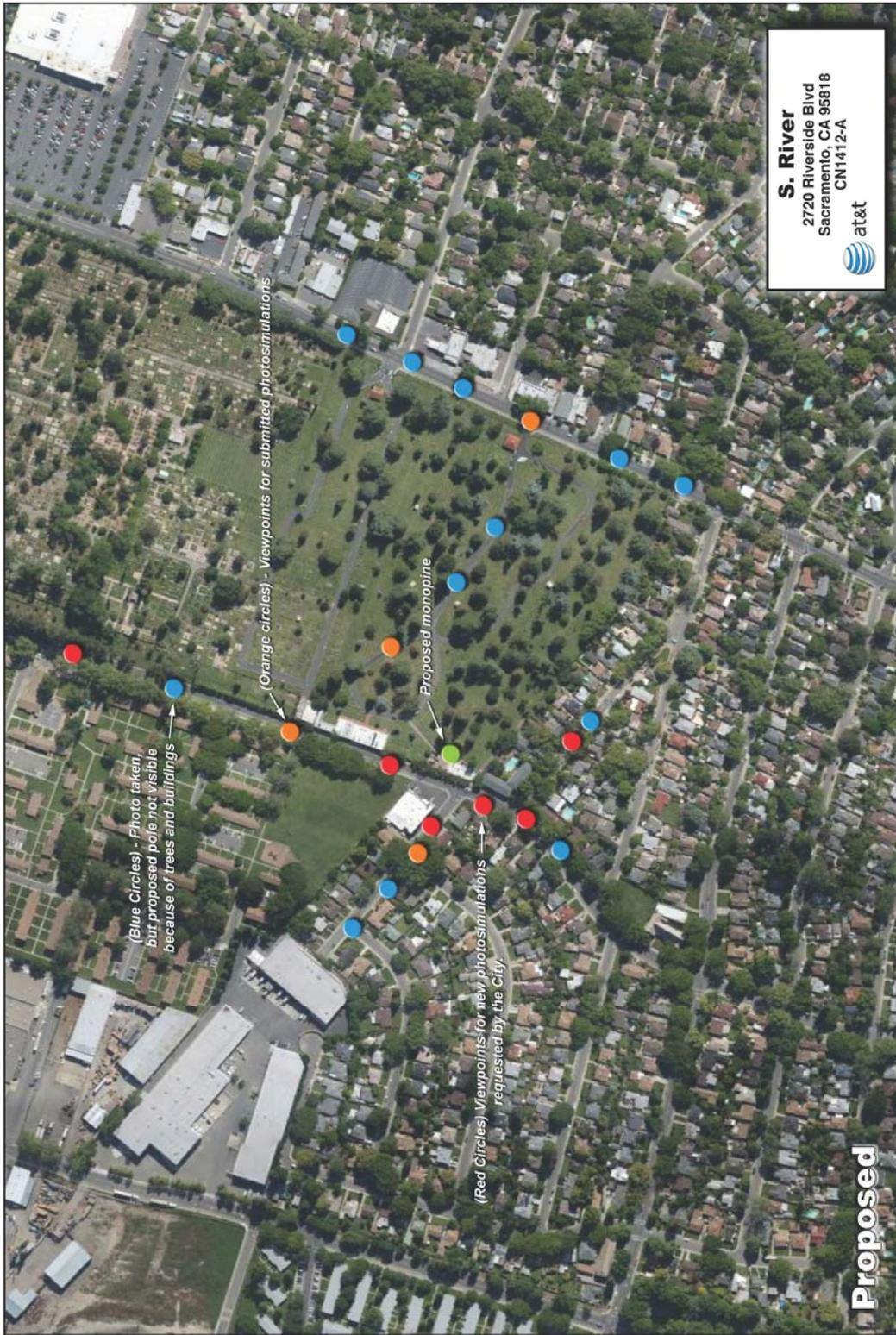
A-3

Exhibit 1E – Northwest Elevation



July 2010

Aerial photograph showing photosimulation viewpoints.



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Photosimulation of view looking south along Muir Way.



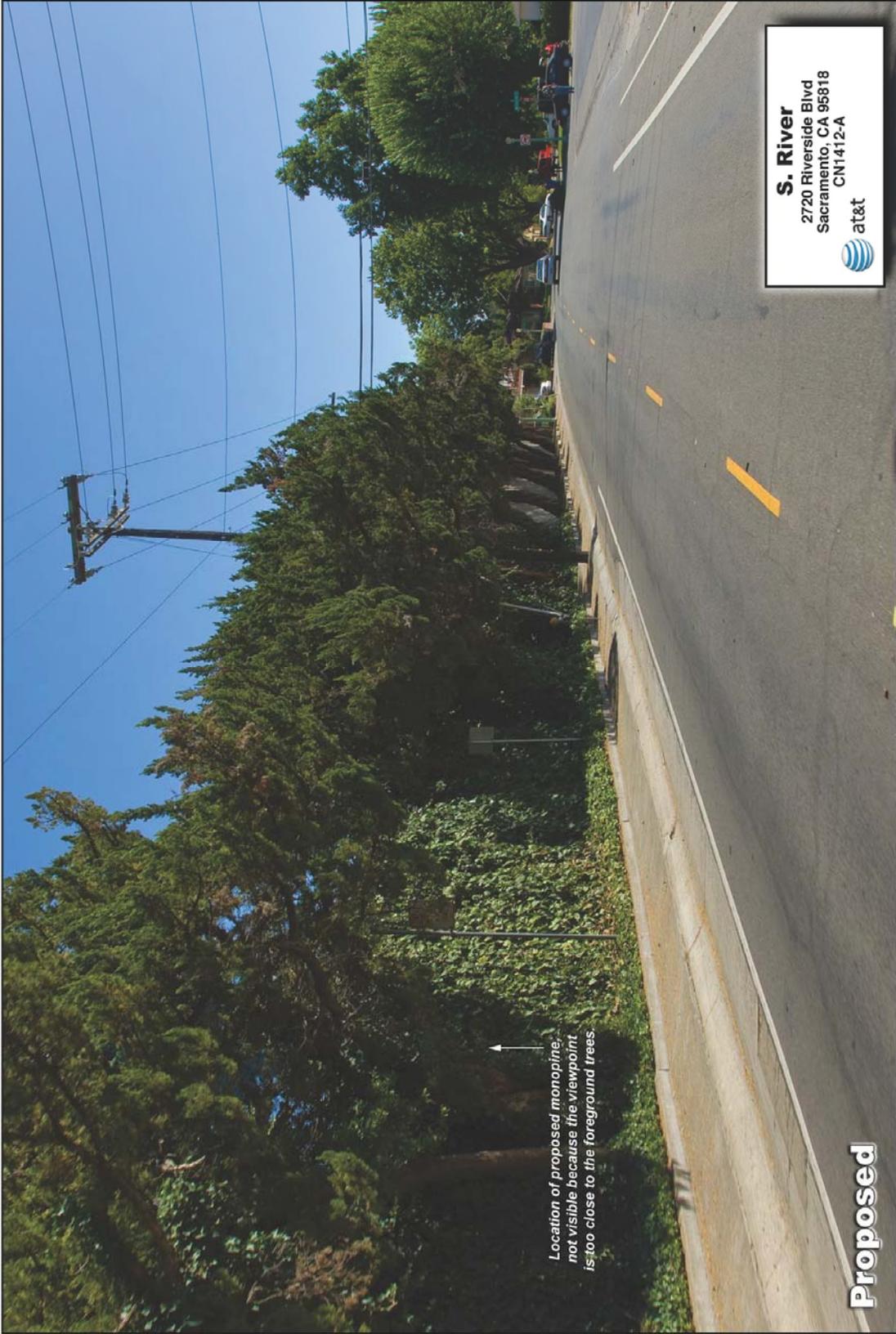
Location of proposed monopine,
completely screened in this view.

Proposed

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CN1412-A
at&t
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Photosimulation of view looking southeast from Muir Way.



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

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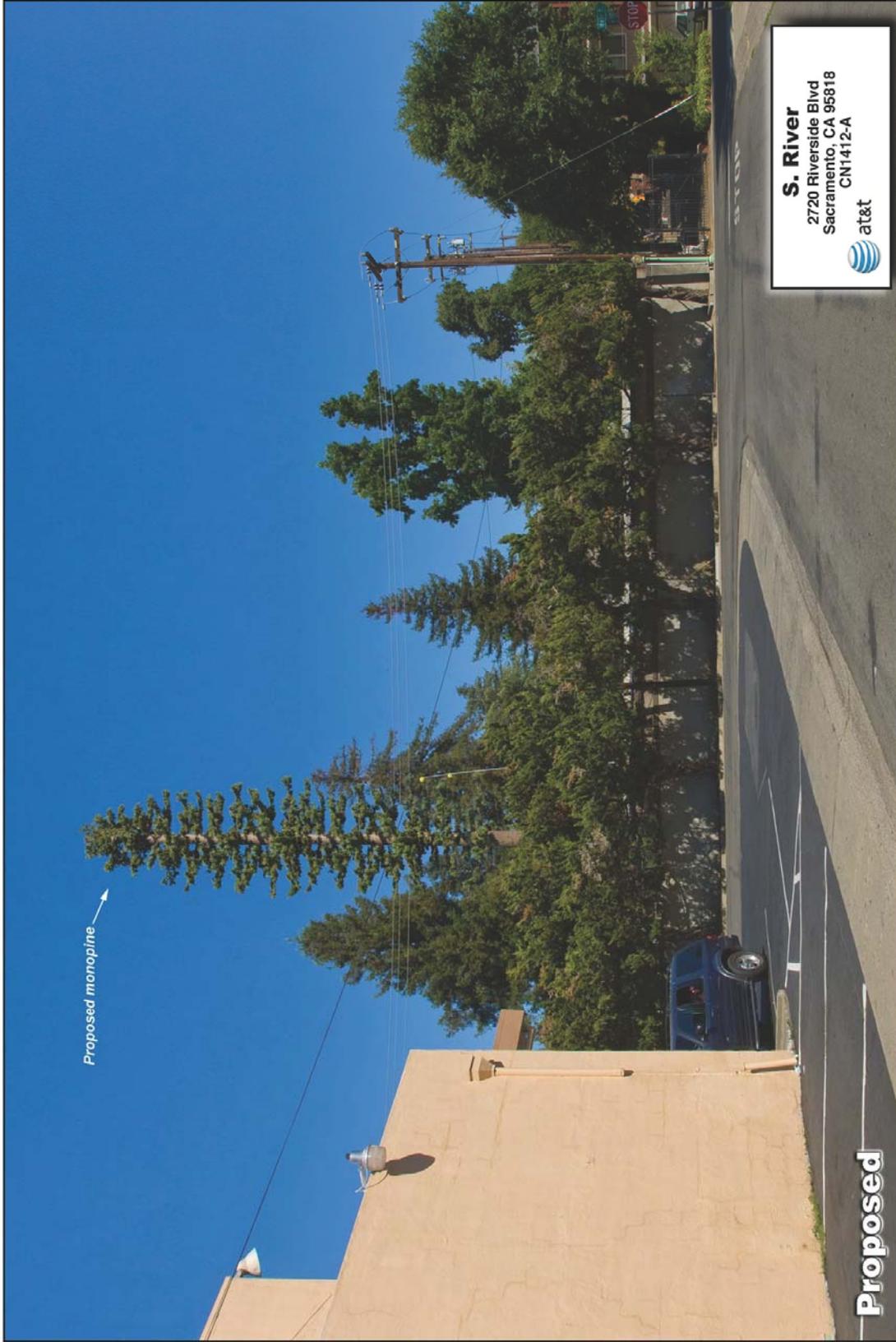


Proposed

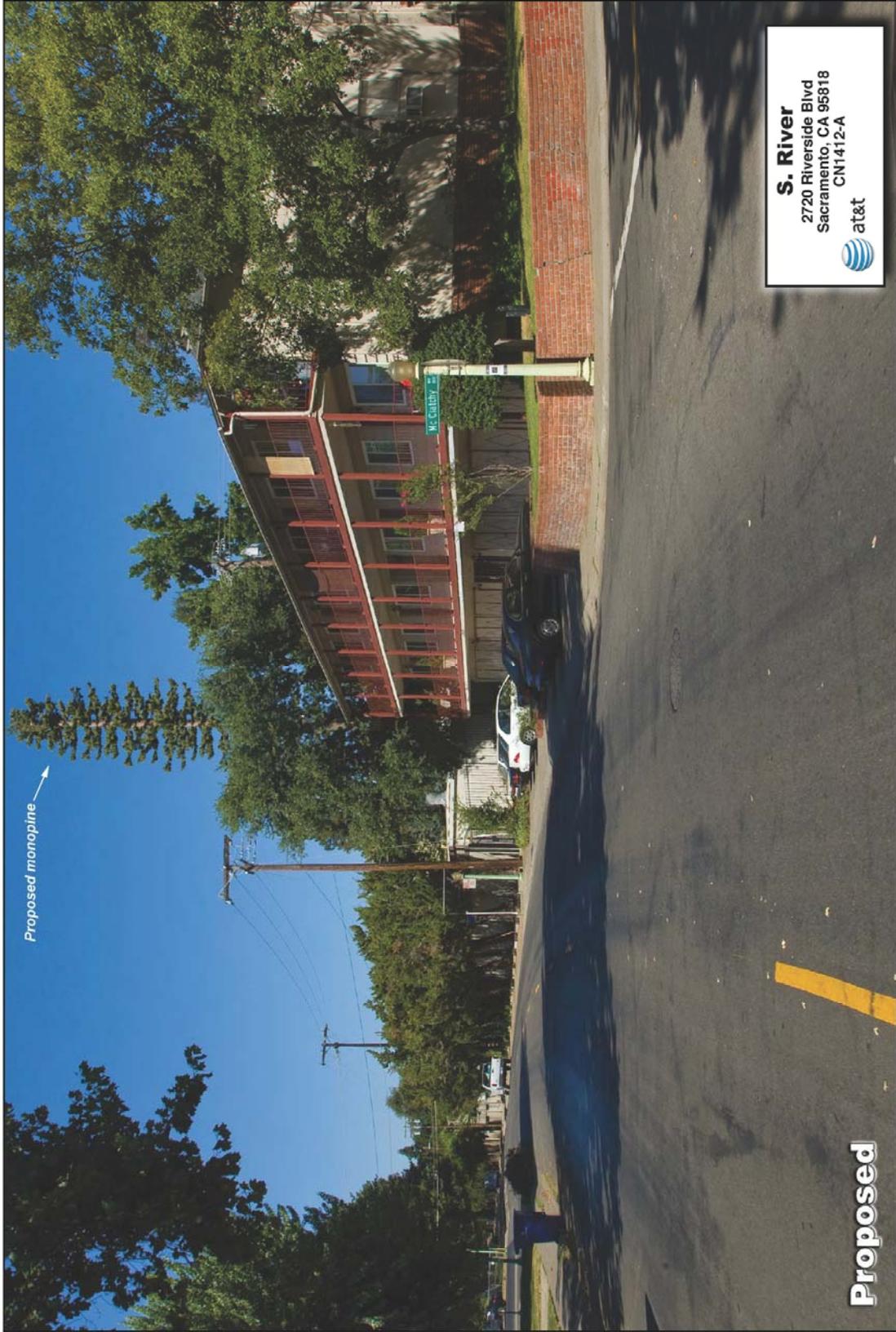
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Photosimulation of view looking east from McClatchy Way towards Muir Way, south of the market.



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



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Proposed

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



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