



REPORT TO PLANNING COMMISSION City of Sacramento

3

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
September 9, 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 the requested antennas can be located in a less visible location, preferably collocated on another structure. Staff originally recommended that the requested antennas be located on a monopine proposed at the Odd Fellows Cemetery at 2720 Riverside Boulevard. Though the monopine located at 2720 Riverside Boulevard was approved by the Planning Commission on August 12, 2010, it has since been appealed by a third party to the City Council. Staff continues to believe that collocating on a taller monopole 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.

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 first heard by the Planning Commission on May 27, 2010. Staff recommended denial of the request as staff believed that there was a separate application by AT & T (P10-001) within close proximity 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.

At the May 27, 2010 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 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 separate 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. Thereafter, the Commission heard the proposed project and members of the public complained as to the aesthetics of the proposed pole location.

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.

The proposal was brought back to the Planning Commission on August 12, 2010. The applicant stated that collocating on the AT & T monopine at the Odd Fellows Cemetery site would provide comparable coverage, but would not fill in the same coverage gaps that would be covered with the applicant's original proposal for the Balshor Florist site. At the time, staff was in support of the AT & T monopine because it had been determined that it could accommodate two carriers on a single pole. Furthermore, this was the Planning Commission's direction from the May 27, 2010 hearing.

At the Planning Commission Hearing of August 12, 2010, the Commission discussed the following:

- During the public hearing the Planning Commission's discussion focused on; a) the aesthetics of the proposed monopine; and

- The Telecommunications Siting Guidelines which states that new monopole construction is the least desirable siting option for new cellular antennas.

After the project was discussed, two motions were made, one to approve the project and one to deny the project. Neither motion passed as each motion resulted in a 4 to 4 vote. Since there was no decision on the Special Permit, the Commission voted to continue the item to September 9, 2010 with the idea that all commissioners would be in attendance to vote.

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 a 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 monopine to 65 feet. However, prior to the scheduled hearing, the Land Park Community Association (LPCA) expressed opposition to the project and requested that the applicant present the project 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 and for a second time on August 12, 2010. The public hearings are 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 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 with a hearing. The applicant has also submitted a petition to staff with 60 signatures in support of the proposed monopine (Attachment 4).

Public notices have been sent to property owners within 500 feet of the subject site and the Land Park Community Association for the August 12th hearing. As of the date of this report, no comments have been received. Since the item was continued, no additional notice was required. As of the date of this report, no additional 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 collocation 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 the 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 monopine, 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.

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, 2010 Planning Commission hearing, the applicant was subsequently 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 and recommends that the proposed project be denied because the carrier could collocate on the AT & T monopine at the Odd Fellows Cemetery site.

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.

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 separate 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 Telecommunications 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.

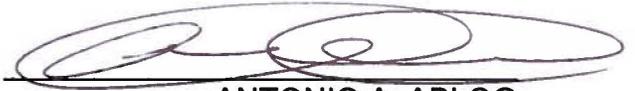
- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

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

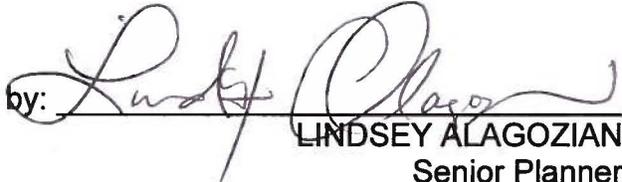
Staff recommends denial of the requested 65-foot monopine based upon staff's inability to make all of the necessary findings for approval. Staff believes that the collocation opportunity at 91 feet on the Odd Fellows Cemetery site is a superior alternative as it necessitates the construction of only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

Respectfully submitted by:



ANTONIO A. ABLOG
Associate Planner

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
Attachment 6	Letters of Support submitted to staff August 11

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

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).

Exhibit 1C - Elevations

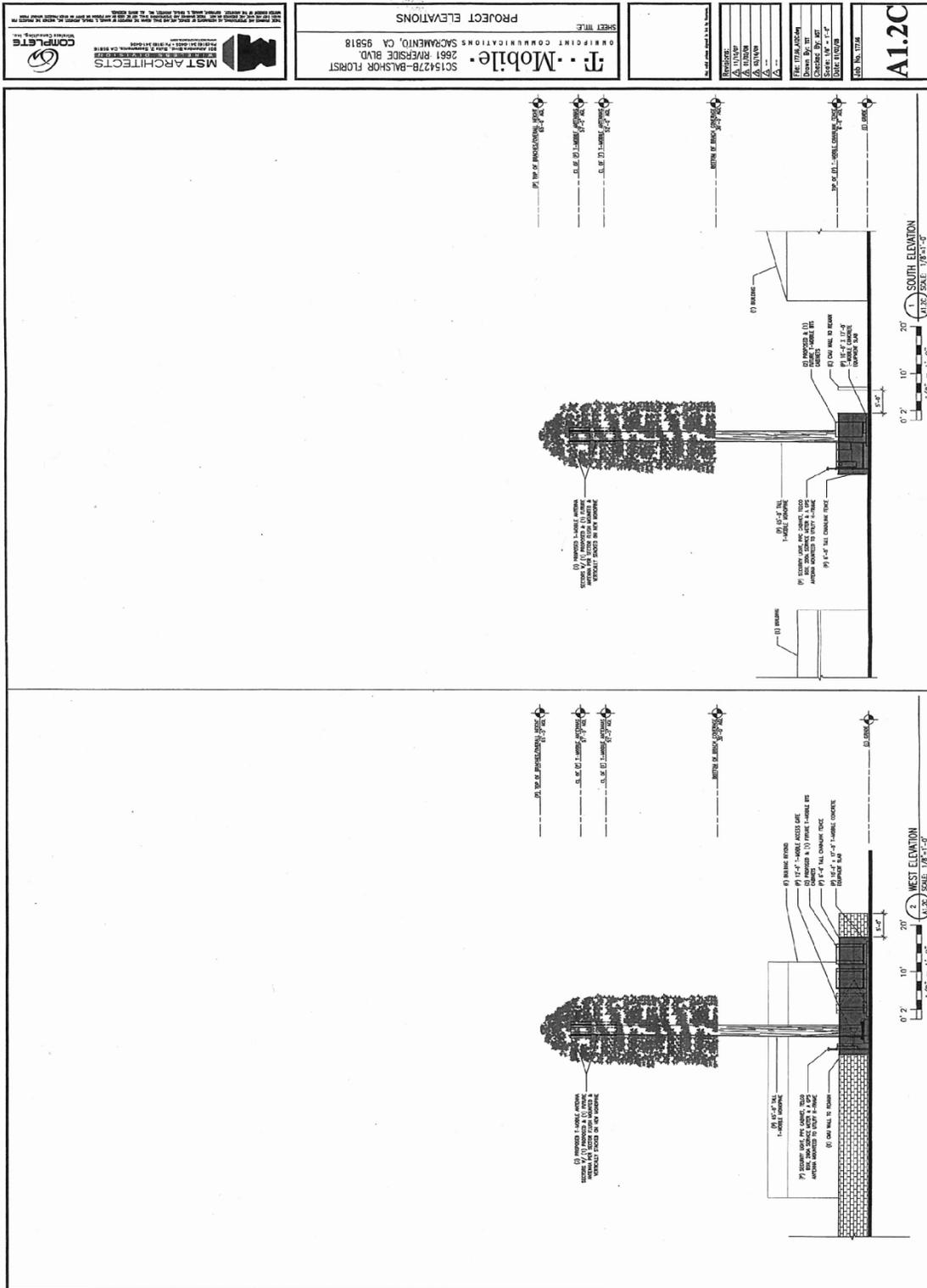


Exhibit 1D - Photosimulations

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.



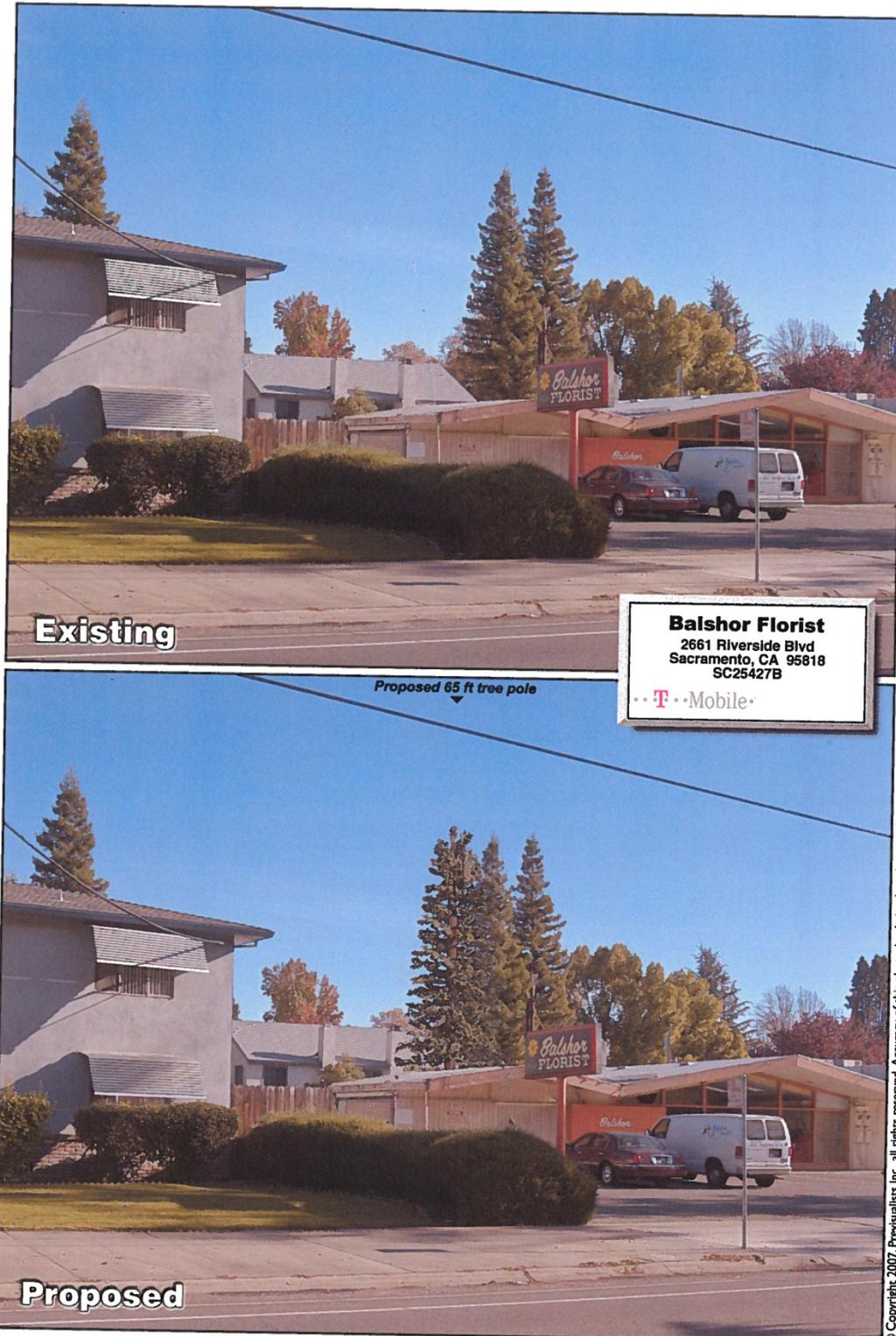
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Previsualists
For the Prospective Developer

Balshor Florist
2661 Riverside Blvd
Sacramento, CA 95818
SC25427B
T-Mobile

February 22, 2009

Photosimulation of view looking east from across Riverside Blvd.



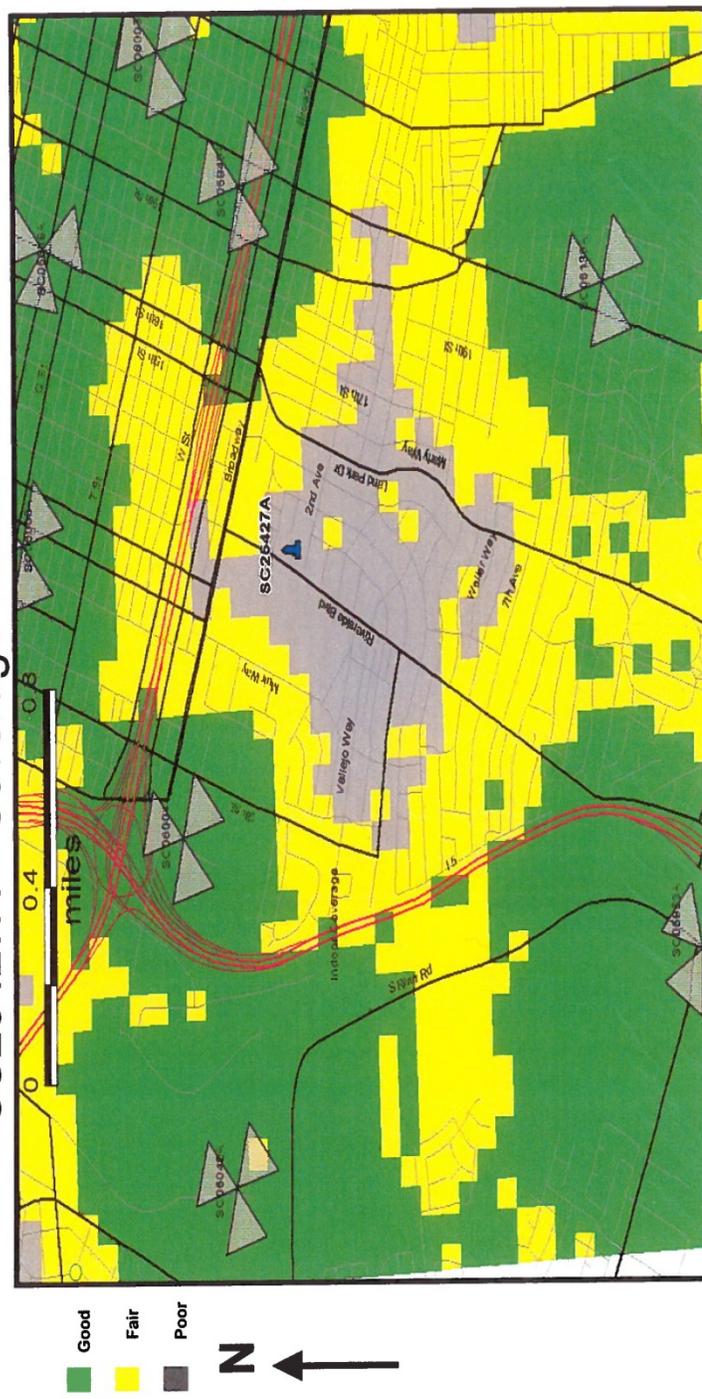
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SC25427A – Coverage without the site



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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.

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

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.

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.

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

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>

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@icbell.net
Cathy Fures	2757 Quartz Way	916 (451-5667)	
Tim Franco	2558-17th St	916-446-1492	FRANCOJIM@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
Joey Guzzzo	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@rodgerslawfirm.net
MARTIN GABRIEL	6750 Langford Way	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 - VanAcker	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-ancapolsky@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
Fuzenka Mizushima	2939 Riverside Blvd	916-441-0251	
Yong Ch. Lim	2735 Riverside Blvd	916-442-2631	
Eugene Chade	2611		
Dominique Garcia	1201 Larkin Way	(916) 541-2435	dls@comcast.net

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

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

Attachment 6 - Letters of Support submitted to staff August 11

June 26, 2010

To Whom It May Concern,

My name is Mary A. Monteiro. I reside at 1208 Larkin Way, Sacramento, CA, 95818.

Please consider having the T Tower installed in my area. Hopefully this will improve the reception on my cell phone at home and also my TV reception may be improved.

Let's get it done.

Mary A. Monteiro
1208 Larkin Way
Sacramento, CA 95818

A handwritten signature in cursive script that reads "Mary A. Monteiro".



June 29, 2010

TO WHOM IT MAY CONCERN:

Since 1950 we have enjoyed a "business neighbor" working relationship with Balshor Florist when located across the street from Klumpp's Funeral Home at the corner of 8th and O Streets in downtown Sacramento. Developments in that area made it necessary to move to our current locations on Riverside Boulevard.

I look for your favorable action/decision for placement of a cell tower on Balshor's property at 2661 Riverside Boulevard. The cell would not be an aesthetic detriment to the neighborhood and would be a good blend with the trees we have to enjoy.

Thank you for your consideration.

Sincerely,



Marlene M. Oehler
Owner

2691 Riverside Boulevard • Sacramento, CA 95818
(916) 443-7917
(FD 360)

June 29, 2010

I support Marie Balshor to work with the phone companies to have a cell tower placed in her property. I live in a townhouse that adjoins her place of business. I am not aware of the controversy surrounding the placement of the cell tower in her property but I still offer my support for this project that I will not benefit from in any way.

Sincerely,

A handwritten signature in cursive script that reads "Elva Duran".

Elva Duran
1150 Larkin Way
Sacramento, CA. 95818

Ken Freedlander
1149 Fremont Way
Sacramento, CA 95818

To Whom It May Concern:

This letter is written as support for a Cellular Phone Tower on the Balshor Property at or near the Balshor Property at 2661 Riverside Blvd Sacramento, CA 95818.

The current level of phone reception in the neighborhood is poor. Improved reception will help the neighborhood. The Balshors are great neighborhoods and offer a valued service in our community. The photograph of the tower appears as though it will not "industrialize" our neighborhood. The choice of a tower that resembles a tree is quite desirable.

Please contact me if you require additional information. I can be reached at 916.444.2996 or 916.833.3385.

Thank you for your consideration.



Ken Freedlander.

July 9th, 2010

To: Sacramento City Council
Sacramento Planning Commission

Fr: Frederick James Bonetti, III,
2713 13th Street, Sacramento, 95818

Re: Cellular Tower at Balshor Florist, Riverside Blvd.

Dear Council and Commission,

I live and work in the Land Park Area. I own the property at 2713 13th Street, which is located two short blocks behind the proposed T Mobile Cellular Tower at the Balshor's place of business.

I am strongly in favor of the installation of the tower at the Balshor location. The Balshor location will help my reception, and the reception of many incoming customers that I do business with through out the day.

Please consider and approve this location.

Yours truly,



Frederick James Bonetti, III
5th Generation Sacramentan and Consistent Voter

To Whom It May Concern:

I write this letter in support of the proposed cell tower to be placed behind Balshor Florist on 2661 Riverside Blvd. I have been a neighbor on 13th street for over twenty years.

My support is due to a number of reasons such as the development of the use of the mobile phone and technical devices in our area. I would like to have the enhance services and reception that at time has been lacking in our neighborhood. I have had many experiences where calls have been "dropped" and it has been shared with me it is due to the need to increase our reception. My other reason is that this tower is welcomed in the neighborhood due to the on going contacts with the neighbors by Balshor Florist. They consider themselves good neighbors and have been very clear and up front with those in the neighborhood as how it would affect our services as well as the esthetics of our very desirable neighborhood.

Please do not hesitate to call for more discussion around the proposed tower for our neighborhood. I look forward to this situation being resolved soon, as it will benefit the needs of all us involved.



Dr. L. Steven Winlock
2753 13th Street
Sacramento, Ca. 95818
swinlock@aol.com
916-718-8667

10/16/10
12/20/10
2685