



## Special Meeting Agenda City of Sacramento Planning Commission

### COMMISSION MEMBERS:

*Anna Molander  
Michael Mendez, MCP  
Philip Harvey*

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

*Joseph Yee, AIA, Chair  
Panama Bartholomy  
(Vacant)  
(Vacant)*

### CITY STAFF:

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

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

*February 24, 2011 – 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](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 Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.



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## AGENDA

**February 24, 2011**

*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 February 10, 2011**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from February 10, 2011.

**Contact:** Greg Bitter, Principal Planner, 916-808-7816

### Director's Report

**2. Director's Report (Oral)**

**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:** Greg Bitter, Principal Planner, 916-808-7816

### 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.

**None**

### Staff Reports

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

**3. Commission Rules of Procedure – Report Back on Review of Voting Procedure**

(Continued from 2/10/11)

**Location:** Citywide

**Recommendation:** Report Back to Planning Commission, Discussion, and Proposed Amendment to Rules of Procedure

**Contact:** Sabina Gilbert, Senior Deputy City Attorney, 916-808-5346

**4. Workshop on Telecommunications Commission Policy Workplan**

**Location:** Citywide

**Recommendation: For discussion only**

**Contact:** Sandra Yope, Senior Planner, 916-808-7158; Joy Patterson, Principal Planner, 916-808-5607

**5. Ad Hoc Committee on Policies and Procedures**

**Location:** Citywide

**Recommendation: For discussion only**

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

**6. Delta Stewardship Council's Delta Plan Discussion**

**Location:** Citywide

**Recommendation: For discussion only**

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

**7. Update on Public Notification, Sign Ordinance and Residential Design Standards**

**Location:** Citywide

**Recommendation: For discussion only**

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

**Public Comments- Matters Not on the Agenda**

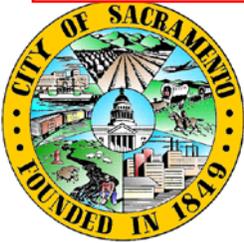
**8. To be announced.**

**Questions, Ideas and Announcements of Commission Members**

**9. To be announced.**

**Adjournment**

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# Minutes City of Sacramento Planning Commission

# 1

### COMMISSION MEMBERS:

*Anna Molander  
Michael Mendez, MCP  
Philip Harvey*

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

*Joseph Yee, AIA, Chair  
Panama Bartholomy  
(Vacant)  
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### CITY STAFF:

*Tom Pace, Principal Planner  
Sabina Gilbert, Senior Deputy City Attorney*

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

*February 10, 2011 – 5:30 P.M.*

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### **NOTICE TO THE PUBLIC**

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## MINUTES

**February 10, 2011**

*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 Commissioner Bartholomy and Pugh. Commissioner Bartholomy arrived at 5:35 p.m.**

### 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 January 13, 2011**

**Location:** Citywide

**Recommendation:** Approve Commission Minutes from January 13, 2011.

**Contact:** Tom Pace, Principal Planner, 916-808-6848

**Action: Moved, seconded, and carried (Notestine/Molander, 7:0:2, Absent: Bartholomy, Pugh) to approve minutes.**

### Director's Report

#### 2. **Director's Report (Oral)**

**Location:** Citywide

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

**Contact:** Tom Pace, Principal Planner, 916-808-6848

**Action: Report from Tom Pace, Principal Planner - Received and Filed.**

### Public Hearings

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

#### 3. **LR09-021 Northeast Line Implementation Plan (Noticed on 1/31/11)**

**Location:** Properties in the vicinity of the Globe, Arden/Del Paso and Royal Oaks light rail stations in the North Sacramento Community Plan Area, District 2.

**Recommendation: Forward Recommendations of Approval to City Council: Item A:** a **Resolution** approving environmental review of the Northeast Line Implementation Plan; **Item B:** a **Resolution** amending the 2030 General Plan to add new policies to the North Sacramento Community Plan chapter and to establish the Northeast Line Transit Village Development Districts for the Globe, Arden/Del Paso and, Royal Oaks Light Rail Stations; **Item C:** a **Resolution** amending the General Plan land use diagram to change the land use designation for various parcels in the plan area; **Item D:** an **Ordinance** rezoning various parcels in the plan area; **Item E:** an **Ordinance** amending and expanding the boundaries of the Del Paso Boulevard Special Planning District; **Item F:** an **Ordinance** amending the Residential Mixed Use (RMX) Zone; **Item G:** a **Resolution** approving infrastructure recommendations.

**Contact:** Greg Sandlund, Associate Planner, 916-808-8931, Jim McDonald, Senior Planner, 808-5723

**Action: Moved, seconded, and carried (Harvey/Bartholomy, 7:0:2, Absent – Pugh, Recuse – Notestine) to approve staff recommendations.**

4. **P06-134 Bruceville American Dream** (Noticed on 1/31/11)

**Location:** 8600 Bruceville Road, 117-0211-017-0000, 117-0211-018-0000, 117-0211-021-0000, 117-0211-027-0000, 117-0211-028-0000, District 8

**Recommendation: Forward Recommendations of Approval to City Council – A** Request to construct a 49 unit single family subdivision on approximately 4.2 net acres within the Multi-Family (R-2B-PUD) zone on the west side of Bruceville Road at Damascas Drive - **Item A:** Environmental Determination: Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Inclusionary Housing Plan; **Item D:** General Plan Amendment to amend the General Plan Designation from Suburban Neighborhood High Density to Suburban Neighborhood Medium Density; **Item E:** Tentative Map to subdivide five parcels totaling 4.2± net acres into 49 small lot single family residential parcels and two landscape lots within the Multi-Family (R-2B-PUD) zone; **Item F:** PUD Schematic Plan Amendment to depict 49 small lot single family residences within the Laguna Meadows Planned Unit Development; **Item G:** PUD Guidelines Amendment; **Item H:** Special Permit for alternative housing to construct 49 single-family residences.

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

**Action: Moved, seconded, and carried (Bartholomy/Contreras, 8:0:1, Absent – Pugh) to forward staff recommendations of approval.**

5. **P10-044 CVS at Florin & Freeport** (Noticed on 1/31/11)

**Location:** 1360 Florin Road, 047-0021-018-0000, 047-0091-015-0000, District 8

**Recommendation: Forward Recommendations of Approval to City Council – Item A:** Mitigated Negative Declaration; **Item B:** Mitigation Monitoring Plan; **Item C:** Rezone of 1.68 acres from Limited Commercial Review, Executive Airport Zone (C-1R-EA-2 & EA-4) to General Commercial Review, Executive Airport Zone (C-2R-EA-2 & EA-4); **Item D:** Tentative Map to subdivide 7.35 acres into five (5) parcels; **Item E:** Special Permit-Drive Thru to allow the operation of a drive-through pharmacy; **Item F:** Variance to reduce the required stacking depth for the pharmacy drive-through lane; **Item G:**

Development Plan Review-New Site Plan to construct a 16,500 square foot pharmacy on 1.68 acres.

**Contact:** Evan Compton, Associate Planner, 916-808-5260, Lindsey Alagozian, Senior Planner, 916-808-2659

**Supplemental Material was provided.**

**Action: Moved, seconded, and carried (Mendez/Molander, 8:0:1, Absent – Pugh) to forward staff recommendations of approval with an additional condition requiring trellis elements along the west and north elevations.**

**6. P10-059 Vibe Urban Youth Lounge** (Noticed on 1/31/11)

**Location:** 1725 K Street, 006-0125-014-0000, District 4

**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15301); **Item B:** Special Permit to establish a community teen center within an existing senior apartment building.

**Contact:** Elise Gumm, Associate Planner, 916-808-1927, Stacia Cosgrove, Senior Planner, 916-808-7710

**Public comment made by Karen Humphrey.**

**Action: Moved, seconded, and carried (Harvey/Molander, 8:0:1, Absent – Pugh) to approve staff recommendations with additional condition requiring the applicant to provide a good neighbor policy.**

**7. P10-069 Craftsmen@20&S** (Noticed on 1/31/11)

**Location:** 2010 S Street, 010-0026-001-0000, 010-0026-005-0000, 010-0026-006-0000, District 4

**Recommendation: Approve – Item A:** Environmental Exemption (Per CEQA 15332); **Item B:** Tentative Map to subdivide three (3) parcels into nine (9) parcels for nine (9) detached single family homes; **Item C:** Special Permit-Residential to construct nine (9) alternative ownership housing units.

**Contact:** Elise Gumm, Associate Planner, 916-808-1927, Stacia Cosgrove, Senior Planner, 916-808-7710

**Public comment made by Vince McDonald and Chris Holm.**

**Action: Moved, seconded, and carried (Notestine/Harvey, 8:0:1, Absent – Pugh) to approve staff recommendations.**

**8. P10-076 Sacred Heart Parish School Sign Variances** (Noticed on 1/31/11)

**Location:** 856 39th Street, 008-0032-047-0000, District 3

**Recommendation: Approve –Item A:** Environmental Exemption (Per CEQA 15311); **Item B:** Variance-Signs to allow a detached monument sign to be located less than ten (10) feet from the edge of a driveway entrance; **Item C:** Variance-Signs to allow a detached monument sign to exceed the maximum size allowed in the R-1A zone; **Item D:** Variance-Signs to allow an attached sign to exceed the maximum size allowed in the

R-1A zone.

**Contact:** David Hung, Associate Planner, 916-808-5530; Stacia Cosgrove, Senior Planner, 916-808-7710

**Supplemental Material was provided.**

**Public comment made by Rose Luther.**

**Action: Moved, seconded, and carried (Contreraz/Notestine, 7:0:2, Absent – Pugh, Harvey) to approve staff recommendations.**

### Staff Reports

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

**9. Commission Rules of Procedure – Report Back on Review of Voting Procedure**

(Continued from 1/13/11)

**Location:** Citywide

**Recommendation:** Report Back to Planning Commission, Discussion, and Proposed Amendment to Rules of Procedure

**Contact:** Sabina Gilbert, Senior Deputy City Attorney, 916-808-5346

**Action: Continued to Special Planning Commission meeting of February 24, 2011.**

### Public Comments- Matters Not on the Agenda

10. None.

### Questions, Ideas and Announcements of Commission Members

11. Commissioners Mendez and Yee discussed the upcoming workshop (special meeting) on February 24, 2011. The scheduled topics are Commission Rules and Procedures and Telecommunications with an emphasis on the work plan. Commissioner Mendez requested staff to provide a draft agenda for the workshop on February 24, 2011. Participation from the telecommunications field will be available at the workshop.
12. Commissioner Bartholomy and staff member Pace discussed the City's proposed Green Building Task Force. Commissioner Bartholomy mentioned that the plan's recommendations would not meet the goals of the City Council or the General Plan and would have little impact on energy consumption. Staff member Pace said the City is in the process of preparing a Climate Action Plan which provide greenhouse gas projections and that additional measures will be determined to meet the goals of the General Plan.
13. Commissioner Molander mentioned a presentation on the Mayor's Institute on City Design from Washington, D.C. will occur next Wednesday from noon to 1:00 p.m. at the City Council Chambers.

14. **Commissioner Molander provided an update on water issues. Next Monday, the first draft of the Delta Plan will be available online.**
15. **Commissioner Notestine has been setting up commissioner training starting in March. The proposed sessions will include an overview of the Planning Commission role and will be held in Stockton, Chico and the Sacramento area. The training primarily will be conducted by professional consulting planners. Once the dates are set, Commissioner Notestine will provide a schedule of the training.**
16. **Commissioner Harvey said he has been working with the State Railroad Museum Foundation Board of Directors with the Old Sacramento State Historic Park General Plan. Commissioner Harvey said he has encouraged State Parks staff to make a presentation to the Commission with the emphasis of making Old Sacramento a stronger destination for visitors.**
17. **Commissioner Yee extended condolences to the family and friends of James Frayne, Planning Commissioner, who passed away last weekend. Services for Mr. Frayne will be held on Saturday. Commissioner Yee adjourned the meeting in memory of James Frayne.**

**Adjournment – 6:49 p.m.**



# Oral Report

For

## City of Sacramento

Planning Commission

### Agenda Packet

**For the Special Meeting of: February 24, 2011**

**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: Greg Bitter, Principal Planner, 916-808- 7816

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# REPORT TO PLANNING COMMISSION City of Sacramento

# 3

915 I Street, Sacramento, CA 95814-2671

[STAFF REPORT](#)  
**January 13, 2011**

**To:** Members of the Planning Commission

**Subject:** City Planning Commission Rules of Procedure – Voting Procedure (M11-001)

**Location:** Citywide

**Recommendation:** Discussion and action on proposed amendment to Planning Commission Rules of Procedure.

**Contact:** Sabina D. Gilbert, Senior Deputy City Attorney, 808-5346

**Department:** City Attorney's Office

**Background:**

City Council Rules of Procedure: The City Council Rules of Procedure provide that City Council established boards, commissions, and committees that are required by law to adopt rules of procedure shall adopt rules that are consistent with the City Council Rules to the extent possible (Council Rules, Chapter 1, §A2). The Council Rules require five affirmative votes to take action, five being a majority of the seats on the City Council (Council Rules, Chapter 8, §H1a). The Council Rules address abstentions for cause (financial conflict of interest and bias), but not otherwise. Where the Council Rules do not address an issue, the Council follows Robert's Rules of Order (Council Rules, Chapter 1, §E). Robert's Rules of Order allows for abstentions: "Although it is the duty of every member who has an opinion on a question to express that opinion by his vote, he can abstain, since he cannot be compelled to vote" (Robert's Rules of Order, Chapter XIII Voting, §45 Voting Procedure).

City Planning Commission Rules of Procedure: Currently, the Planning Commission Rules of Procedure require six affirmative votes to take action, six being a majority of the seats on the Commission (Commission Rules, Chapter 8, §H1a). The Commission Rules require that a Commissioner vote either aye or nay; abstention is not allowed (Commission Rules, Chapter 8, §H1b). This provision is not consistent with the Council Rules or with Robert's Rules of Order.

Discussion: The Planning Commission Ad Hoc Committee on Policies and Procedures has been discussing voting procedures and the use of abstentions and will be reporting

Amendment to Planning Commission Rules of Procedure

January 13, 2010

out on these discussions at the Planning Commission meeting. Attached is a proposed amendment to bring the Commission Rules into consistency with the Council Rules on the issue of voting and abstentions.

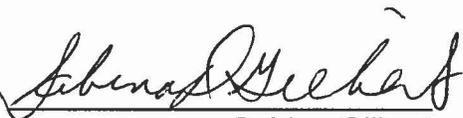
Respectfully Submitted By:   
Sabina Gilbert  
Senior Deputy City Attorney

Table of Contents

Staff Report	Page 1
Attachment 1: Proposed Amendment to Chapter 8 §H of the PC Rules of Procedure	Page 3

## Attachment 1 Proposed Amendment to Chapter 8 §H of the PC Rules of Procedure

**H. Voting**

## 1. Requirements for Action

~~a. Unless a higher vote is required by law, the affirmative votes of at least six Commissioners shall be required to take action on any item of business.~~

~~b. Each Commissioner qualified to vote on a motion shall cast either an "aye" or "no" vote.~~

## 2. Voting Disqualification

## a. Recusal for Financial Conflict of Interest or Bias.

(i) A Commissioner shall not vote upon any matter on which the Commissioner is disqualified due to a conflict of interest or bias.

(ii) At the time an item is called, a Commissioner shall openly state that he/she is recusing himself or herself due to a conflict of interest or bias.

(iii) The Commissioner who is recusing himself or herself due to a financial conflict of interest shall publicly identify the financial interest in detail sufficient to be understood by the public, except that disclosure of the exact street address of a residence is not required.

(iv) As to any other conflict of interest, the Commissioner's determination may be accompanied by an oral or written disclosure of such conflict of interest.

(v) Except as provided below for Consent Calendar items, a Commissioner who has announced a recusal due to a conflict of interest or bias in any matter shall immediately leave the dais and the hearing room during the discussion and must not vote on such matter. The Commissioner may remain on the dais for Consent Calendar items if the Commissioner states that he/she is recusing himself or herself from the vote due to the described conflict of interest or bias before the Consent Calendar is voted on in one motion.

b. Attendance at Hearings; Review of Record.

A Commissioner shall not be qualified to participate in the decision or vote on a matter that is the subject of a public hearing unless the Commissioner (i) has been present for the entire hearing, or (ii) has read a written transcript of the hearing or has listened to an audio recording of the hearing, and has reviewed the written staff report and all documentary evidence presented at the hearing (including audio visual presentations) prior to his or her participation and vote.



# REPORT TO PLANNING COMMISSION City of Sacramento

# 4

915 I Street, Sacramento, CA 95814-2671

PUBLIC MEETING  
February 24, 2011

To: Members of the Planning Commission

**Subject: Workshop on Telecommunications Facilities**

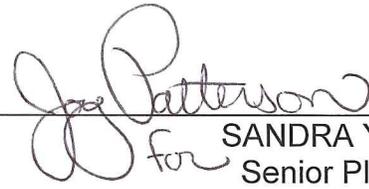
An introduction to the current siting guidelines, policies, codes, and existing technologies related to telecommunication facilities.

**Recommendation:** Staff recommends the Planning Commission receive and file.

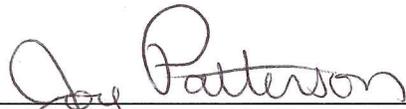
**Contact:** Sandra Yope, Senior Planner, 916-808-7158 and Joy Patterson, Principal Planner, 916-808-5607

**Summary:** The Planning Commission directed staff to conduct a workshop on the siting of telecommunication facilities. The current siting guidelines, policy, and Zoning Code requirements were adopted by the City Council in 1997, after a committee consisting of City and County Planning staff, wireless carrier representatives, and community group representatives met regularly for approximately 18 months. Staff will present the adopted guidelines, policy, and Zoning Code requirements as well as provide a statistical look at the type of applications submitted since 2009. The presentation will address many of the Commissioner's questions. Carrier representatives will discuss technological issues.

Respectfully submitted by:

  
for SANDRA YOPE  
Senior Planner

Recommendation Approved:

  
JOY PATTERSON  
Principal Planner

<u>Table of Contents</u>	<u>Page #</u>
Staff Report	1
Table of Contents	2
Attachment 1: Agenda Outline for Workshop	3
Attachment 2: Guidelines for Telecommunications Facilities	4
Attachment 3: Planning Commissioner Questions/Comments	6
Attachment 4: Newspaper Article about Future Technology	8

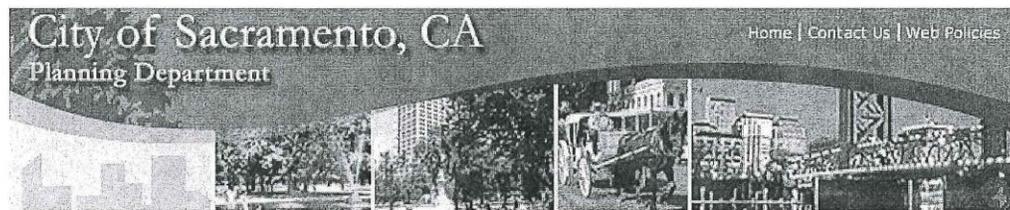
## WORKSHOP ON TELECOMMUNICATIONS FACILITIES INTRODUCTION

- ❖ Overview of existing Zoning Code requirements
  - History of existing policy
  - Description of current siting guidelines adopted by the City Council
  - Review of the different levels of application review/approval for wireless sites
- ❖ Report on the actual number of telecommunication facility applications since 2009 by type of entitlement requirement.
- ❖ Explanation of the past year's increased number of applications- an unusual year!
- ❖ Categorize the Planning Commissioner's questions
  - Identify questions beyond our ability to answer
  - Review Federal Law and the areas we are prohibited from regulating
- ❖ Discussion by carriers of current technologies
- ❖ Next steps

Attachment 2: Guidelines for Telecommunications Facilities

Guidelines for Telecommunications Facilities

Page 1 of 2



Search  Go

- Long Range Planning
- New Growth
- Infill
- Public Improvement
- Financing

## Guidelines for Telecommunications Facilities

### Background

- Zoning Ordinance Amendment and Policies adopted by the City Council on April 29, 1997
- Policies were created through an 18 month process of regular meetings between City and County Planning Staff, wireless carrier representatives, and community group representatives.
- Policies provide location criteria and guidelines for evaluating proposed telecommunication facilities project requests for which planning entitlements are required.
- Policies recognize dramatic changes and growth in the telecommunications industry and the value of the increased services gained by the City's business community and private citizens.
- Key objectives for the City are to maximize the number of "invisible" telecommunications facility sites, provide locational opportunities on City owned property or right-of-ways, encourage co-location of facilities, and maximize the proliferation of monopoles.

### Facility Siting Highlights

#### Siting Preferences (Listed in order of preference)

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

#### Facility Location & Design Guidelines

- Antenna panels should match the building colors and/or architectural character so as to not be visible.
- Antennas should be screened with stealthing materials so as not to be visible (as much as possible).
- Roof mounted antennas should be located in the center of the roof or as close to the center of the roof as possible. Projections above the roof should be "invisible" to pedestrians passing the site from the opposite side of the street. Although the current standard allows a maximum projection height of 12 feet; the intent is not to interpret that height as a solution for

a building that is not as tall as is needed to serve the carrier.

- Carriers should consider constructing new parapets or structures on building roof tops that are in keeping with the building architecture so that roof mounts can actually be constructed as facade mounts.
- 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 (i.e. wood, metal, palm/pine tree). Also carriers should consider using "close proximity/bi-polar or tight antenna arrays" configurations on monopoles instead of "traditional top hat" antenna arrays.
- Monopoles should be painted to match either the sky line (dull matte gray) or other prevalent architectural or natural features (i.e. trees).
- Antennas that are collocated on another facility should be designed to coordinate and compliment the existing design of the facility.
- Carriers should consider enclosing the antennas within another structure such as a sign or an architectural feature.
- Carriers should avoid sites that will require monopoles to be painted or lighted per FAA standards.
- Carriers should consider siting as much as possible on existing infrastructure such as highway structures, transmission towers/poles, light standards etc.
- 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 facade mounted antenna. The objective is to have the facility be invisible when viewed from the residentially zoned property.
- Carriers should include landscaping in proposals to better screen equipment building or cabinets.
- Carriers should locate all equipment shelters or cabinets to the rear of existing buildings away from the streetscape view.
- New telecommunications towers in sensitive areas may be subject to a term limit or required periodic review as part of the conditioning of any approved entitlements.

#### Further Information

- City of Sacramento Zoning Code [Chapter 3.76.050](#) and [Chapter 17.24.050](#)
- Contact [Sandra Yope](#), Associate Planner, at 916-264-7158.

[ [City of Sacramento](#) > [Planning](#) > [Policies and Programs](#) > Guidelines for Telecommunications Facilities ]

Page last modified 03/04/2010 at 10:45 AM

**Workshop on Telecommunications Facilities**

February 24, 2011

## Attachment 3: Planning Commissioner Questions/Comments

**Commissioner Molander:**

- Have a better understanding of the technology now and where it is going.
- Provide mapping for all cell sites and telecomm sites.
- Can we use permitting or something like it to make telecomms come back each year and take down unused sites (how do we do a better job of keeping track of the sites that are out there now)?
- Can we get developers to build-in siting in new areas that will be friendly and better cloaked for telecomm use?

**Commissioner Declines:****Community Input, Education and Collaboration**

- We do not do a good job educating the public & commissioners about the regulations. Educate the community and leaders about what the City vs. FCC regulates in the Telecom Act of 1996. Maybe a general statement from the City in the report by either the planning staff or the applicants?
- Create a shared vision between communities and industry to reduce the amount of time and money spent with numerous applications or hearings. I have seen this work in other areas like the Specific Design guidelines that we have in each neighborhood district.
- Address the health concerns up front and in the application. Is this out of scope or can the applicants or staff put some wording around this for everyone?

**Design**

- Have pre-approved plans or designs, that have been reviewed by all parties depending on the application of use.
- Improve architectural designs by using newer technology and the type application. Has there been any improvements over the last couple years? Are engineers coming up with new ways to transmit wireless signals by using different devices?

**Long Term Planning & Wireless Mapping**

- How are we going to ensure that our wireless infrastructure for the City of Sacramento is scalable, less intrusive and promotes reliability for public safety and emergency response?
- Can we have a LTP plan for wireless that can be made and reflected in the general plan so that is a coordinated effort, not individual sites? We need a

**Workshop on Telecommunications Facilities**

February 24, 2011

wireless master plan that incorporates and addresses the technical buildout and future technology. It needs to be scalable & flexible regardless of technology.

- We know the science & engineering needed to transmit a signal, based on height, density and the spectrum used. Why not have a modeling tool available or guidelines set based on these factors that can identify areas of improvement? We do it for transportation and traffic patterns, can we do it for wireless traffic?
- Why not incorporate wireless design so that it can easily be incorporated in the architecture of the building? What if a building or property had an ability to house a wireless carrier or multiple carriers because it was incorporated in the design?
- What is the estimated power consumption for the towers? Is there a way to create green energy to power these facilities?
- Lease Agreements- How can we streamline this so it is a win for all parties involved? Some cities have Community Benefit Funds that help with other city services or parks.
- What can we learn from other cities & commissions about what policies work and what policies are cumbersome to the planning process?
- If we could picture Sacramento in 30 yrs with mobility applications and communications going totally wireless, what would that look like?

**Commissioner Mendez:**

- FCC public health and safety reports/studies on cell phone transmission (this comes up a lot during the hearing from the public - I would like an overview of the scientific findings).
- Federal guideline/laws for timelines on when and how local governments must approve/deny cell phone tower applications.
- Emerging technologies in cell phone transmissions, i.e. 4G, 3G, web-based, etc. Please see the articles listed in the Technology Review (MIT) magazine. <http://www.technologyreview.com/briefings/wireless/?p1=BR>. Is it possible to have an expert from industry to go over these new and emerging technologies discussed in the articles? Such a briefing would help the CPC understand how the industry is changing, anticipate future consumer demand and how that might impact the need for more towers, etc. (hence more CPC applications).

**Commissioner Contreras:**

- How many apps are in the pipeline for this year?
- How do they choose locations?
- Is technology going to allow for replacement of existing panels with newer technology?

Attachment 4: The Sacramento Bee article of February 11, 2011

# Wireless advances could mean no more cell towers

**AP Technology Writer****Published Friday, Feb. 11, 2011**

NEW YORK -- As cell phones have spread, so have large cell towers - those unsightly stalks of steel topped by transmitters and other electronics that sprouted across the country over the last decade. Now the wireless industry is planning a future without them, or at least without many more of them. Instead, it's looking at much smaller antennas, some tiny enough to hold in a hand. These could be placed on lampposts, utility poles and buildings - virtually anywhere with electrical and network connections. If the technology overcomes some hurdles, it could upend the wireless industry and offer seamless service, with fewer dead spots and faster data speeds. Some big names in the wireless world are set to demonstrate "small cell" technologies at the Mobile World Congress, the world's largest cell phone trade show, which starts Monday in Barcelona, Spain.

"We see more and more towers that become bigger and bigger, with more and bigger antennas that come to obstruct our view and clutter our landscape and are simply ugly," said Wim Sweldens, president of the wireless division of Alcatel-Lucent, the French-U.S. maker of telecommunications equipment. "What we have realized is that we, as one of the major mobile equipment vendors, are partially if not mostly to blame for this."

Alcatel-Lucent will be at the show to demonstrate its "lightRadio cube," a cellular antenna about the size and shape of a Rubik's cube, vastly smaller than the ironing-board-sized antennas that now decorate cell towers. The cube was developed at the famous Bell Labs in New Jersey, birthplace of many other inventions when it was AT&T's research center. In Alcatel-Lucent's vision, these little cubes could soon begin replacing conventional cell towers. Single cubes or clusters of them could be placed indoors or out and be easily hidden from view. All they need is electrical power and an optical fiber connecting them to the phone company's network.

The cube, Sweldens said, can make the notion of a conventional cell tower "go away." Alcatel-Lucent will start trials of the cube with carriers in September. The company hopes to make it commercially available next year. For cell phone companies, the benefits of dividing their networks into smaller "cells," each one served by something like the cube antenna, go far beyond esthetics. Smaller cells mean vastly higher capacity for calls and data traffic. Instead of having all phones within a mile or two connect to the same cell tower, the traffic could be divided between several smaller cells, so there's less competition for the cell tower's attention.

"If it is what they claim, lightRadio could be a highly disruptive force within the wireless industry," said Dan Hays, who focuses on telecommunications at consulting firm PRTM. Rasmus Hellberg, director of technical marketing at wireless technology developer Qualcomm Inc., said smaller cells can boost a network's capacity tenfold, far more than can be achieved by other upgrades to wireless technology that are also in the works. That's sure to draw the interest of phone companies. They've already been deploying older generations of small-cell technology in areas where a lot of people gather, like airports, train stations and sports stadiums, but these are expensive and complicated to install.

**Workshop on Telecommunications Facilities**

February 24, 2011

In New York City, AT&T Inc. has started creating a network of outdoor Wi-Fi hotspots, starting in Times Square and now spreading through the midtown tourist and shopping districts. Its network has been hammered by an onslaught of data-hungry iPhone users, and this is one way of moving that traffic off the cellular network. Smaller cells could do the same job, but for all phones, not just Wi-Fi enabled ones like the iPhone. They could also carry calls as well as data. San Diego-based Qualcomm will be at the Barcelona show with a live demonstration of how "heterogeneous networks" - ones that mix big and small cells, can work. A key issue is minimizing radio interference between the two types of cells. Another hurdle is connecting the smaller cells to the bigger network through optical fiber or other high-capacity connections. "That's an impediment that we're seeing many operators struggling with right now as data volumes have increased," Hays said.

LM Ericsson AB, the Swedish company that's the largest maker of wireless network equipment in the world, is also introducing a more compact antenna at the show, one it calls "the first stepping stone towards a heterogeneous network." Small cellular base stations have already penetrated hundreds of thousands of U.S. homes.

Phone companies like AT&T, Verizon Wireless and Sprint Nextel Corp. have for several years been selling "femtocells," which are about the size of a Wi-Fi router and connect to the phone company's network through a home broadband connection. The cells project radio signals that cover a room or two, providing five bars of coverage where there might otherwise be none. British femtocell maker Ubiquisys Ltd. will be in Barcelona to demonstrate the smallest cell yet. It's the size of a thumb and plugs into a computer's USB drive. According to Ubiquisys, the idea is that overseas travellers will plug it into their Internet-connected laptops to make calls as if they were on their home network, but there are potential problems with interference if used that way.

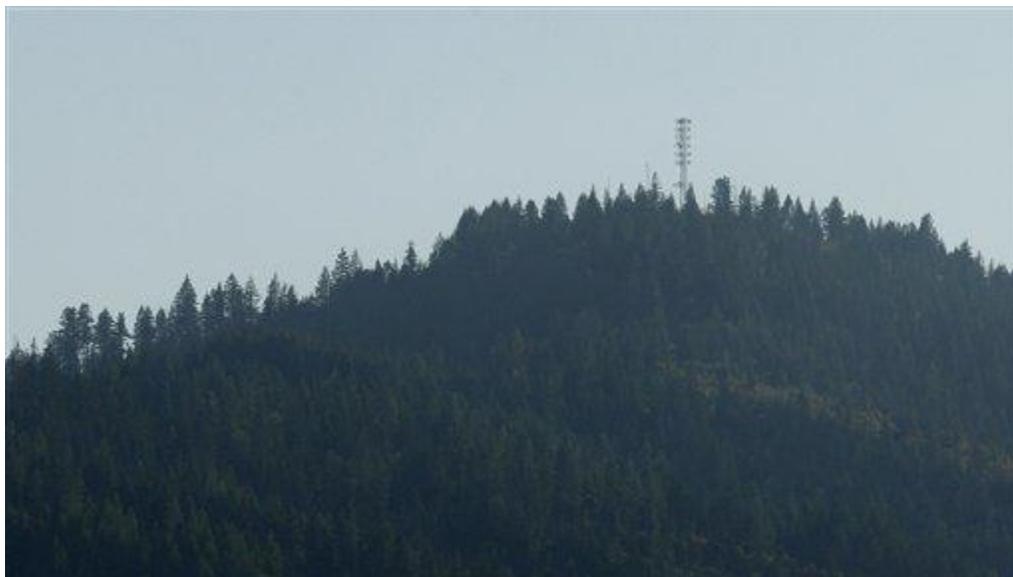
According to Rupert Baines, marketing head of Picochip Ltd., a more realistic application for a tiny plug-in cell is to make it work with cable boxes or Internet routers, to convert them into femtocells. A key part of the "small cell" idea is to take femtocells outside the home, into larger buildings and even outdoors.

Picochip, a British company that's the dominant maker of chips for femtocells, will be in Barcelona to talk about its chips for "public-access" femtocells, designed to serve up to 64 phone calls at a time, with a range of more than a mile. They could be used not just to ease wireless congestion in urban areas, but to fill in dead spots on the map, Baines said. For instance, a single femtocell could provide wireless service to a remote village, as long as there's some way to connect it to the wider network, perhaps via satellite.

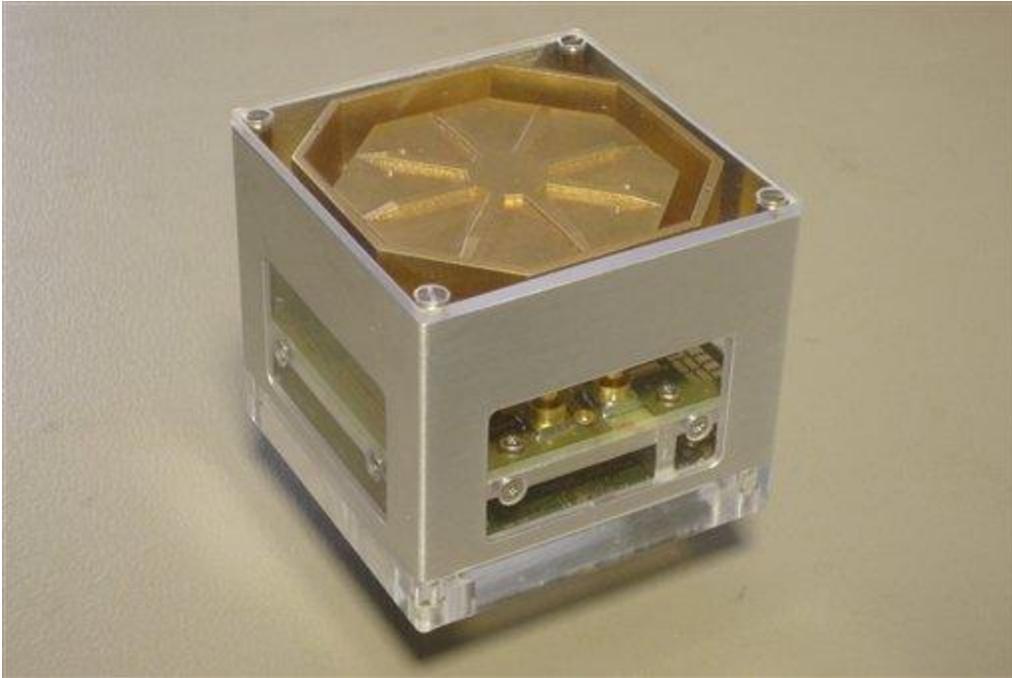
Analyst Francis Sideco of research firm iSuppli pointed out a surprising consumer benefit of smaller cells: better battery life in phones. When a lot of phones talk to the same tower, they all have to "shout" to make themselves heard, using more energy. With a smaller cell, phones can lower their "voices," much like group of people moving from a noisy ballroom to a smaller, quieter room. "Ultimately, what you end up with is a cleaner signal, with less power," Sideco said.



In this undated photo provided by Alcatel-Lucent, Wim Sweldens, the president Alcatel-Lucent's wireless division is seen holding a lightRadio cube, a small cell-phone antenna that can be deployed on lamp posts, buildings, and other places that can't accommodate a full-sized antenna. The cube integrates much of the regular workings of a conventional cell phone base station, seen behind Sweldens.



FILE - In this file photo made Oct. 6, 2009, a mountain-top wireless Internet transmitter tower that serves the Coeur d'Alene Indian reservation and surrounding communities, is shown near Plummer, Idaho. The spread of cell phones has also meant the spread of big cell towers, an unpopular sight in many places. Now, the wireless industry is looking at boosting wireless coverage in a different way: by putting small antennas on lamp-posts, utility poles and buildings.



In this product image provided by Alcatel-Lucent, the lightRadio cube is shown. This small cell-phone antenna can be deployed on lamp posts, buildings, and other places that can't accommodate a full-sized antenna for wireless activation.



In this product image provided by Alcatel-Lucent, a number of lightRadio cubes are shown. This small cell-phone antenna can be deployed on lamp posts, buildings, and other places that can't accommodate a full-sized antenna for wireless activation.

Read more: <http://www.sacbee.com/2011/02/11/3395996/wireless-advances-could-mean-no.html#ixzz1EEtF6RKE>  
Wireless advances could mean no more cell towers - Sacramento Business, Housing Mar... Page 3 of 3  
<http://www.sacbee.com/2011/02/11/v-print/3395996/wireless-advances-could-mean-no.html> 2/17/2011

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## **Ad Hoc Committee on Policies and Procedures**

### **For City of Sacramento Planning Commission Agenda Packet**

For the Meeting of: February 24, 2011

**Title:** Ad Hoc Committee on Policies and Procedures

**Location:** Citywide

**Recommendation:** For discussion only.

**Contact Information:** Greg Bitter, Principal Planner, 916-808- 7816

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## **Delta Stewardship Council's Delta Plan Discussion**

**For  
City of Sacramento  
Planning Commission  
Agenda Packet**

For the Meeting of: February 24, 2011

**Title:** Delta Stewardship Council's Delta Plan Discussion

**Location:** Citywide

**Recommendation:** For discussion only.

**Contact Information:** Greg Bitter, Principal Planner, 916-808-7816

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## **Update on Public Notification, Sign Ordinance and Residential Design Standards**

**For  
City of Sacramento  
Planning Commission  
Agenda Packet**

For the Meeting of: February 24, 2011

**Title:** Update on Public Notification, Sign Ordinance and Residential Design Standards

**Location:** Citywide

**Recommendation:** For discussion only.

**Contact Information:** Greg Bitter, Principal Planner, 916-808- 7816

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